

Appendix C - Site Assessment Forms

Site Details

Site Reference:	CFS001	Site size (Ha):	1.31
Site Address:	Rayleigh Garden Centre, Eastwood Road, Rayleigh, SS6 7LU		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Garden centre with various associated structures including a large greenhouse, outbuildings, and a hard-surfaced car park. Some landscaping present.		
Current Use:	Garden Centre / Car Park		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Grassland		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.31 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

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Geography	
Topography/Landform:	Mostly flat site with some structures across and vegetation to boundaries.
Access:	Existing established vehicular access off of The Drive into hard-surfaced car park area
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: TPO/00002/83 and TPO/00101/08
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

This site was put forward for consideration via a site agent and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

This site was put forward for consideration via a site agent and has no identified ownership, legal or physical constraints. However, the agent has only put the site forward for residential development.



Site Details

Site Reference:	CFS002	Site size (Ha):	2.04
Site Address:	Land at Nursery Corner, between Rectory Road and Hall Road, Hawkwell, SS5 4J		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large flat grazing field with trees to boundaries. Telegraph poles run along northern boundary.		
Current Use:	Grazing		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No - No obvious vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	2.04 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

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Geography	
Topography/Landform:	Flat grassy field with trees to all boundaries.
Access:	Small gated pedestrian entrance onto Rectory Road, no obvious vehicular access at present.
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: None within site boundaries, however adjacent to TPO/00024/08
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

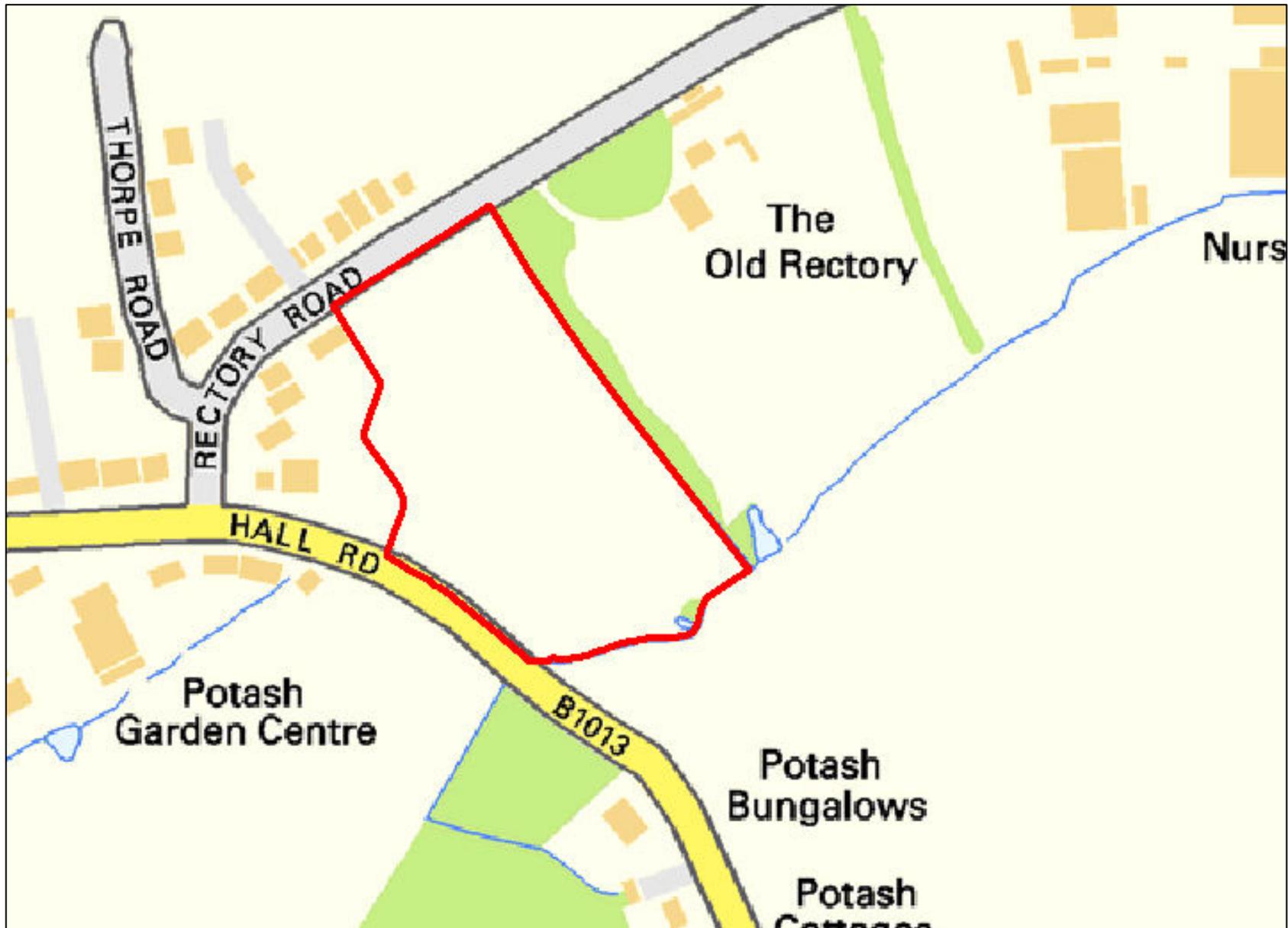
This site was put forward for consideration via a site agent and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

This site was put forward for consideration via a site agent and has no identified ownership, legal or physical constraints. However, the agent has only put the site forward for residential development.



Site Details

Site Reference:	CFS003	Site size (Ha):	0.3
Site Address:	Land at junction of The Drive and Disraeli Road , Rayleigh, SS6 8XP		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Square-shaped plot with dense vegetation and trees covering entire site		
Current Use:	Woodland		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Woodland		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No obvious vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.3 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

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Geography	
Topography/Landform:	Site is filled with dense woodland and foliage, some uneven ground but mostly flat
Access:	Existing pedestrian access onto The Drive and Disraeli Road; no obvious vehicular access at present
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: TPO/00012/98
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

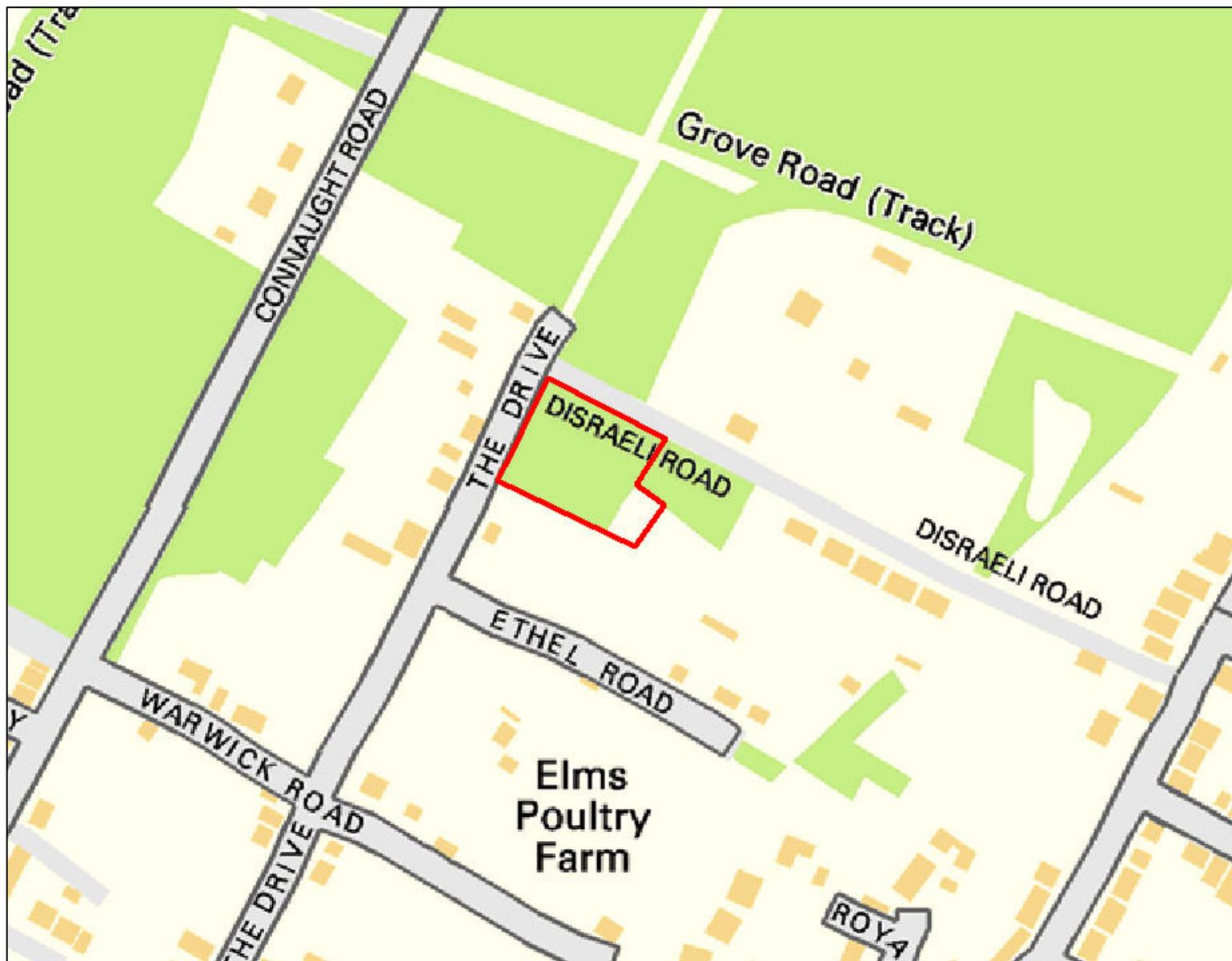
This site was put forward for consideration via the landowner and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

This site was put forward for consideration via a site agent and has no identified ownership, legal or physical constraints. However, the landowner has only put the site forward for residential development.



Site Details

Site Reference:	CFS004	Site size (Ha):	0.8
Site Address:	Land in Little Wakering next to Barling Magna C.P. School, SS3 0LN		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	Flat agricultural field with trees and other vegetation to boundaries. Telegraph poles run along eastern boundary but no part of this infrastructure enters the site boundaries.		
Current Use:	Agricultural		
Proposed Use:	Mixed		
Land Uses of Adjacent Sites:	Agricultural / Primary School		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Only a narrow ‘track’ access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.24 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.19 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.37 Ha			

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Geography	
Topography/Landform:	Mostly flat agricultural field with trees and vegetation to boundaries
Access:	Narrow track access onto Little Wakering Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Safeguarding Area – Sand and Gravel, Brickearth
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services. However, the site falls within the Metropolitan Green Belt and partially within Flood Zones 2 and 3. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out and any residential development on the site may require suitable flood risk alleviation.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

This site was put forward for consideration and has no identified ownership, legal or physical constraints.

Available:

Yes

Availability Summary:

This site was put forward for consideration and has no identified ownership, legal or physical constraints.



Site Details

Site Reference:	CFS005	Site size (Ha):	0.19
Site Address:	Plot 13, South-West side of London Road, Rayleigh, SS6 9EH		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Flat and narrow agricultural/grazing land with some minor fencing and gating present. Dense trees and vegetation to boundaries with pylon cables running overhead		
Current Use:	Agricultural / Grazing Land		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.19 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

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Geography	
Topography/Landform:	Mostly flat and narrow site with tall grass used for grazing. Dense trees and vegetation to boundaries. Pylons and electrical cables running overhead.
Access:	Existing gated access onto London Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Pylons across site

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out. Electrical Pylons may reduce the developable area of the site.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25 hectares which fails to meet the minimum size threshold for employment land. The site also falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

This site was put forward for consideration via the landowner and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose.



Site Details

Site Reference:	CFS006	Site size (Ha):	3.84
Site Address:	Lane Field, Watery Lane, Hullbridge, SS5 6D		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Grassy field with thick vegetated boundary, telegraph poles run along southern boundary with cables traversing the site overhead		
Current Use:	Grazing Land / Grassland		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Pumping Station / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Ancient Land		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3.84 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

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Geography	
Topography/Landform:	Grassy field with slight incline to the north
Access:	Existing access onto Watery Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

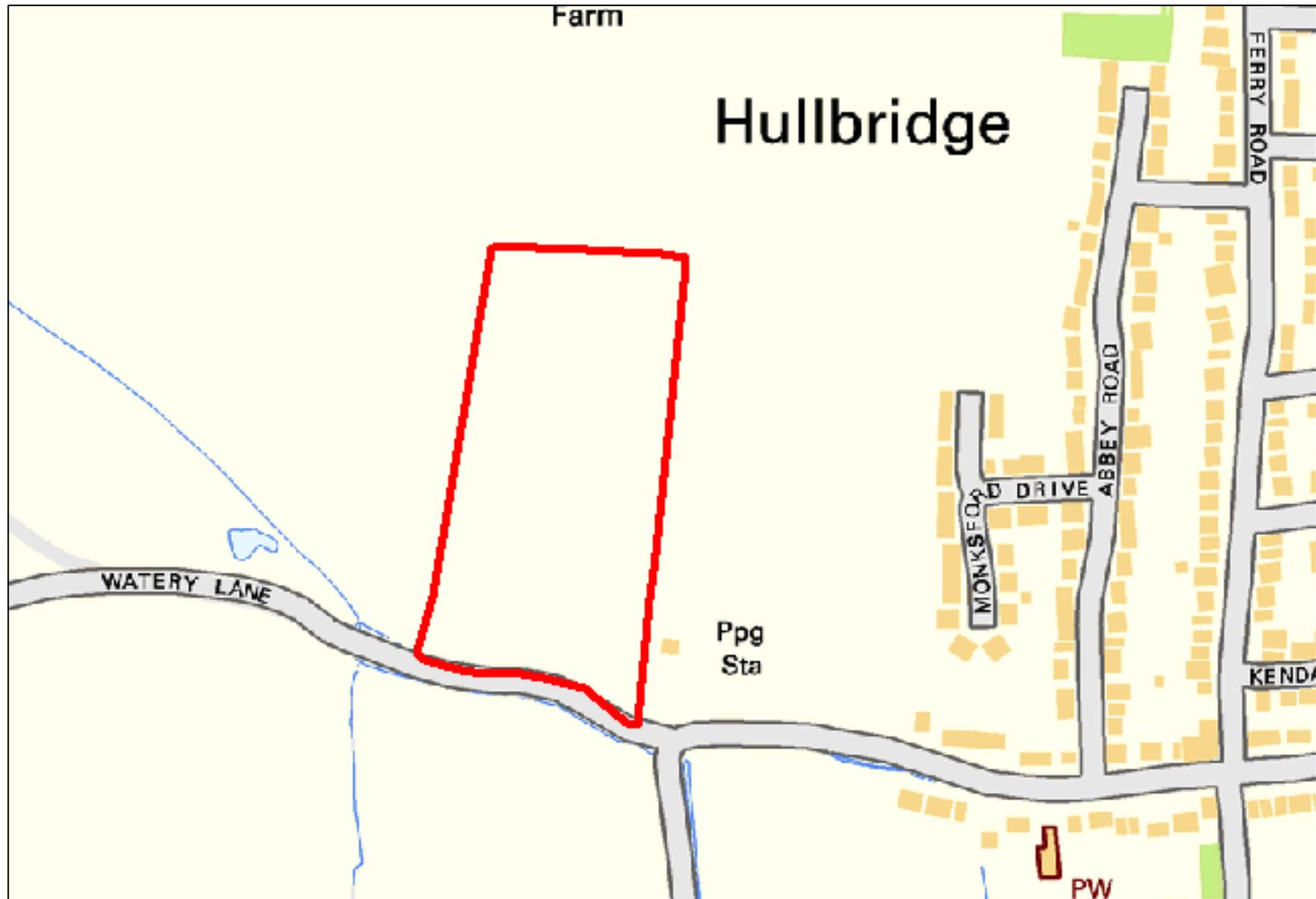
This site was put forward for consideration by the landowner and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

The site has not been put forward for this purpose by the landowner.



Site Details

Site Reference:	CFS007	Site size (Ha):	1.3
Site Address:	Land to the rear of Golden Cross Road, Nelsons Road and Brays Lane, Ashingdon, SS4 3		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Grass field with moderate vegetation to boundaries		
Current Use:	Woodland / Grassfield		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improved access likely to be required			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.3 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat and grassy field with vegetation to boundaries
Access:	The site has a narrow access point onto Brays Lane at its south-western corner
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Five TPO points along eastern boundary to site
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Safeguard Area – Sand and Gravel (small area to south)
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

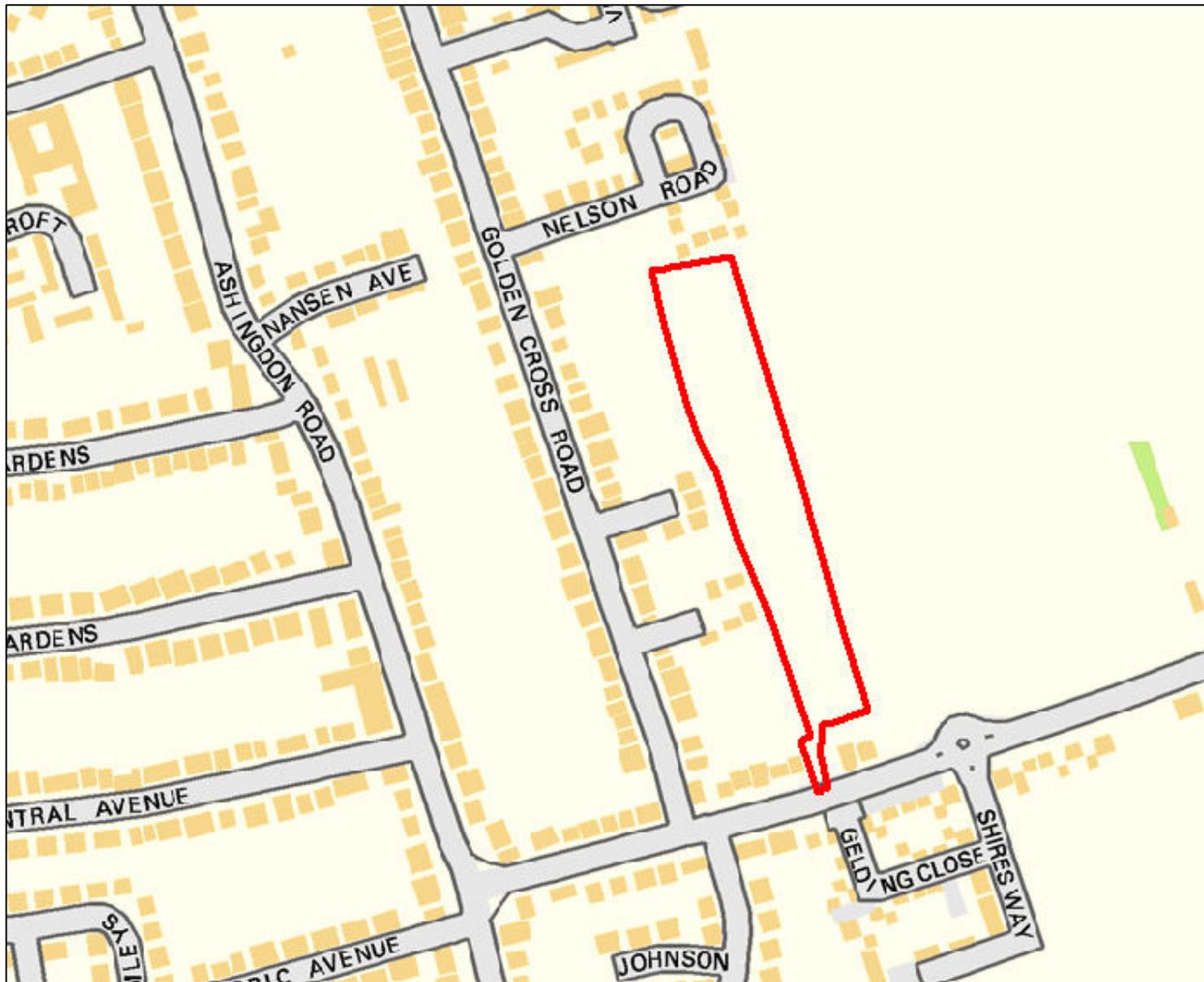
This site was put forward for consideration by the landowner and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

The site agent has not submitted the site for this purpose



Site Details

Site Reference:	CFS008	Site size (Ha):	0.13
Site Address:	Land at The Chase, Ashingdon, Rochford, Essex,		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Vacant land with dense woodland across. A ditch runs along the northern boundary		
Current Use:	Vacant / Woodland		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Vacant / Woodland		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No obvious access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.13 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Densely wooded area with incline to the west
Access:	Site runs adjacent to The Chase; no obvious access at present
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: TPO/00009/88
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site size fails to meet the minimum size threshold of 0.25Ha to be suitable for employment land. The site is also within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

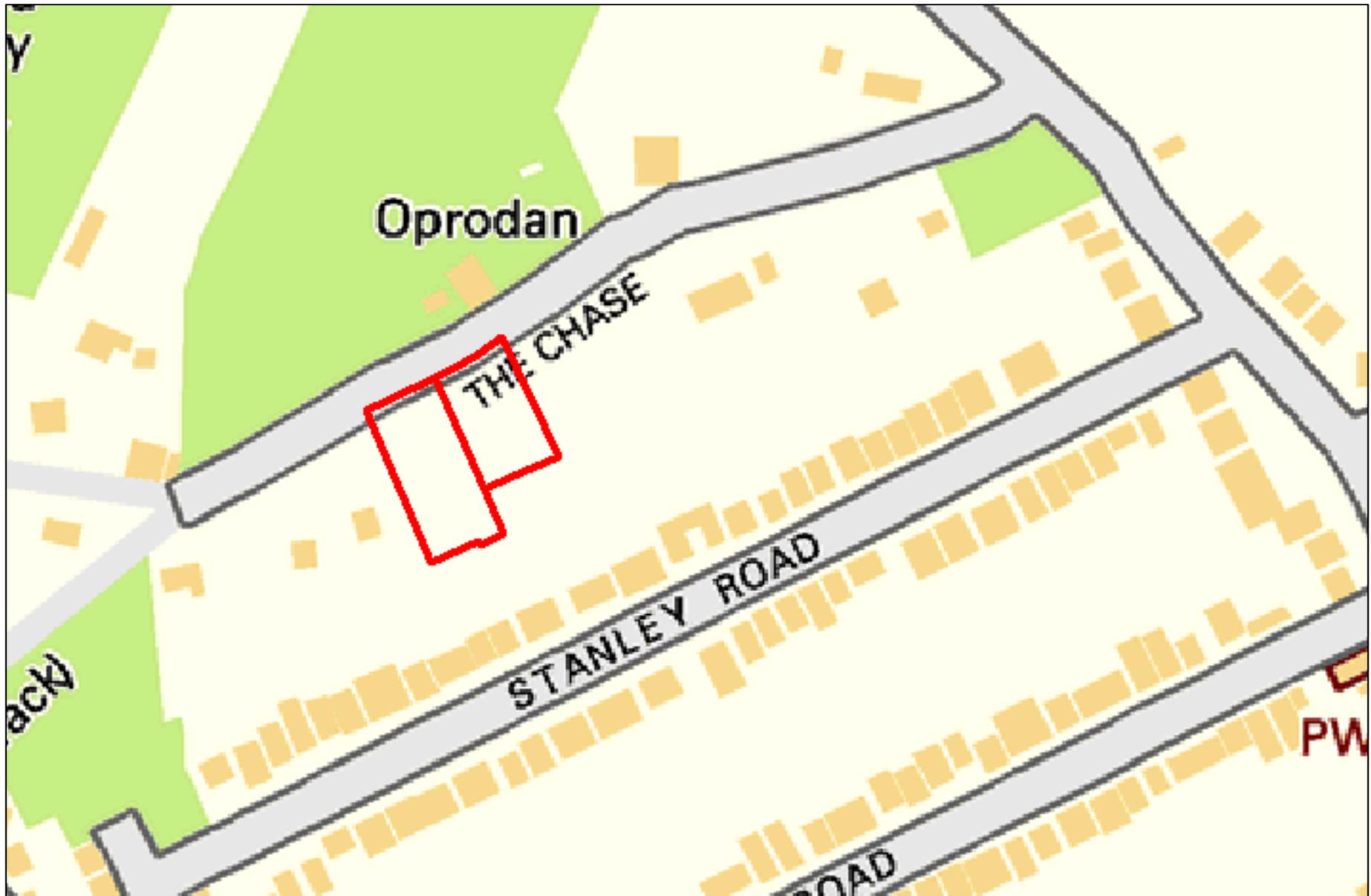
This site was put forward for consideration by the landowner and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

The landowner has not submitted the site for this purpose



Site Details

Site Reference:	CFS009	Site size (Ha):	0.61
Site Address:	340-370 Eastwood Road, Rayleigh, Essex, SS6 7LW		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Majority of the site is filled with dense vegetation ranging from trees to long grass. Narrow grassy section to the south runs behind the rear fences of adjacent dwellings		
Current Use:	Vacant / Grass field / Woodland		
Proposed Use:	Residential / Gypsy and Traveller pitches		
Land Uses of Adjacent Sites:	Residential / Grass field		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No obvious access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.61 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	The site is filled with dense vegetation ranging from trees to long grass. There is no uniform ground level or incline with uneven/cratered ground throughout
Access:	No obvious or usable access at present. The site runs alongside Eastwood Road at its northern boundary but access is restricted by the dense vegetation
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: TPO/00017/95, site is also adjacent to TPO/00012/85
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Are there any physical constraints likely to restrict the density of development?
(e.g. flood risk, topographical issues etc.)

Yes No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

This site was put forward for consideration by the landowner and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

The landowner has not put the site forward for this purpose

Gypsy and Traveller Potential

Suitable:

Unknown

Suitability Summary:

The site has good access to most basic services however falls within the Metropolitan Green Belt. As a result, the suitability of this site is unknown until a Green Belt assessment has been carried out.

Available:

Yes

Availability Summary:

This site was put forward for consideration by the landowner and has no identified ownership, legal or physical constraints.



Site Details

Site Reference:	CFS010	Site size (Ha):	0.40
Site Address:	Roverdene, Ellesmere Road, Ashingdon, Rochford, Essex, SS4 3JR		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Vacant grassland with fence and caravan to east of Ellesmere Road and on plot west of Ellesmere Road. A dwelling with residential garden makes up the eastern section, whilst the western section is densely vegetated and wooded. Telegraph poles run along the boundaries.		
Current Use:	Residential / Vacant / Grassland / Woodland		
Proposed Use:	Housing or Leisure / Recreation		
Land Uses of Adjacent Sites:	Residential / Woodland		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	AIR15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely required			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.4 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Vacant grassland with slight incline to south-west
Access:	The site runs adjacent to Ellesmere Road (track) and Arundel Road (track)
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Green Belt and is not located close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

This site was put forward for consideration by the landowner and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

The landowner has not put this site forward for this purpose



Site Details

Site Reference:	CFS011	Site size (Ha):	2.63
Site Address:	Land between Victoria Drive SS3 0AT, Seaview Drive SS3 0BE and Shoebury Road Great Wakering SS3 0BA		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Flat agricultural field with vegetation to boundaries		
Current Use:	Agricultural land		
Proposed Use:	Residential, Health or Mixed		
Land Uses of Adjacent Sites:	Agricultural / Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	MOD land		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No obvious access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.12 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.68 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	1.83 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat agricultural field with vegetation to all boundaries
Access:	No obvious existing access point, although the site shares a long boundary with Shoebury Road to the west. Goldsworthy Drive and Brookside Avenue cul-de-sacs could also form potential accesses onto or through the site.
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Safeguarding Area – Sand and Gravel, Brickearth
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Risk

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services. However, the site falls within the Metropolitan Green Belt and significant parts fall within Flood Zones 2 and 3. The site may be suitable for development subject to the outcome of a Green Belt assessment and suitable flood risk mitigation being achieved.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not within or close to any town centres or existing employment uses.

Available:

Yes

Availability Summary:

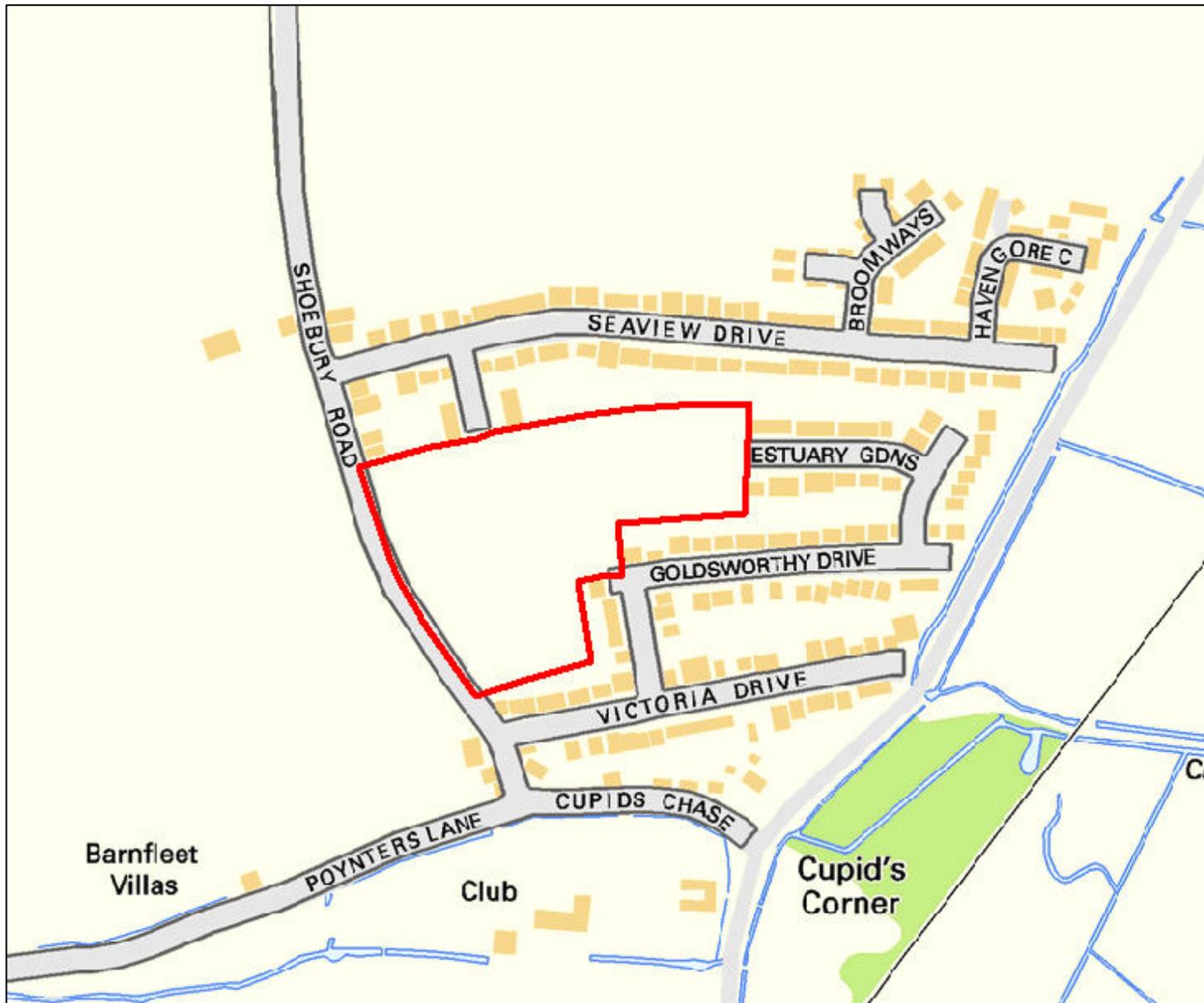
This site was put forward for consideration by the landowner and has no identified ownership or legal constraints.

Available:

No

Availability Summary:

The landowner has not put this site forward for this purpose



Site Details

Site Reference:	CFS012	Site size (Ha):	0.44
Site Address:	Land East of Bend, Gardiners Lane, Canewdon, Rochford, Essex SS4 3PR		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Residential garden with a small wooden structure and low fencing. Telegraph cable to the south of the site. Trees and hedges run along the boundaries.		
Current Use:	Residential garden		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Grassland		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No obvious access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.44 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Residential garden with slight incline to the north
Access:	No obvious access at present
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Safeguarding Area - Brickearth
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is within the Metropolitan Green Belt and is not within or close to any town centres or existing employment uses.

Available:

Yes

Availability Summary:

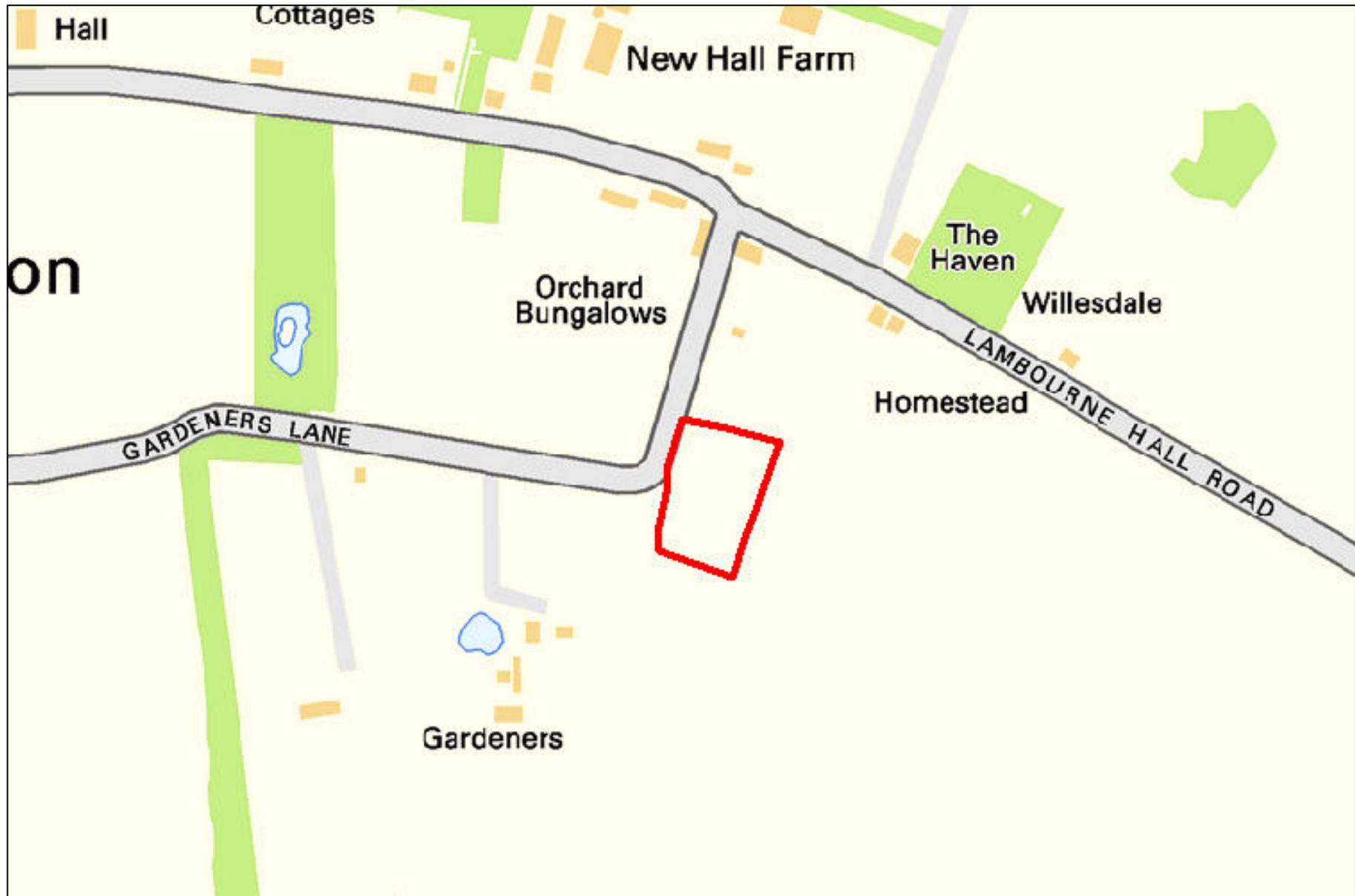
The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the site agent for this purpose



Site Details

Site Reference:	CFS013	Site size (Ha):	3.75
Site Address:	Land at rear of Newton Hall Gardens, Ashingdon, SS4 3EP		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Large site consisting of residential properties and associated structures including pools, buildings and landscaping		
Current Use:	Residential		
Proposed Use:	Residential, Employment, Open Space, Mixed or Cultural		
Land Uses of Adjacent Sites:	Residential / Agricultural / Grass field		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	AIR10m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3.75 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Large site consisting of residential properties and associated infrastructure including buildings, pool and landscaping. Site has a varied topography with flatter grass field to north and more uneven and sloping areas to the south. Eastern half of site is densely wooded with trees and other vegetation
Access:	Access currently provided by a track leading onto the site from Newton Hall Gardens
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Multiple Land Owners
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Are there any physical constraints likely to restrict the density of development?
(e.g. flood risk, topographical issues etc.)

Yes No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Green Belt and is not within or close to town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a landowner, the site is owned by multiple landowners however on best information the site is considered to be available.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a landowner, the site is owned by multiple landowners however on best information the site is considered to be available.



Site Details

Site Reference:	CFS014	Site size (Ha):	0.7
Site Address:	Land opposite 1 to 10 Disraeli Road, Rayleigh, SS6 8XP		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	Horse grazing land with associated stabling, fencing and landscaping. Some structures present across site including fencing used to sub-divide the land, and buildings to the rear. Trees and other vegetation are present on the west, north and east boundaries.		
Current Use:	Agricultural / Grazing Land		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Woodland		
Planning Permission History:	16/00164/OUT		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Accessed off private road			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.7 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat and grassy site used for the keeping of horses. Trees and other vegetation are present on the western, northern and eastern boundaries
Access:	Existing access off of Disraeli Road (Private road)
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Six TPOs on the site
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any existing employment land or town centre areas.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose and there are no ownership, legal or physical constraints identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS015	Site size (Ha):	2.8
Site Address:	Land south-east of the junction of Lower Road and Hullbridge Road, Hullbridge, SS5 6DF		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Grass field/grazing land with hedgerows and trees all along the boundaries, as well as drainage ditches. Wooden structure on site with fenced border.		
Current Use:	Agricultural (short-term grazing use)		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Golf course / Grazing land		
Planning Permission History:	03/00735/OUT		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	2.8 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with vegetation and drainage ditches to boundaries
Access:	Existing track access off of Hullbridge Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

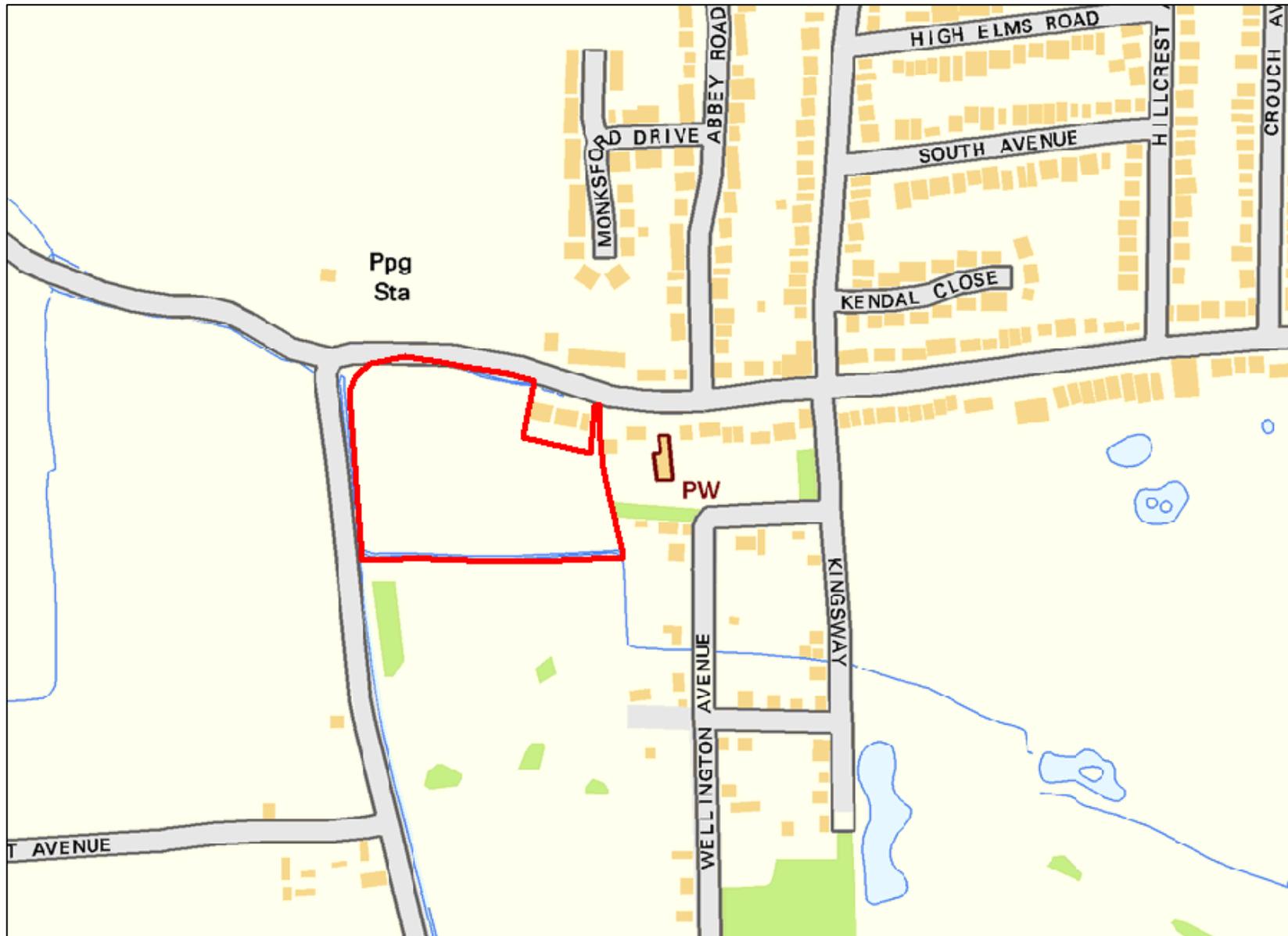
The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose.



Site Details

Site Reference:	CFS016	Site size (Ha):	0.38
Site Address:	Tyndol, Chelmsford Road, Rawreth, Wickford SS11 8SY		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Site is currently used for the selling of vehicles, with a brick-built dwelling on site as well as concrete drive and parking area		
Current Use:	Residential / Retail		
Proposed Use:	Residential / Gypsy, Traveller & Travelling Showpeople pitches		
Land Uses of Adjacent Sites:	Residential / Agricultural / Car Salvage		
Planning Permission History:	16/00646/LDC		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.38 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Site is mostly flat with some minor landscaping
Access:	Existing vehicular access onto Chelmsford Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site falls within the Metropolitan Green Belt, therefore the suitability of this site is unknown until a Green Belt assessment has been carried out. The site also falls away from some basic services, making its location less sustainable than other sites.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and away from any town centre areas and existing employment land.

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose

Gypsy and Traveller Potential

Suitable:

Unknown

Suitability Summary:

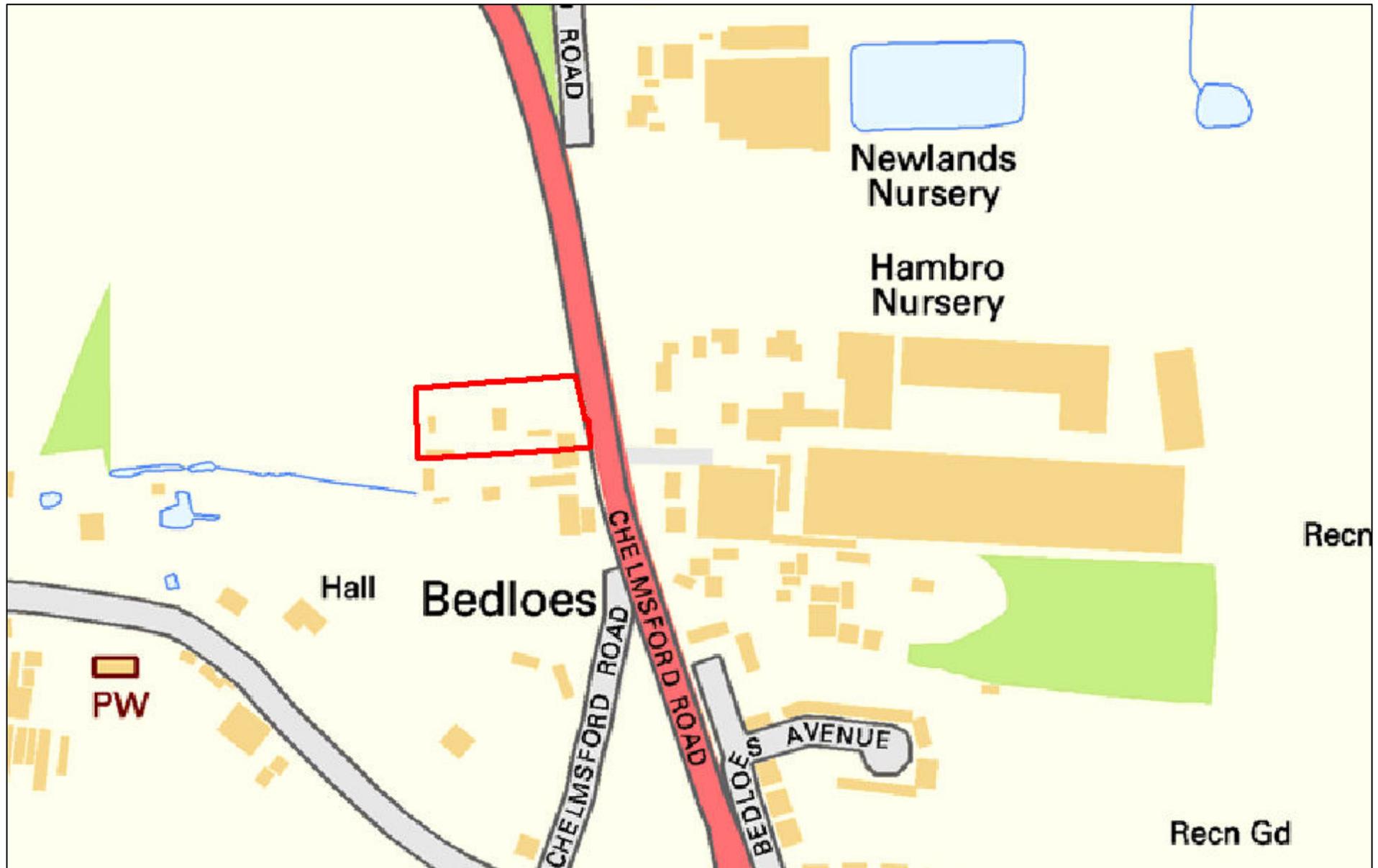
The site falls within the Metropolitan Green Belt, therefore the suitability of this site is unknown until a Green Belt assessment has been carried out. The site also falls away from some services, making its location less sustainable than other sites.

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS017	Site size (Ha):	2.32
Site Address:	Greenacres, Victor Gardens, Hawkwell, SS5 4DY		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Wooded site with some open areas. Patches of unmaintained vegetation with mesh or wooden fencing.		
Current Use:	Woodland / Vacant		
Proposed Use:	Residential, Leisure / Recreation or Gypsy, Traveller & Travelling Showpeople Pitches		
Land Uses of Adjacent Sites:	Woodland / Residential / Recreation ground		
Planning Permission History:	14/00513/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	2.32 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with moderate vegetation across the site
Access:	Existing access onto Victor Gardens
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Many TPOs within site boundary
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Grade II listed Clements Hall within 10 metres on adjacent land
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose

Gypsy and Traveller Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS018	Site size (Ha):	0.77
Site Address:	Land between The Grange and Red Roof in Ironwell Lane SS5 4JY		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Field with thick covering of grass and vegetation, with sporadic vegetation including trees across the boundaries		
Current Use:	Grass field		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Grassfield / Nursery		
Planning Permission History:	02/00480/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.77 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat grassy field with sporadic vegetation to boundaries
Access:	Existing access off of Ironwell Lane in south-west corner
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site was not put forward by the landowner for this purpose



Site Details

Site Reference:	CFS019	Site size (Ha):	1.0
Site Address:	Land adjacent to Newhall Road and Lower Road, Hockley, SS5 5JU		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Plot with dense vegetation across		
Current Use:	Woodland / Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Nursery / Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely required			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with dense vegetation across
Access:	Adjacent to Lower Road to the south, with private road/track running along eastern boundary
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt and Coastal protection Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment and Landscape Character assessment have been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Green Belt, Coastal Protection Belt and is not within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose



Site Details

Site Reference:	CFS020	Site size (Ha):	3.5
Site Address:	Land rear of St Mary's Church, Rectory Road, Hawkwell, SS5 4L		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large area consisting of multiple grass/agricultural fields with dense vegetation to boundaries, and trees sporadically spread across the site. Small structures and debris are present in south-western section.		
Current Use:	Agricultural / Grass field		
Proposed Use:	Residential or Mixed		
Land Uses of Adjacent Sites:	Light industrial / Residential / Agricultural / Grass field		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 10m / AIR 15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely required			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3.32 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.18 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Large and mostly flat agricultural fields with minor and localised inclines across the site. Dense vegetation to boundaries and sporadically spread across site
Access:	Site abuts Windsor Gardens in south-west corner, with track running along southern boundary
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to local facilities and services, however falls within the Metropolitan Green Belt. As a result, the suitability of this site is unknown until a Green Belt assessment has been carried out. A small part of the site falls within Flood Zone 2 and appropriate mitigation of flood risk may be required.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Green Belt and is not within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the site agent for this purpose.



Site Details

Site Reference:	CFS021	Site size (Ha):	0.4
Site Address:	Land between Cynara & Holmfield, Canewdon Road, Ashingdon, SS4 3JL		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Site contains dense vegetation with thick bushes and trees, and a wire fence to the south boundary. Some debris in the centre of the site. Telegraph poles run along southern boundary.		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No obvious access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.4 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with dense vegetation scattered across
Access:	The site runs alongside Canewdon Road but no obvious access at present
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area and has good access to most basic services, however falls within both the Metropolitan Green Belt and Coastal Protection Belt. As a result, the suitability of this site is unknown until a Green Belt assessment and Landscape Character review have been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Green Belt, Coastal Protection Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the site agent for this purpose



Site Details

Site Reference:	CFS022	Site size (Ha):	17.2
Site Address:	Meadowbrook Farm, Ironwell Lane, Rochford, SS4 1PR		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Farm site with associated structures in South East section including stabling, barns, other buildings and one residential property. Within the built up south-eastern corner, there are also areas of hard standing surrounded by grassy areas. Dense vegetation including trees to all boundaries, and in some areas traversing the site. The areas to the west and north are grasslands with some animals present on these grazing fields.		
Current Use:	Farm / Agricultural / Grazing Land		
Proposed Use:	Mixed		
Land Uses of Adjacent Sites:	Railway / Agricultural / Residential / Communications masts		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	AIR 15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely required			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	5.35 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	10.25 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	1.6 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat farm site with dense vegetation to boundaries
Access:	Small gated access off of Ironwell Lane. Public footpath runs to eastern boundary of site
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area and has good access to most basic services, however it falls within the Metropolitan Green Belt. As a result, the suitability of this site is unknown until a Green Belt assessment has been carried out. Part of the site also falls within Flood Zones 2 and 3 and any residential development may have to mitigate this flood risk.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

This site has been put forward by the landowner for a mixed development and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

This site has been put forward by the landowner for a mixed development and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS023	Site size (Ha):	5.6
Site Address:	Land north and east of Malvern Road, Hockley, SS5 5JA		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Long gravel track/driveway with telegraph poles running along southern sections of fields. Section of grass field with brick debris. Trees and hedges run along the boundaries.		
Current Use:	Grass field / Track		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Cattery / Residential / Woodland		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Adjacent to Local Wildlife Site, AIR15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	5.6 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	The gravel track is relatively flat, whilst the remainder of the site has a slight incline to the north
Access:	Existing access onto Harrogate Drive
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Site is adjacent to four TPOs
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose



Site Details

Site Reference:	CFS024	Site size (Ha):	1.25
Site Address:	Land north of Merryfields Avenue, Hockley, SS5 5AL		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Densely vegetation area of woodland		
Current Use:	Woodland		
Proposed Use:	Residential, Leisure/Recreation or Health		
Land Uses of Adjacent Sites:	Woodland / Residential		
Planning Permission History:	93/00586/DP3 / 00/00391/FUL / 11/00352/OUT		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Adjacent to Local Nature Reserve, AIR 15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.25 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Area of dense woodland with slight incline towards south-west
Access:	Small gated access onto Marylands Avenue
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

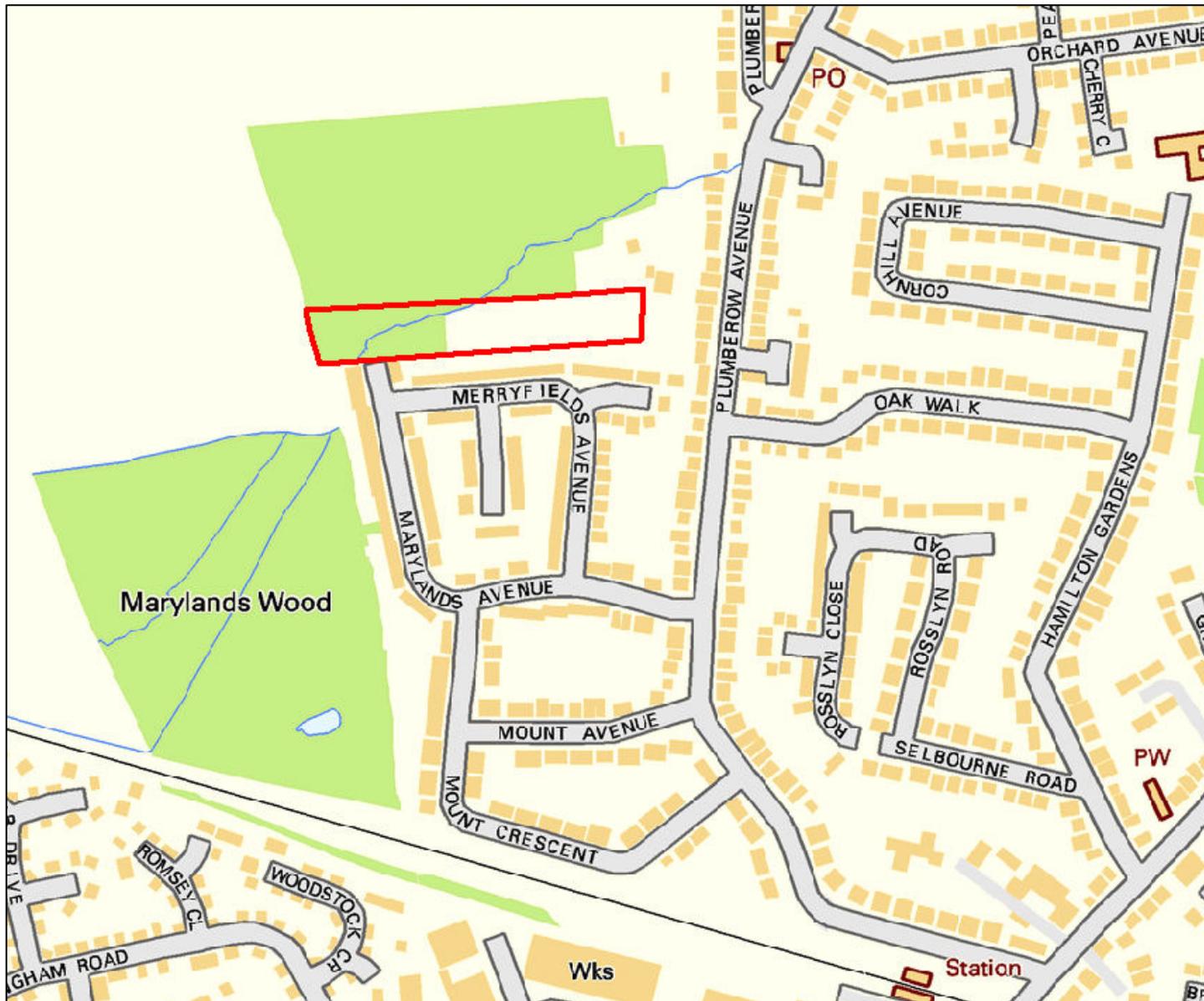
The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose



Site Details

Site Reference:	CFS025	Site size (Ha):	0.5
Site Address:	Land South of Montefiore Avenue, Rayleigh, SS6 9QX		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	The site is covered by trees and other dense vegetation with some debris present on the site		
Current Use:	Vacant / Woodland		
Proposed Use:	Mixed		
Land Uses of Adjacent Sites:	Grazing Land / Vacant		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely required			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.5 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with dense coverage of vegetation
Access:	Access via track onto Montefiore Avenue
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site has good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for a mixed development and no ownership, legal or physical constraints have been identified.

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Green Belt and is not located within or close to any town centres or any existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for a mixed development and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS026	Site size (Ha):	0.4
Site Address:	Land east of Kingsway, Hullbridge, SS5 6DS		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Grazing land with wooden fencing on site. North/east/south boundaries contain large trees and vegetation.		
Current Use:	Grazing Land		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Golf Course / Grazing land / Residential		
Planning Permission History:	91/00612/COU / 95/00307/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.4 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat grazing land with trees to boundaries
Access:	Existing access onto Kingsway
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

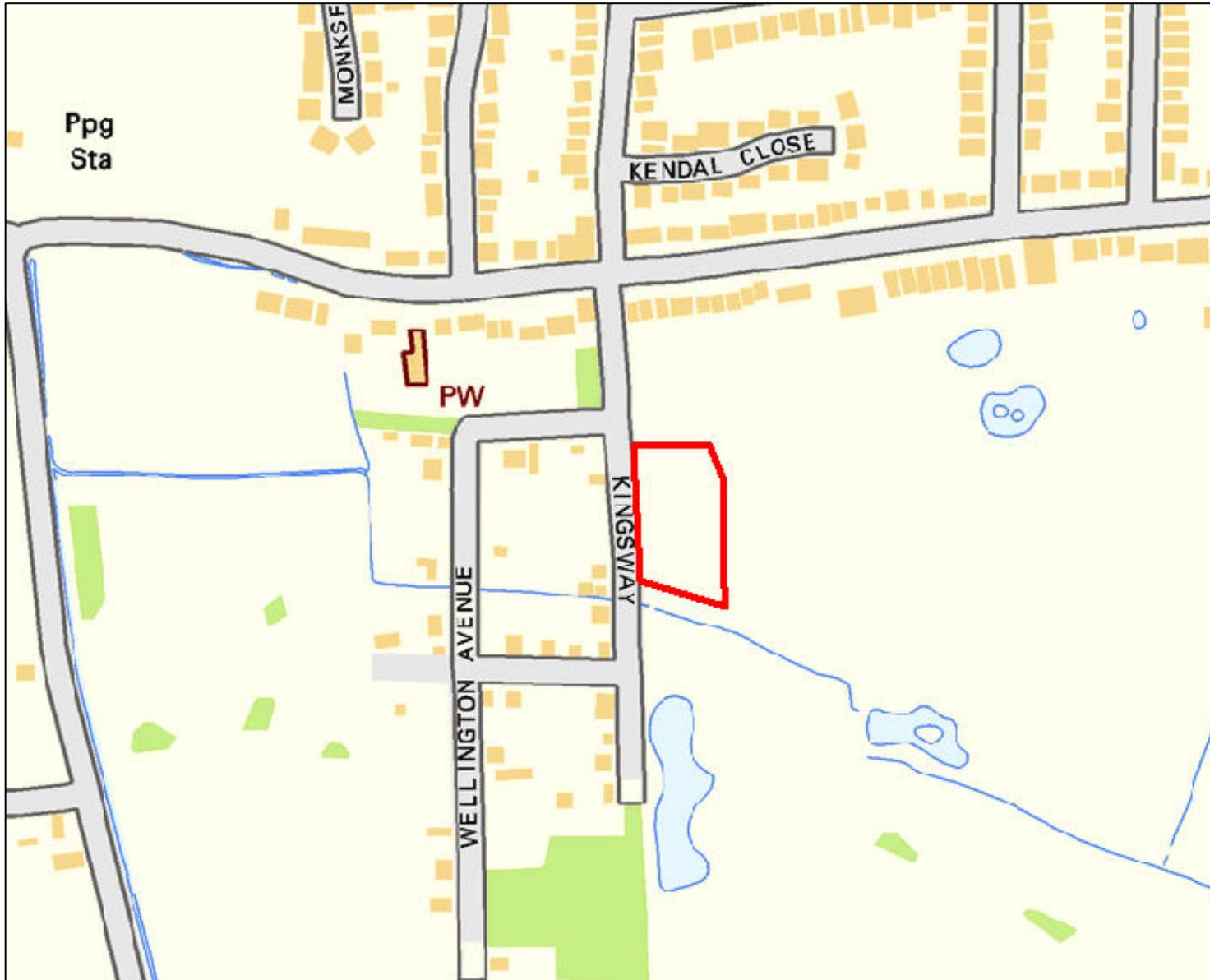
Site was put forward by the landowner for this purpose and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

The site has not been submitted by the landowner for this purpose



Site Details

Site Reference:	CFS027	Site size (Ha):	4.45
Site Address:	Land north of Bull Lane, Rayleigh, SS6 8		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Vacant area of grassland with trees and bushes to boundary. Telegraph poles run along the northern boundary		
Current Use:	Grassland / Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural / Residential		
Planning Permission History:	09/00626/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No existing usable access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	4.45 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	The site has an incline to the east, and vegetation to boundaries
Access:	The site runs adjacent to Bull Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Seven TPOs along boundaries
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services. The site does however fall within the Metropolitan Green Belt and partly within the Upper Roach Valley special landscape area. As a result, the suitability of this site is unknown until a Green Belt review and Landscape Character review have been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Upper Roach Valley and is not within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by the landowner for this purpose and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose.



Site Details

Site Reference:	CFS028	Site size (Ha):	0.15
Site Address:	Land adjacent to Brayside, Brays Lane, Rochford, SS4 3RP		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Grassy site with areas of woodland and scrubland		
Current Use:	Woodland / Scrubland		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Grass field		
Planning Permission History:	02/00232/OUT		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	AIR15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No existing access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.15 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with vegetation across
Access:	Northern boundary of site runs adjacent to Brays Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares, therefore it fails to meet the minimum size threshold for employment land. The site also falls within the Metropolitan Green Belt and is not located within or close to any town centres and existing employment area.

Available:

Yes

Availability Summary:

The site was put forward by the landowner for this purpose and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose.



Site Details

Site Reference:	CFS029	Site size (Ha):	0.9
Site Address:	Land at Turrett Farm, Napier Road, Rayleigh, SS6 8H		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Grazing land with wooden stables on the site. Telegraph cables traverse site. Mesh fence boundary with scattered shrubs and trees.		
Current Use:	Grazing Land		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural / Residential / Park		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.9 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Grazing land with slight incline to the north
Access:	Access onto Albert Road, also adjacent to Napier Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services. The site does however fall within the Metropolitan Green Belt and partly within the Upper Roach Valley special landscape area. As a result, the suitability of this site is unknown until a Green Belt review and Landscape Character review have been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Upper Roach Valley and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by the landowner for this purpose and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose



Site Details

Site Reference:	CFS030	Site size (Ha):	0.18
Site Address:	Creek View, Beckney Avenue, Hockley, SS5 5NR		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Densely vegetated plot covered in trees		
Current Use:	Vacant / Woodland		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Nature Reserve / Woodland / Vacant		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	AIR 15m, AIR 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Adjacent to track			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.18 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Densely vegetated plot with slight incline to the west
Access:	Adjacent to Beckney Avenue (Track)
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Adjacent to TPO/00019/84
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares, therefore it fails to meet the minimum size threshold for employment land. The site also falls within the Metropolitan Green Belt and is not located within or close to any town centres and existing employment area.

Available:

Yes

Availability Summary:

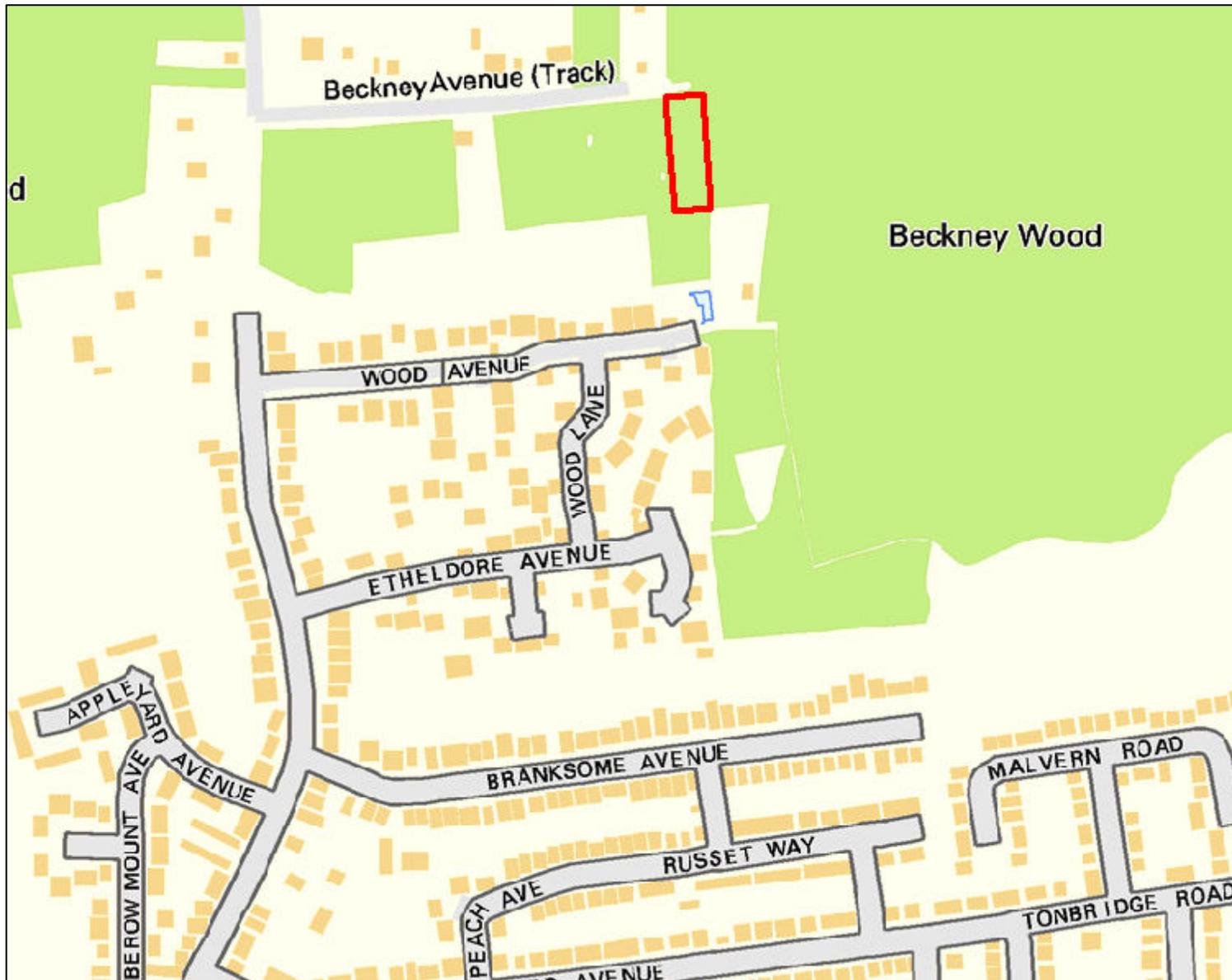
The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose.



Site Details

Site Reference:	CFS031	Site size (Ha):	0.8
Site Address:	Land north of Rawreth Lane and east of Parkhurst Drive, Rayleigh, SS6 9R		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Grazing land with trees and hedges along boundaries		
Current Use:	Grazing land		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Grazing land		
Planning Permission History:	90/00028/FUL, 96/00441/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.8 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	The site is mostly flat but with very slight incline to south. Trees to boundaries
Access:	Existing access onto Parkhurst Drive
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres and existing employment area.

Available:

Yes

Availability Summary:

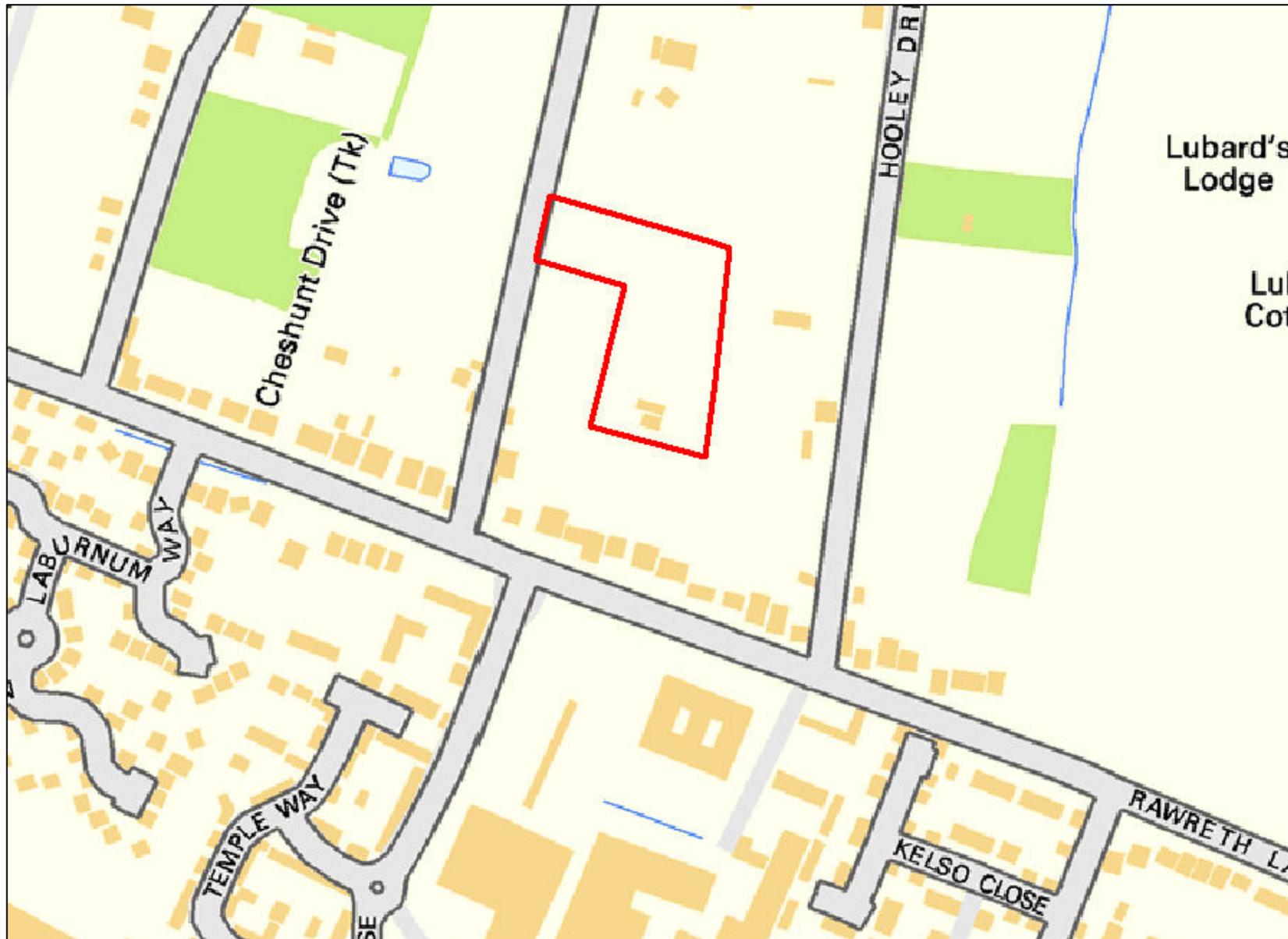
The site was put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose.



Site Details

Site Reference:	CFS032	Site size (Ha):	0.8
Site Address:	Land west of Pudsey Hall Lane, Canewdon, SS4 3RY		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Grazing land with large, tall hedges along boundaries and wooden fencing		
Current Use:	Grazing land		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Grazing land		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.8 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat grazing land with hedges to boundaries
Access:	Access onto Pudsey Hall Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy Agreements
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site falls within the Metropolitan Green Belt and Coastal Protection Belt. As a result, the suitability of this site is unknown until a Green Belt review and Landscape Character review have been carried out. The site has relatively poor access to basic services.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Coastal Protection Belt and is not located within or close to any town centres and existing employment area.

Available:

Yes

Availability Summary:

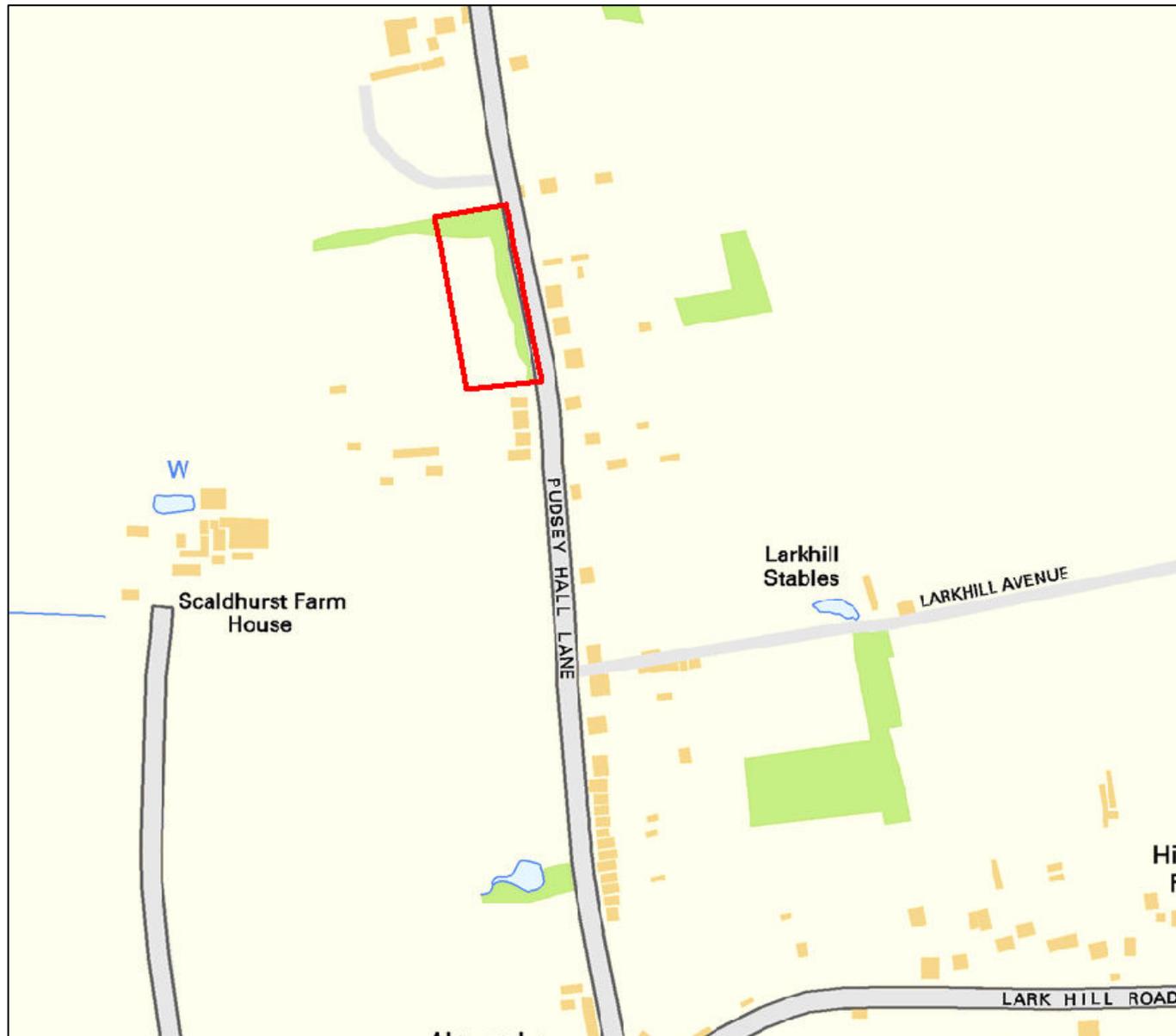
The site was put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose.



Site Details

Site Reference:	CFS033	Site size (Ha):	5.25
Site Address:	Land south of Pooles Lane, Hullbridge, SS5 6PA		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Open agricultural land with densely vegetated boundaries. Telegraph poles run along all boundaries.		
Current Use:	Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural / Grazing land		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	5.17 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.07 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.01 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Agricultural land with vegetation to boundaries. Mostly flat with slight incline to the north
Access:	North and east boundaries run adjacent to Pooles Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Several TPOs within 10 metres of eastern boundary
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Some investment in sewerage/drainage may be required
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area and has good access to most basic services. The site does however fall within the Metropolitan Green Belt and Coastal Protection Belt. As a result, the suitability of this site is unknown until a Green Belt Review and Landscape Character Review has been carried out. A small part of the site also falls within Flood Zones 2 and 3 and any residential development may therefore need to mitigate against flood risk.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and the Coastal Protection Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose.



Site Details

Site Reference:	CFS034	Site size (Ha):	1.62
Site Address:	Land adjacent to Newhouse Farm, Poynters Lane, Great Wakering, SS3 9TS		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Vacant area of grassland with trees and thick vegetation along the boundaries		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural / Industrial		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No usable vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.23 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.39 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with thick vegetation to boundaries
Access:	Site runs adjacent to Poynters Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel, Final Stage Brickearth
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site falls within the Metropolitan Green Belt. As a result, the suitability of this site is unknown until a Green Belt assessment has been carried out. The site is not located adjacent to residential area and has good access to some basic services. A small part of the site also falls within Flood Zone 2 and any residential development may therefore need to mitigate against flood risk.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose.



Site Details

Site Reference:	CFS035	Site size (Ha):	1.42
Site Address:	Land west and north of Rochford Hall, Hall Road, Rochford, SS4 1N		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	The site contains a variety of buildings with a large amount of vegetation to the eastern section, and a hard-standing track through the centre		
Current Use:	Agricultural / Residential		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Golf Course		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Ancient Land		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input checked="" type="checkbox"/> SAM Adjacent	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.42 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat site with dense vegetation to eastern section
Access:	Existing vehicular access onto Hall Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Adjacent to Grade I listed Rochford Hall
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within the Rochford Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area and has good access to most basic services. However, the site is adjacent to a Grade I-listed building and Scheduled Ancient Monument, and falls within the Metropolitan Green Belt. The site may be suitable for development provided any development is sympathetic to these heritage assets and subject to the outcome of a Green Belt assessment.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres and existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose.



Site Details

Site Reference:	CFS036	Site size (Ha):	0.27
Site Address:	Land adjacent to Rectory Terrace off Rectory Road, Hawkwell, SS5 4LD		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Square plot with dense vegetation across		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Grassfield		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No usable access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.27 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slightly uneven surface with dense vegetation across
Access:	No obvious access currently, possible access off of private road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS037	Site size (Ha):	1.38
Site Address:	The Ramblers & Dahlia Lodge, Eastwood Rise, Leigh, SS9 5DE		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Agricultural site with a variety of building structures present including barn-style structures and residential properties. Dense vegetation and trees to all boundaries		
Current Use:	Residential / Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural / Woodland / Pond		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	Adjacent to Local Wildlife Site		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.38 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat with vegetation to all boundaries
Access:	Existing access onto Eastwood Rise
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguard Area – Final Stage Brickearth
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Historic Landfill Site

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS038	Site size (Ha):	0.22
Site Address:	Plots 138/139/140 Ashingdon Park Estate, Lyndhurst Road, off Fambridge Road, Ashingdon, SS4 3LW		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	The site contains dense vegetation and a small amount of debris. A solitary telegraph pole is situated in the north-eastern corner of the site.		
Current Use:	Woodland / Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Woodland / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	AIR 15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.22 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with some dense vegetation
Access:	Adjacent to Lyndhurst Road (track) and adjoins Fambridge Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

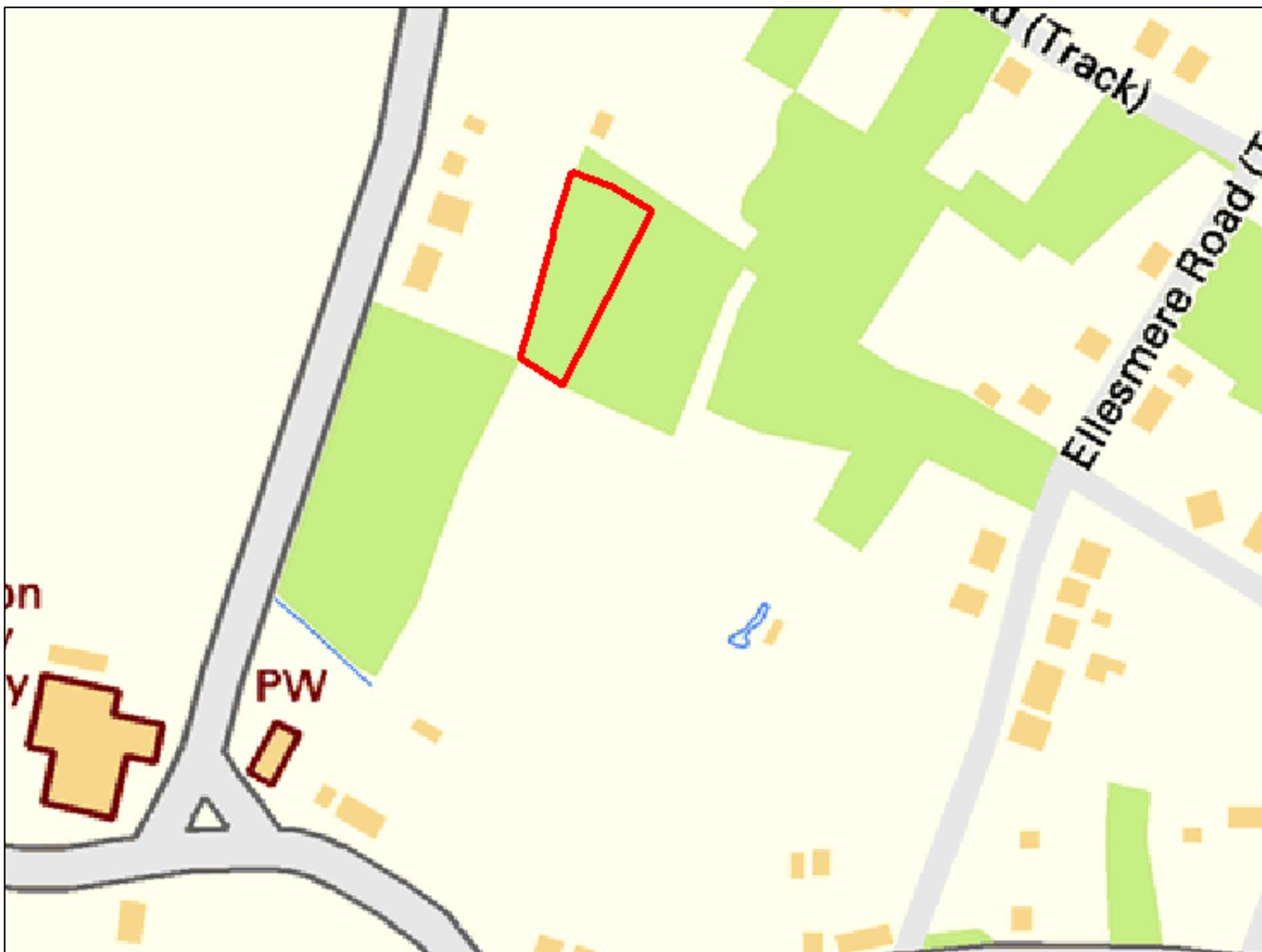
The site was put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS039	Site size (Ha):	0.18
Site Address:	Plots 1/2/3 New Hall Estate, Greensward Lane, Hockley, SS5 5J		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Dense woodland with various structures including road signs, telegraph poles and bus stop situated on the western boundary.		
Current Use:	Woodland		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Woodland		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.18 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Dense woodland with incline to the east
Access:	Adjacent to Greensward Lane and Trinity Wood Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares meaning it fails to meet the minimum size threshold to be suitable for employment land. The site is also located within the Metropolitan Green Belt and not within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

The site was put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS040	Site size (Ha):	1.3
Site Address:	Eastview House and Haslemere, Church Road, Hockley SS5 4SS		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large dwellings with gardens and associated domestic structures		
Current Use:	Residential		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	New extensions and a rebuild of the dwelling at Haslemere, 14/00629/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.3 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat residential plot with some moderate landscaping present
Access:	Existing access onto Church Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

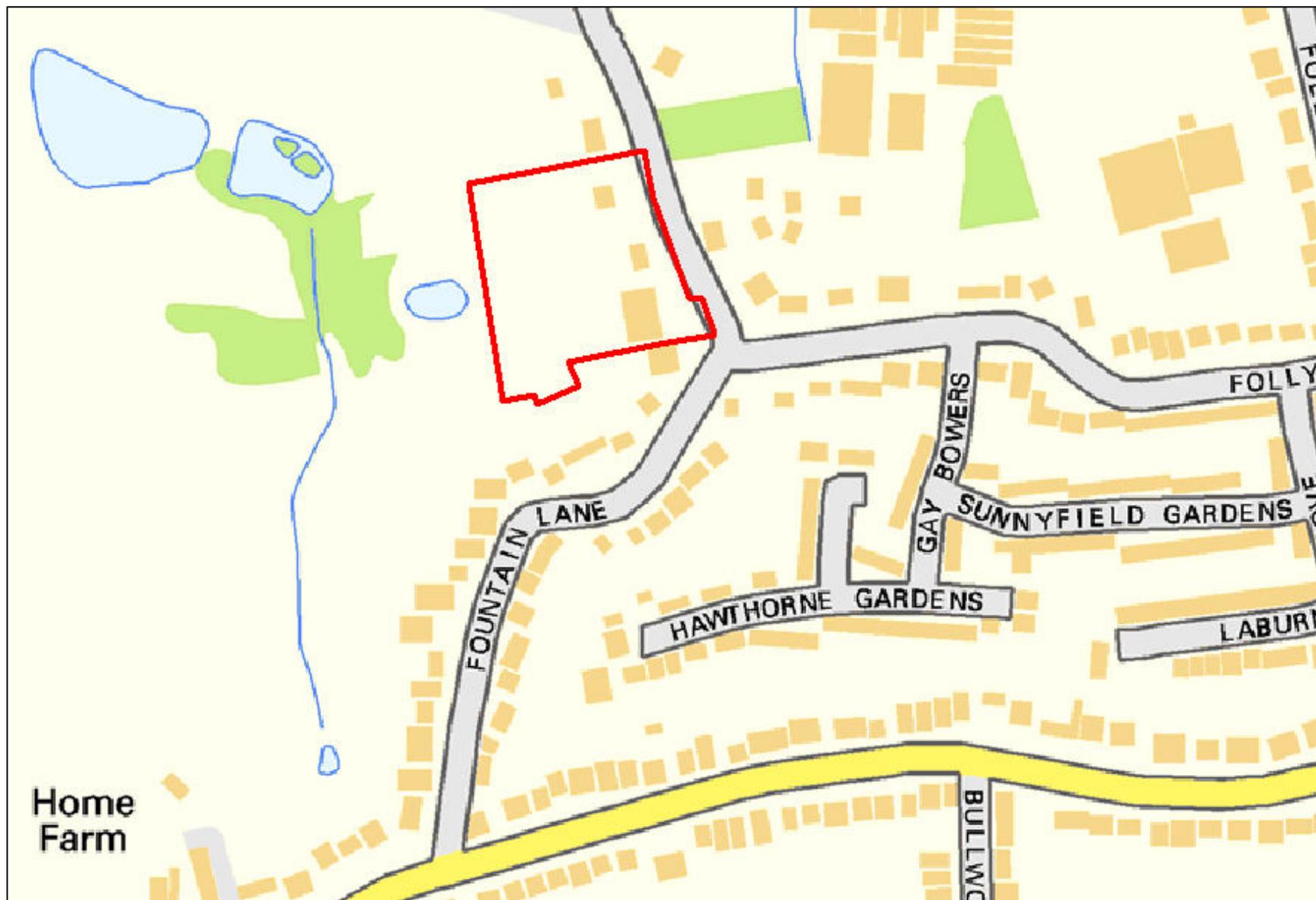
The site has been put forward by a site agent for this purpose and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS041	Site size (Ha):	3.31
Site Address:	La Vallee Farm, Lower Road, Hockley, SS5 6AL		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural and livestock farm with associated farm buildings and farm shop. One dwelling on the site with a total of nine industrial buildings. Trees and bushes run along the boundary.		
Current Use:	Agricultural / Residential		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural / Residential		
Planning Permission History:	Two storey dwelling, 86/00223/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3.31 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with vegetation to boundaries
Access:	Existing access onto Wadham Park Avenue and Lower Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

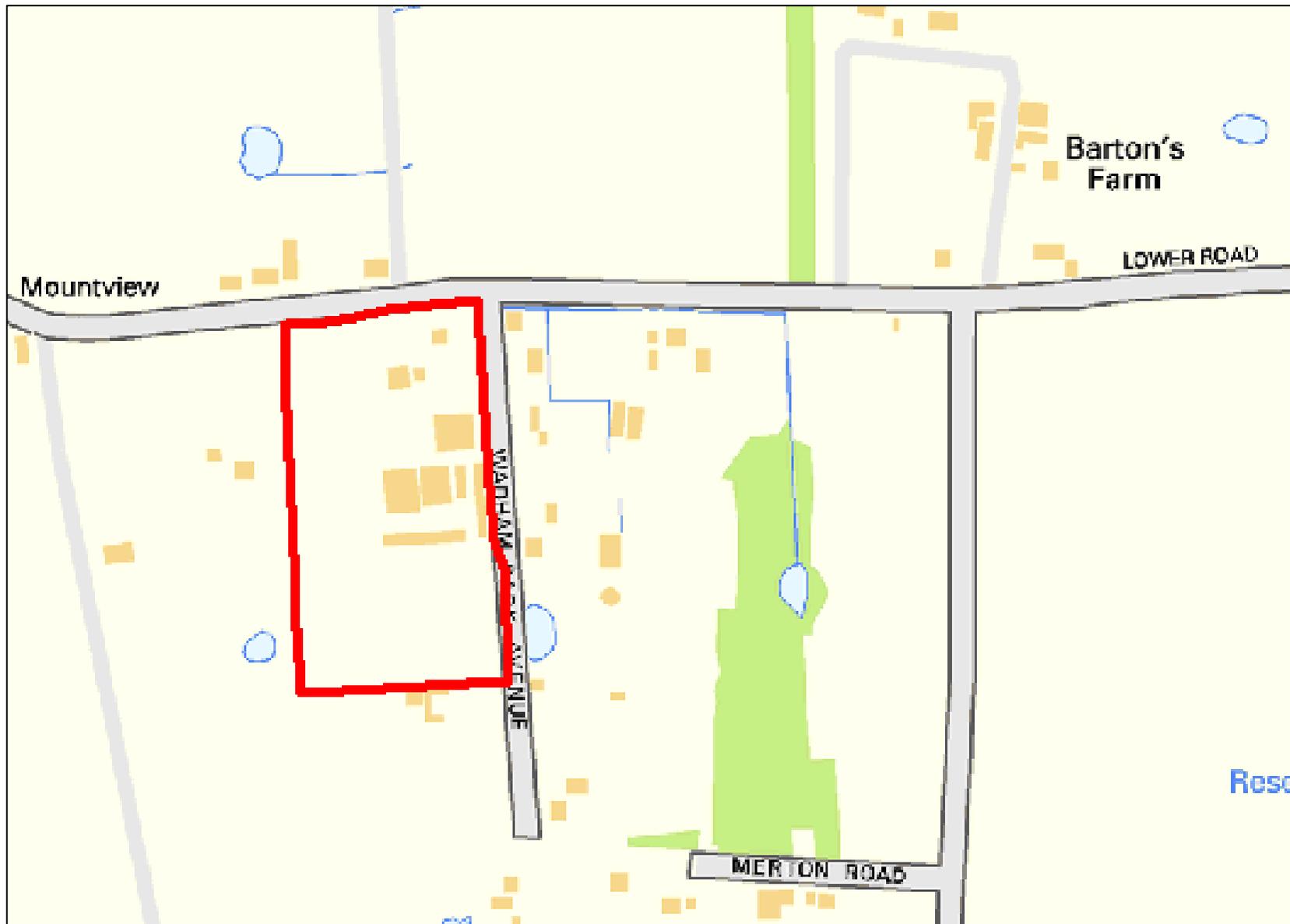
The site has been put forward by the land owner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS042	Site size (Ha):	2.63
Site Address:	Tower Farm, Lower Road, Hullbridge, SS5 6AP		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Grass field with tree-lined driveway and some rough vegetation to south		
Current Use:	Caravan Park / Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Allotments / Agricultural		
Planning Permission History:	91/00084/FUL, 00/00235/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	2.63 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat grass field with some rough vegetation to south
Access:	Existing access onto Lower Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

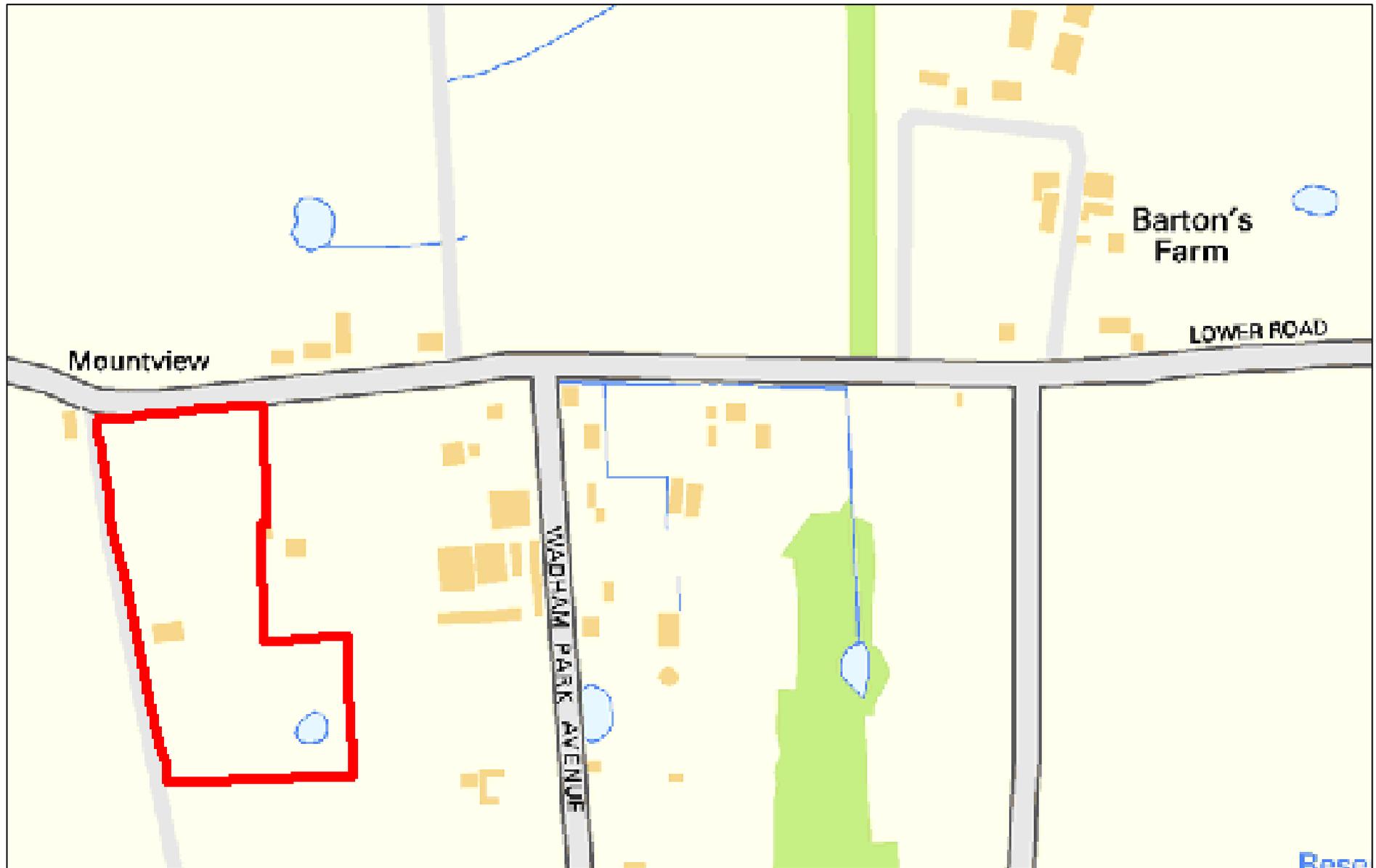
This site has been put forward by the site agent for this purpose, and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS043	Site size (Ha):	8.0
Site Address:	Bolt Hall Farm, Lark Hill Road, Canewdon SS4 3		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Agricultural land with hedges and tree to the boundaries. A small section of public footpath runs through the site		
Current Use:	Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural		
Planning Permission History:	Agricultural workshop to dwelling, 15/00264/DPDP3M		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	AIR 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No usable vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	8 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	The site has a slight incline to the north. From the centre of the site, there is also an incline to both the east and west. Vegetation to the boundaries.
Access:	Site runs adjacent to Lark Hill Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site has good to medium access to most local services however falls within the Metropolitan Green Belt and Coastal Protection Belt. As a result, the suitability of this site is unknown until a Green Belt assessment and Landscape Character assessment have been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Coastal Protection Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

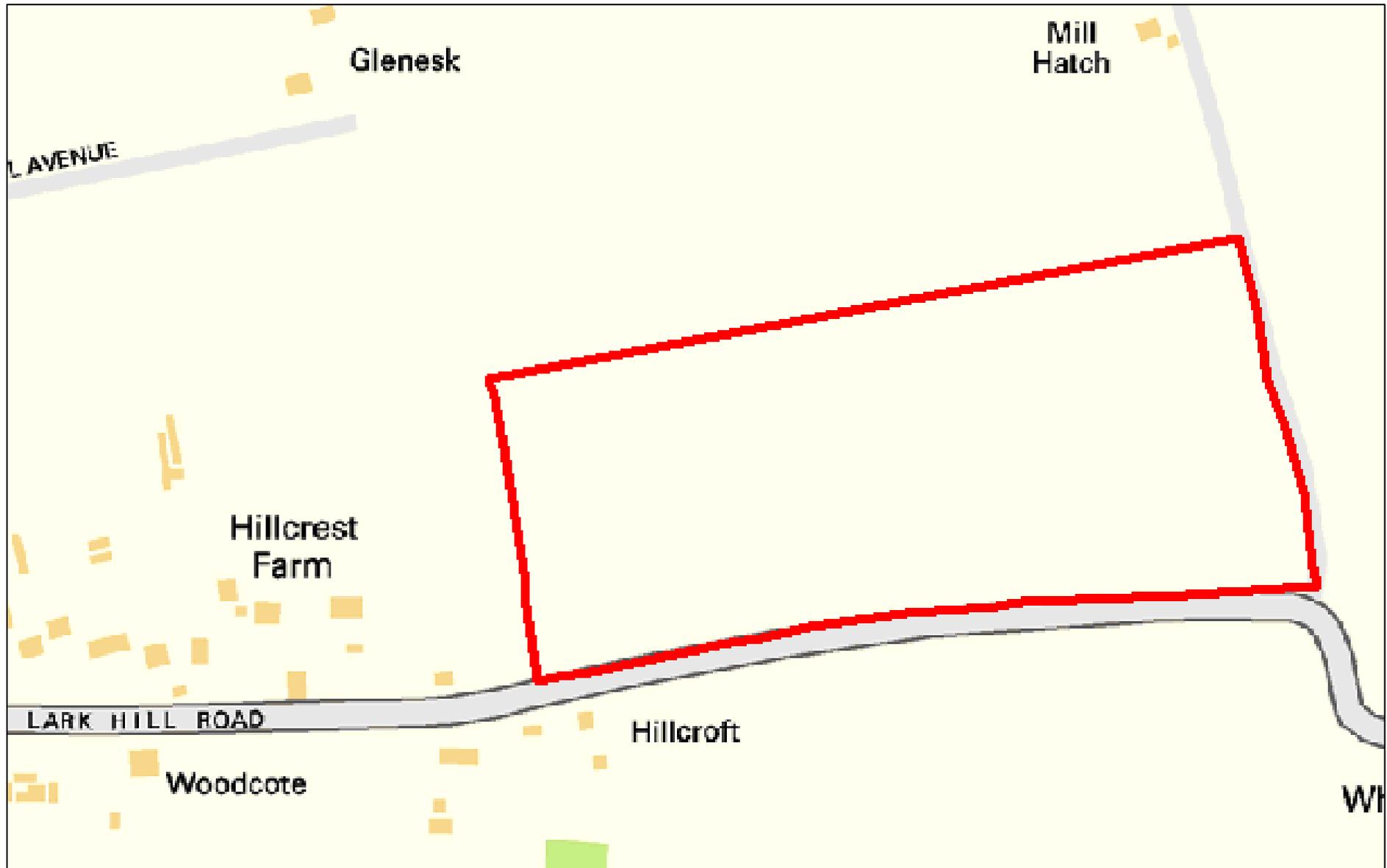
The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the landowner for this purpose.



Site Details

Site Reference:	CFS044	Site size (Ha):	4.0
Site Address:	15 Southview Close, 270 Eastwood Road, and land to the rear of 270 Eastwood Road (Acacia Nurseries), Rayleigh, SS6 7		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Large grassy fields with various buildings to the north-west, including residential dwellings. Vegetation to most boundaries and across centre of site. Small stream/drain runs west-to-east through centre of site		
Current Use:	Residential / Grass field		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Grass field		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	AIR 15m, Pipeline		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Some access to residential dwellings on site			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3.3 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.39 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.31 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Significant incline from north and south towards a central 'valley.' Vegetation to all boundaries with small stream through centre of site
Access:	Residential dwellings to north and west boundaries can be accessed from Eastwood Road and South View Close
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Two TPOs within site boundary
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Risk

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential areas with good access to most local services. The site does however fall within the Metropolitan Green Belt. As a result, the suitability of this site is unknown until a Green Belt assessment has been carried out. The site also includes small areas of Flood Zones 2 and 3 and any residential development may have to mitigate against any flood risk.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

The site was put forward by the landowner for this purpose and has no identified ownership or legal constraints.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS045	Site size (Ha):	8.9
Site Address:	Belchamps Scout Site, Holyoak Lane, Hawkwell, SS5 4JD		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	This site has two distinct parts; the southern-most part consists of grazing land and woodland, and the northern-most part of the site includes Belchamps Scout Centre with wooden climbing equipment, scattered brick/wooden/concrete buildings and a car park. The site has a wooded boundary with some areas of open field.		
Current Use:	Scout Centre and grounds		
Proposed Use:	Residential / mixed development		
Land Uses of Adjacent Sites:	Residential / Woodland / Agricultural		
Planning Permission History:	Only minor alterations to site, e.g. extensions and outbuildings		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input checked="" type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input checked="" type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	8.9 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with sections of dense vegetation and grass fields
Access:	Existing access onto Holyoak Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Several TPOs across site, section of Ancient Woodland to NW
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wildlife and Woodland designations

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is located close to the existing residential area with good access to most local services. The site does however fall within the Metropolitan Green Belt and partly within the Upper Roach Valley special landscape area. As a result, the suitability of this site is unknown until a Green Belt assessment and Landscape Character assessment have been carried out. Part of the site is also designated as a Local Wildlife Site with other designations including Ancient Woodland also present. These parts of the site are likely to be unsuitable for development.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Upper Roach Valley and is not located within or close to any town centres or existing employment land. Part of the site is also designated as a Local Wildlife Site with other designations including Ancient Woodland also present. These parts of the site are likely to be unsuitable for development.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership or legal constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS046	Site size (Ha):	0.18
Site Address:	Plot 37/38/39 Ashingdon Park Estate, Arundel Road, Ashingdon, SS4 3JU		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Densely vegetated plot with trees across		
Current Use:	Vacant / Woodland		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Woodland / Vacant		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	AIR 15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.13 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.05 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat area of woodland
Access:	Adjacent to Arundel Road (track)
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is sustainably located but falls within the Metropolitan Green Belt. As a result, the suitability of this site is unknown until a Green Belt Review has been carried out. Part of the site also falls within Flood Zone 2 and any residential development may have to mitigate against any flood risk.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

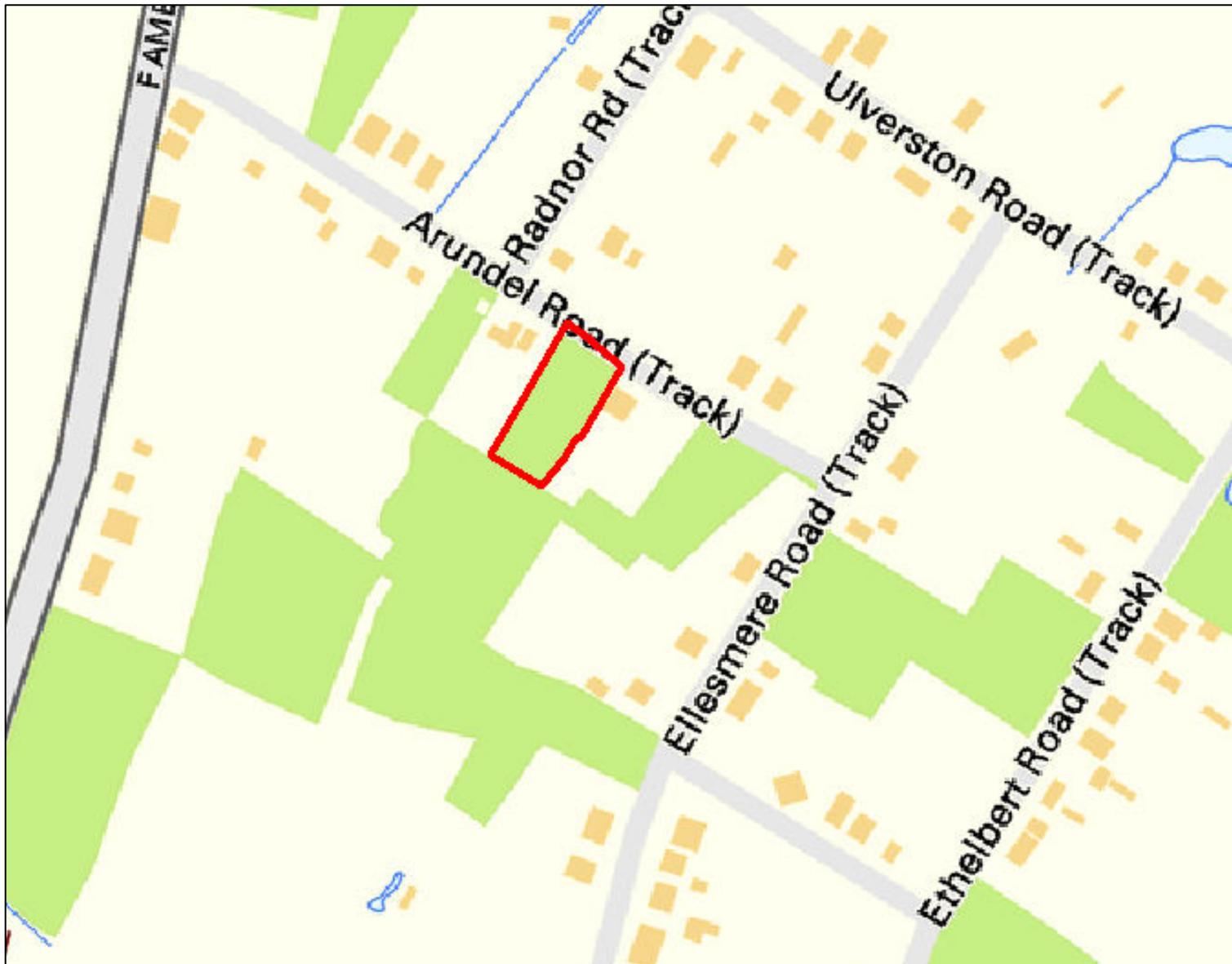
The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS047	Site size (Ha):	0.4
Site Address:	36 Connaught Road, Rayleigh SS6 8UX		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Residential property in south-west corner, rest of site is grassy garden area. Trees are present on the boundaries and sporadically across middle of the site. Mostly flat with some landscaping present, including large water feature near southern boundary. Some debris is also visible on the site		
Current Use:	Residential / Garden		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Vacant / Grassland		
Planning Permission History:	LDC for extension to property		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	Pipeline		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.4 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Trees are present on the boundaries and sporadically across middle of the site. Mostly flat with some landscaping present, including large water feature near southern boundary.
Access:	Site runs alongside Connaught Road to the west, with existing access to residential property.
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is sustainably located but falls within the Metropolitan Green Belt. As a result, the suitability of this site is unknown until a Green Belt Review has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS048	Site size (Ha):	1.32
Site Address:	287 Daws Heath Road, Rayleigh SS6 7NS		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	This site contains a residential property and garden to south-west corner, and the remainder of site is slightly sloping grassy field with vegetation to boundaries.		
Current Use:	Residential / Garden / Grass field		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Primary School / Woodland / Nursery		
Planning Permission History:	Retain use of land for storage of six caravans		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.32 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Residential property sited on flat land. Remainder of site is a slightly sloping grass field with vegetation to the boundaries
Access:	Access onto Daws Heath Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is sustainably located but falls within the Metropolitan Green Belt. As a result, the suitability of this site is unknown until a Green Belt Review has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

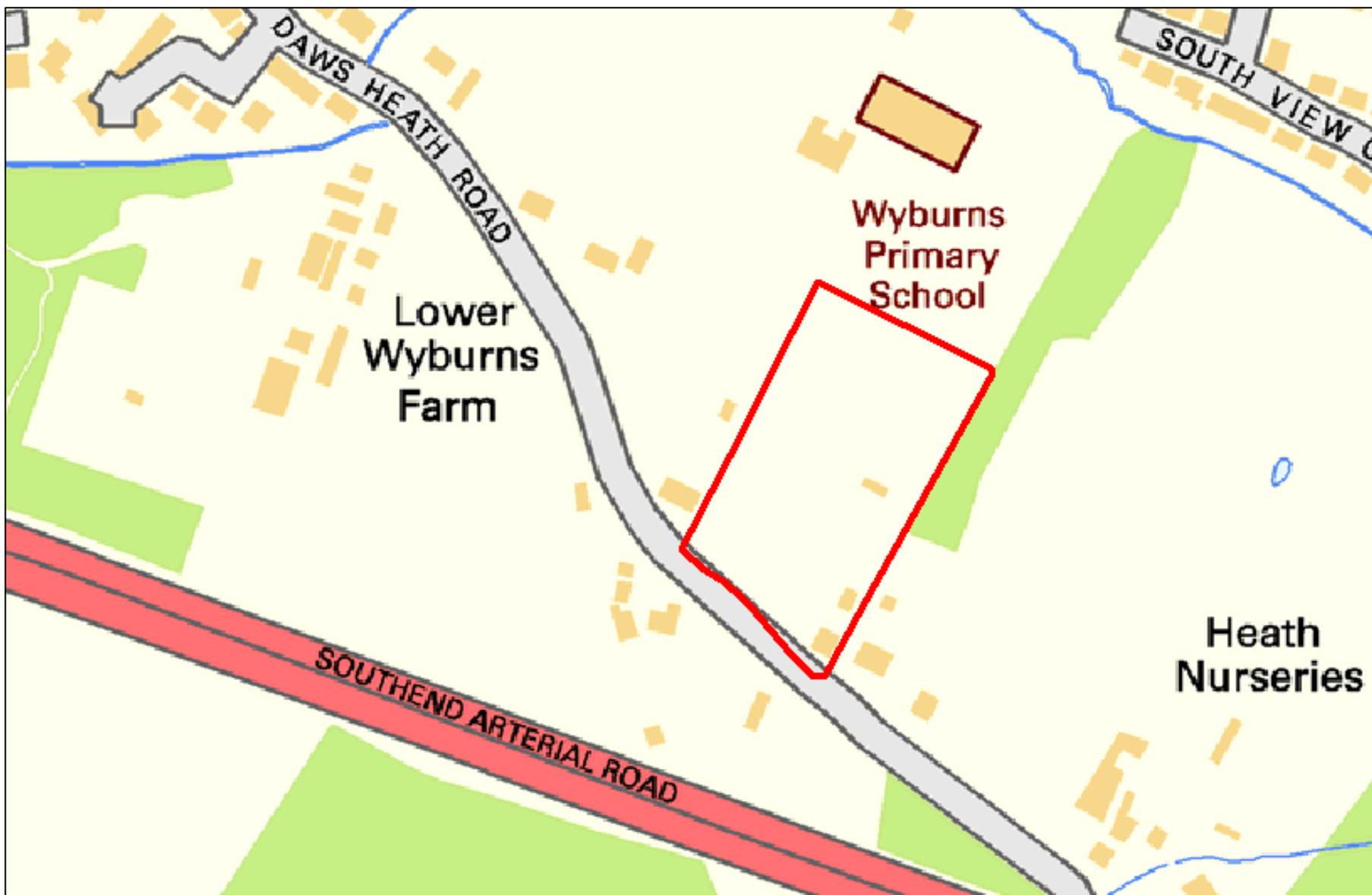
The site has been put forward by the landowner for this purpose and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS049	Site size (Ha):	0.23
Site Address:	72 Main Road, Hawkwell, SS5 4JH		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Densely vegetated front garden with detached garage. Concrete driveway leading to one dwelling with electrical pylons on boundary.		
Current Use:	Residential		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Nursery / Agricultural		
Planning Permission History:	Application to replace dwelling and detached garage (refused)		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.23 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat front garden with dense vegetation
Access:	Access onto Main Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is sustainably located but falls within the Metropolitan Green Belt. As a result, the suitability of this site is unknown until a Green Belt Review has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares meaning it fails to meet the minimum size threshold to be suitable for employment land. The site is also located within the Metropolitan Green Belt and not within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

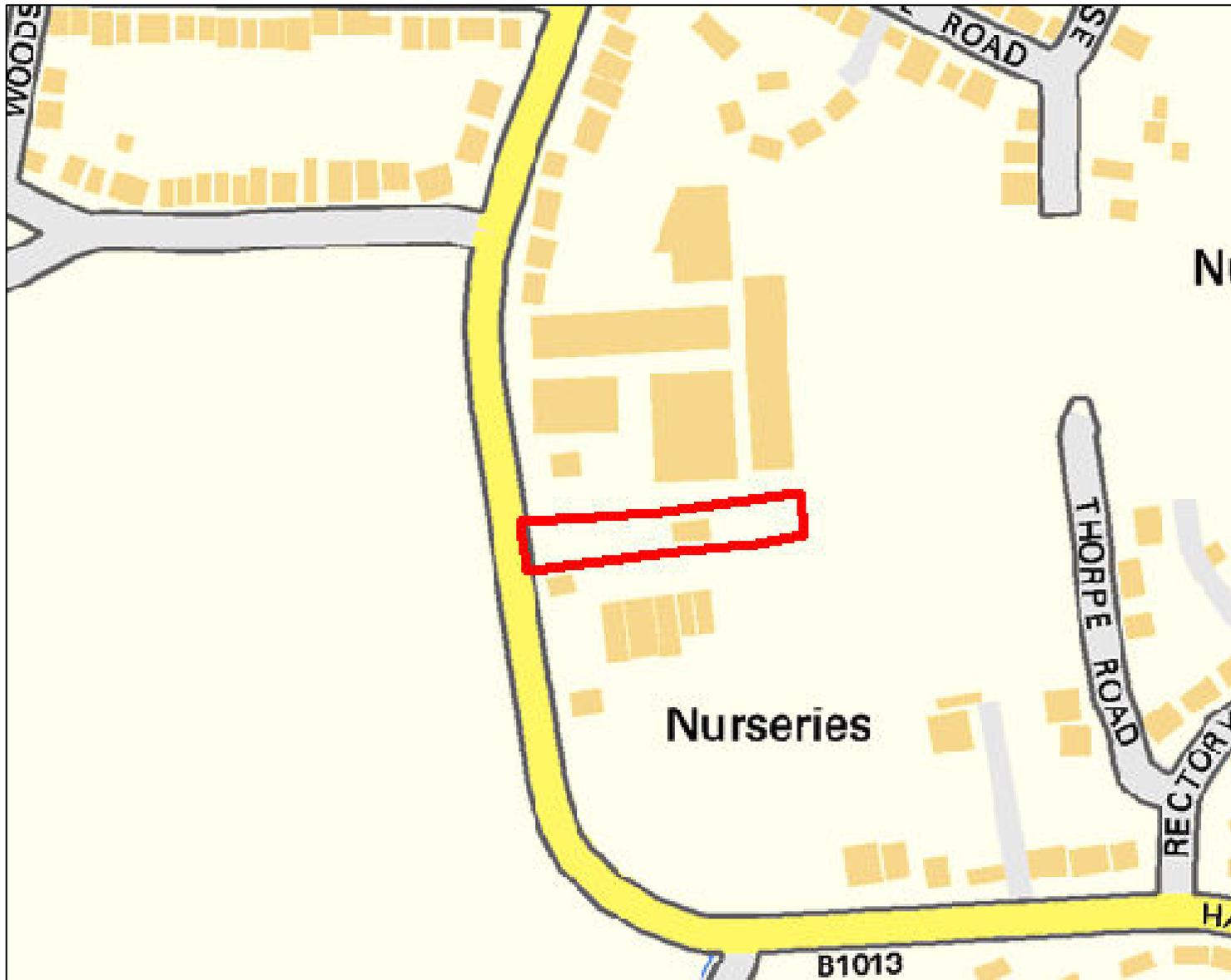
The site has been put forward by the landowner for this purpose and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	050	Site size (Ha):	3.06
Site Address:	Former Castle Point and Rochford Adult Community College, Rocheway, Rochford, SS4 1DQ		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Large disused college building still in place which dominates the centre of the site. The area to the north of the building is hard-surfaced and used a car park, mostly flat with raised grassy edges to the north-west corner. A variety of metal and brick infrastructure remains in place in this area, ranging from streetlights to signage and handrails. Large playing fields form the southern half of the site with football goals still in place and a smaller 'tea room' building to the east of the college. The playing field area is very flat but notably lower than the car parked area with a reasonably hilly section between the two to the east of the college. Most of the boundary of the site is marked by light foliage and trees. Telephone cables run overhead connecting to the college building from the northern boundary.		
Current Use:	Education (unused), Recreational Open Space		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural / Stream		
Planning Permission History:	Extant permission for residential redevelopment (17/00102/FUL)		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3.06 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	The area to the north of the building is hard-surfaced and used a car park, mostly flat with raised grassy edges to the north-west corner. The playing field area is very flat but notably lower than the car parked area with a reasonably hilly section between the two to the east of the college. Most of the boundary of the site is marked by light foliage and trees.
Access:	A large boundary exists between the site and the highway (Rocheway) with an access point currently in place in the north-east corner of the site. Remainder of northern boundary separated from highway by brick and metal wall
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Are there any physical constraints likely to restrict the density of development?
(e.g. flood risk, topographical issues etc.)

Yes No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services. The suitability of the site for residential development has been established given it has received planning permission for a total of 74 residential units (17/00102/FUL).

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not close to any existing town centres or employment land.

Available:

Yes

Availability Summary:

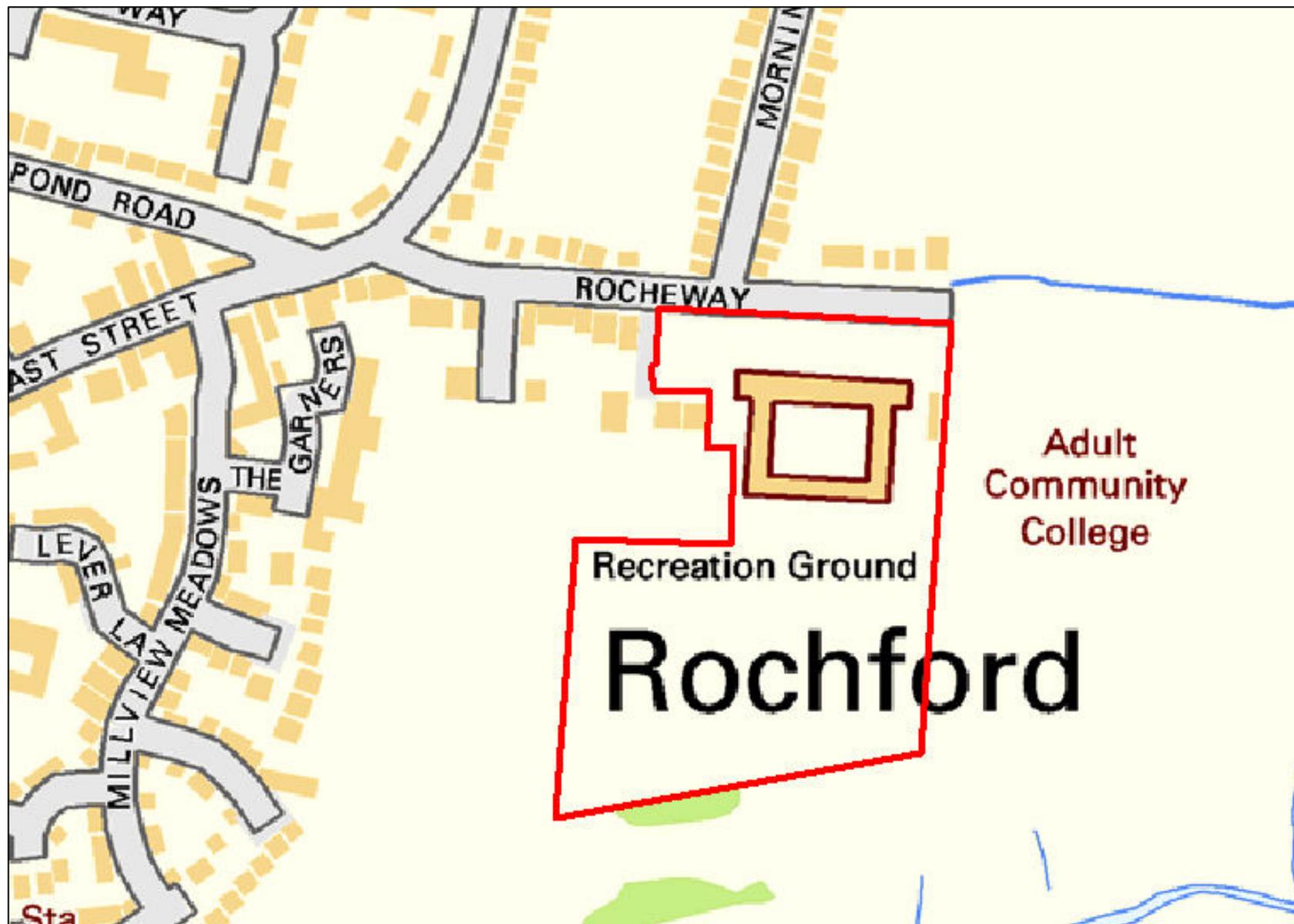
The site has been put forward for the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS051	Site size (Ha):	0.4
Site Address:	Plots 74 to 79 Fambridge Road, Ashingdon SS4 3LW		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Small site consisting of trees with other dense vegetation. Telegraph pole on northeast corner of the site		
Current Use:	Woodland / Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Woodland / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.4 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with dense coverage of vegetation
Access:	Existing access onto Fambridge Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

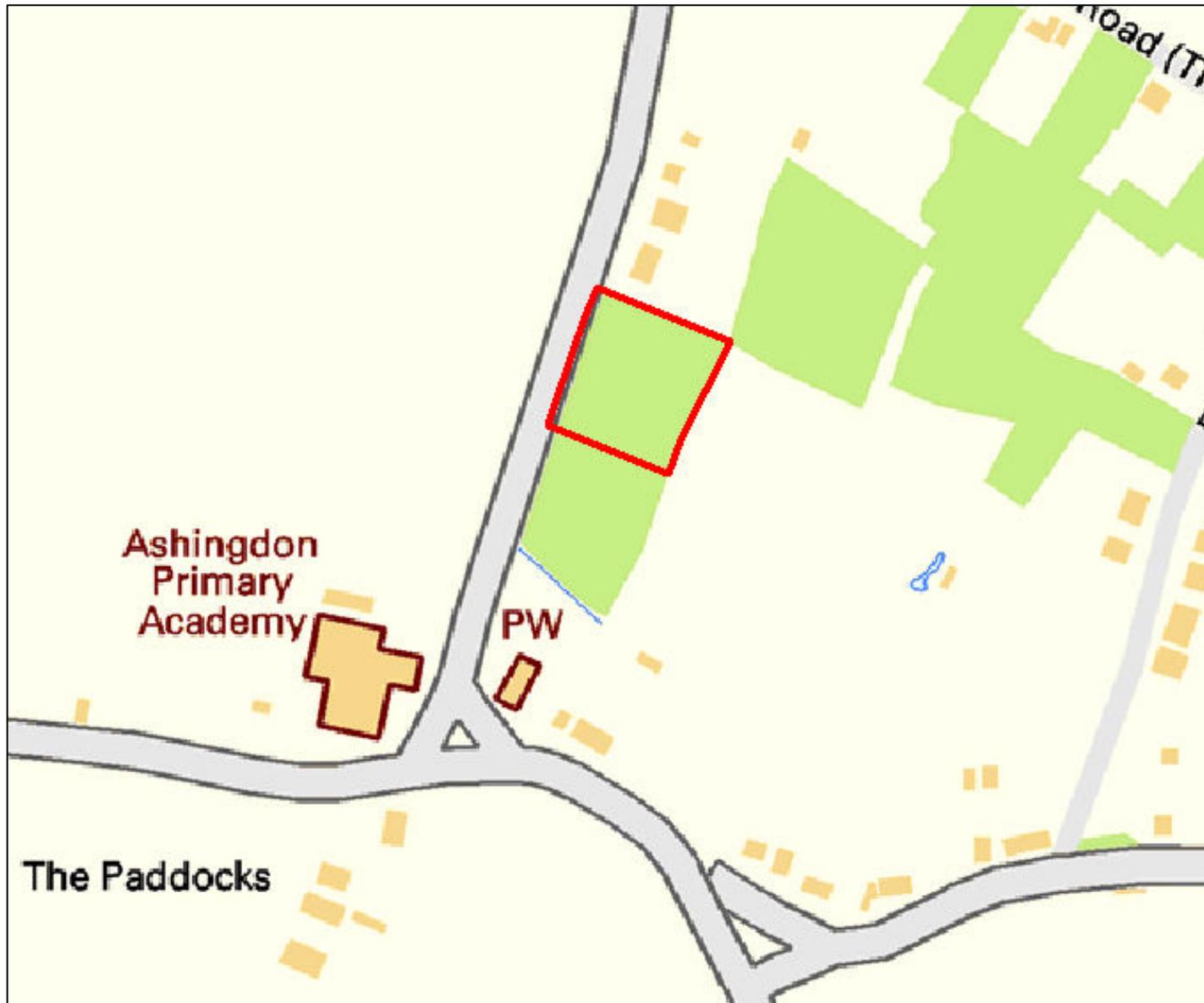
The site has been put forward for this purpose by a site agent and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS052	Site size (Ha):	4.05
Site Address:	Land north of Merrifields and south of Scaldhurst Farm, Lark Hill Road, Canewdon SS4 3RX		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Vacant grassland with a bush and tree lined boundary. Telegraph poles run across the site from east to west.		
Current Use:	Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural / Residential / Vacant		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	AIR 15m, AIR 45m, High Pressure Pipeline		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	4.05 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slight incline to the north with trees to all boundaries
Access:	Access onto Lark Hill Road and footpath access onto Pudsey Hall Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site has good to medium access to most basic services, however it falls within both the Metropolitan Green Belt and Coastal Protection Belt. As a result, the suitability of this site is unknown until a Green Belt assessment and Landscape Character assessment have been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Coastal Protection Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

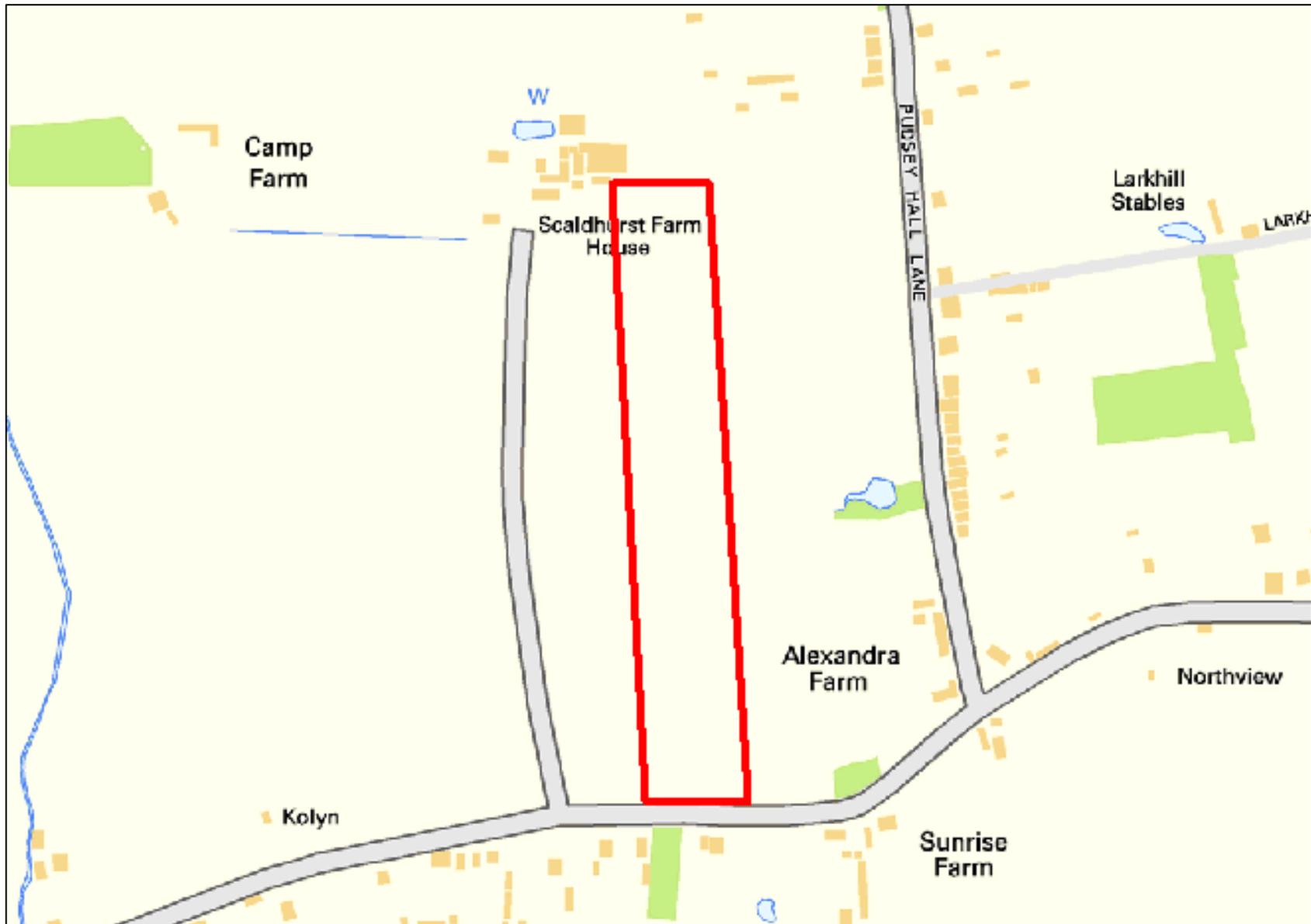
The site has been put forward for this purpose by a site agent and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS053	Site size (Ha):	4.86
Site Address:	Land south of 38 and 39 Wellington Road, Rayleigh SS6 8		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Agricultural land with bushes and trees to the boundary. A public bridleway runs through the site		
Current Use:	Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential, Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	Air 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	4.86 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Incline to the north and east with bushes and occasional scattered trees along boundaries.
Access:	Wide footpath access onto Wellington Road, potential for vehicular access
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a site agent and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS054	Site size (Ha):	1.01
Site Address:	Land rear of 17 and 19 South View Close, Rayleigh SS6 7LX		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Garden space, agricultural land with large pond		
Current Use:	Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely necessary			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.82 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.08 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.11 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with tree-lined boundary
Access:	Small access from north-west corner onto South View Close
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out. Part of the site also falls within Flood Zones 2 and 3 and any residential development may need to mitigate against any flood risk.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a site agent and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS055	Site size (Ha):	5.0
Site Address:	Fairlawns Farm, Arterial Road, Rayleigh, SS6 9TE		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Site of Crouch Valley Showground. Thick tree boundary with two pylons on site with traversing overhead cables. Some metal containers and vehicles on site. Bare land with patches of vegetation on the site. Some advertising hoarding.		
Current Use:	Farm		
Proposed Use:	Industrial / Mixed		
Land Uses of Adjacent Sites:	Agricultural / Highway / Railway		
Planning Permission History:	Planning applications relating to outbuildings for existing Farm		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Located remote from built up areas			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	5 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with a tree and bush lined boundary
Access:	Existing access onto Arterial Road, Chelmsford Road A1245
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Pylons and Overhead Cables

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is relatively remote and has mixed accessibility to local services. The site also falls within the Metropolitan Green Belt and its suitability for development is therefore unknown until a Green Belt assessment has been carried out. There are large pylons and overhead cables traversing the site which are likely create a significant constraint to any residential development in the short-term.

Achievable:

Yes

Employment Development Potential

Suitable:

Unknown

Suitability Summary:

The site is well connected to the strategic infrastructure and is situated adjacent to an existing proposed employment allocation. The site does however fall within the Green Belt and its suitability is therefore currently unknown subject to a future Green Belt review.

Available:

No

Availability Summary:

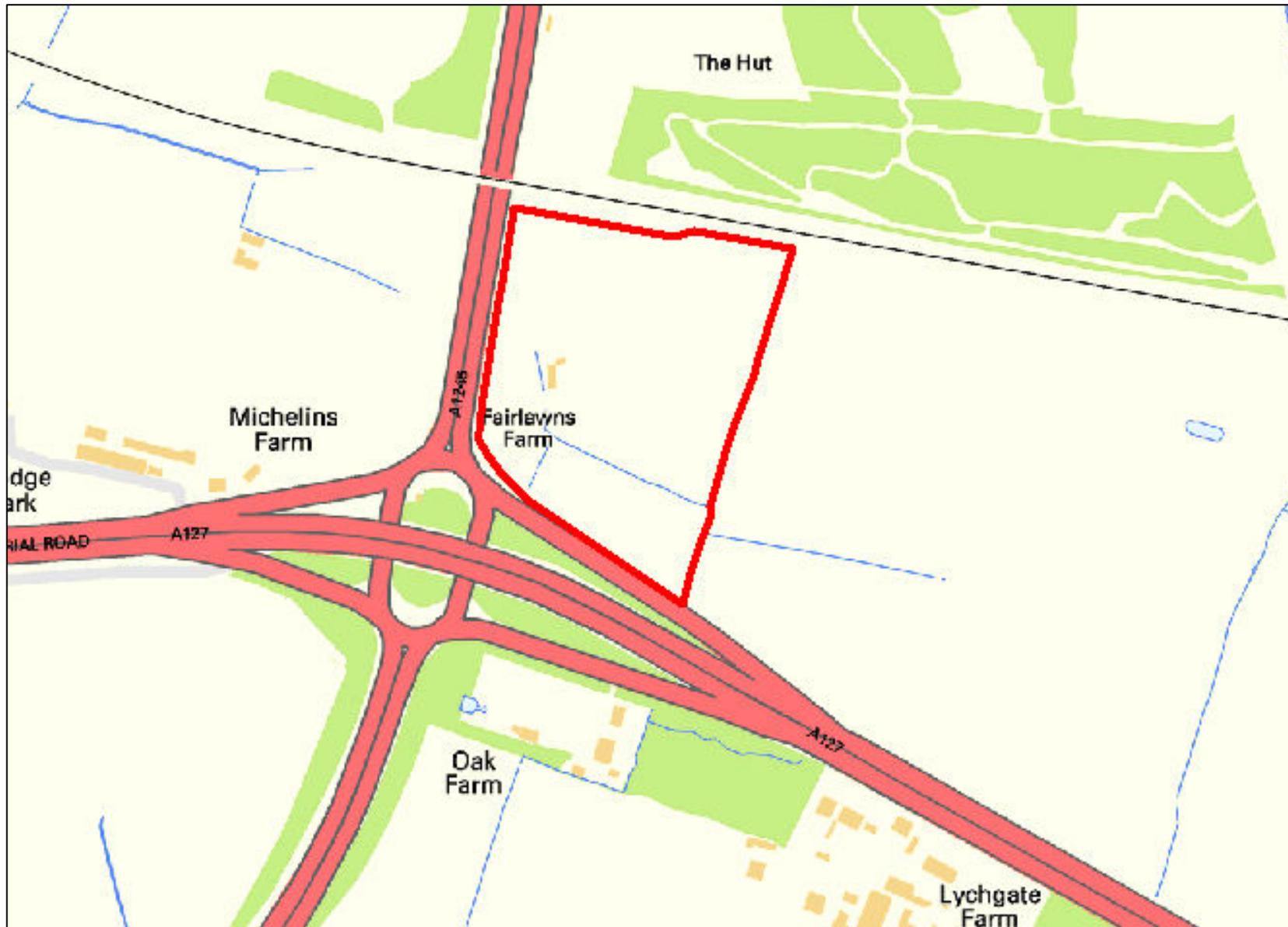
The site has not been put forward by the site agent for this purpose

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose, and no ownership or legal constraints have been identified.



Site Details

Site Reference:	CFS056	Site size (Ha):	2.85
Site Address:	Stewards Yard, Wakering Road, Great Wakering SS3 9TR		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Industrial land with lots of large machinery and vehicles on site. Some trees and vacant area. A large industrial building is in the centre of the site with piles of logs and compost. Some waste in areas. All boundaries have a thick tree lining. Eastern side has telegraph poles running along the length of the boundary.		
Current Use:	Industrial		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural, Recycling, Residential		
Planning Permission History:	10/00100/FUL		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	MOD explosive safeguarding area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Existing residential areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.86 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.37 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	1.62 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with a thick bush- and tree-lined boundary
Access:	Existing access onto Wakering Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Risk

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is relatively remote and has poor access to some basic services. The site also falls within the Metropolitan Green Belt and its suitability for development is unknown until a Green Belt assessment has been carried out. Part of the site also falls within Flood Zones 2 and 3 and any residential development may need to mitigate against any flood risk.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose, and no ownership or legal constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the site agent for this purpose.



Site Details

Site Reference:	CFS057	Site size (Ha):	47.5
Site Address:	Land east of Star Lane and north of Poynters Lane, Great Wakering SS3		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large agricultural fields with one dwelling on site surrounded by gardens and grazing areas. There are many trees along the boundaries. An area to the north-west of the site is a designated Local Wildlife Site with dense tree coverage and large bodies of water.		
Current Use:	Agricultural / Wildlife site / Residential / Vacant		
Proposed Use:	Housing, education, health, leisure/recreation		
Land Uses of Adjacent Sites:	Agricultural / Residential / Industrial		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Country Wildlife Site, MOD explosive safeguarding area, Ancient Land		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input checked="" type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No usable vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	44.06 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	1.08 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	2.36 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with scattered trees across the boundary. Local Wildlife Site has dense tree coverage and large bodies of water
Access:	Site is adjacent to Star Lane and Poynters Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Part of site includes existing employment land allocation (NEL2)
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Mixed

Suitability Summary:

The site is located close to existing residential areas with good access to most basic services. However, the majority of site falls within the Metropolitan Green Belt; the suitability of these parts is unknown until a Green Belt assessment has been carried out.. Part of site is allocated as new Employment Land (NEL2) but this area is sustainably located and could also be suitable for residential development. Part of the site is also designated as a Local Wildlife Site and this part would not be suitable for any development.

Achievable:

Yes

Employment Development Potential

Suitable:

Mixed

Suitability Summary:

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership or legal issues have been identified for the majority of the site.

Available:

No

Availability Summary:

Part of the site is currently allocated as new Employment Land (NEL2). However, the majority of the site would not be suitable for employment development as it falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment land. Part of the site is also designated as a Local Wildlife Site and this part is unlikely to be suitable for any development.

The site has not been put forward by the site agent for this purpose.



Site Details

Site Reference:	CFS058	Site size (Ha):	8.09
Site Address:	Land south of Anchor Lane, Canewdon, SS4 3PA		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural land with no visible manmade structures on site. Hedges to boundaries.		
Current Use:	Agricultural		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Agricultural / Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Limited vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	8.09 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slight incline to the north and to the east
Access:	Accessible from Anchor Lane and Scotts Hall Road, no formal access
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

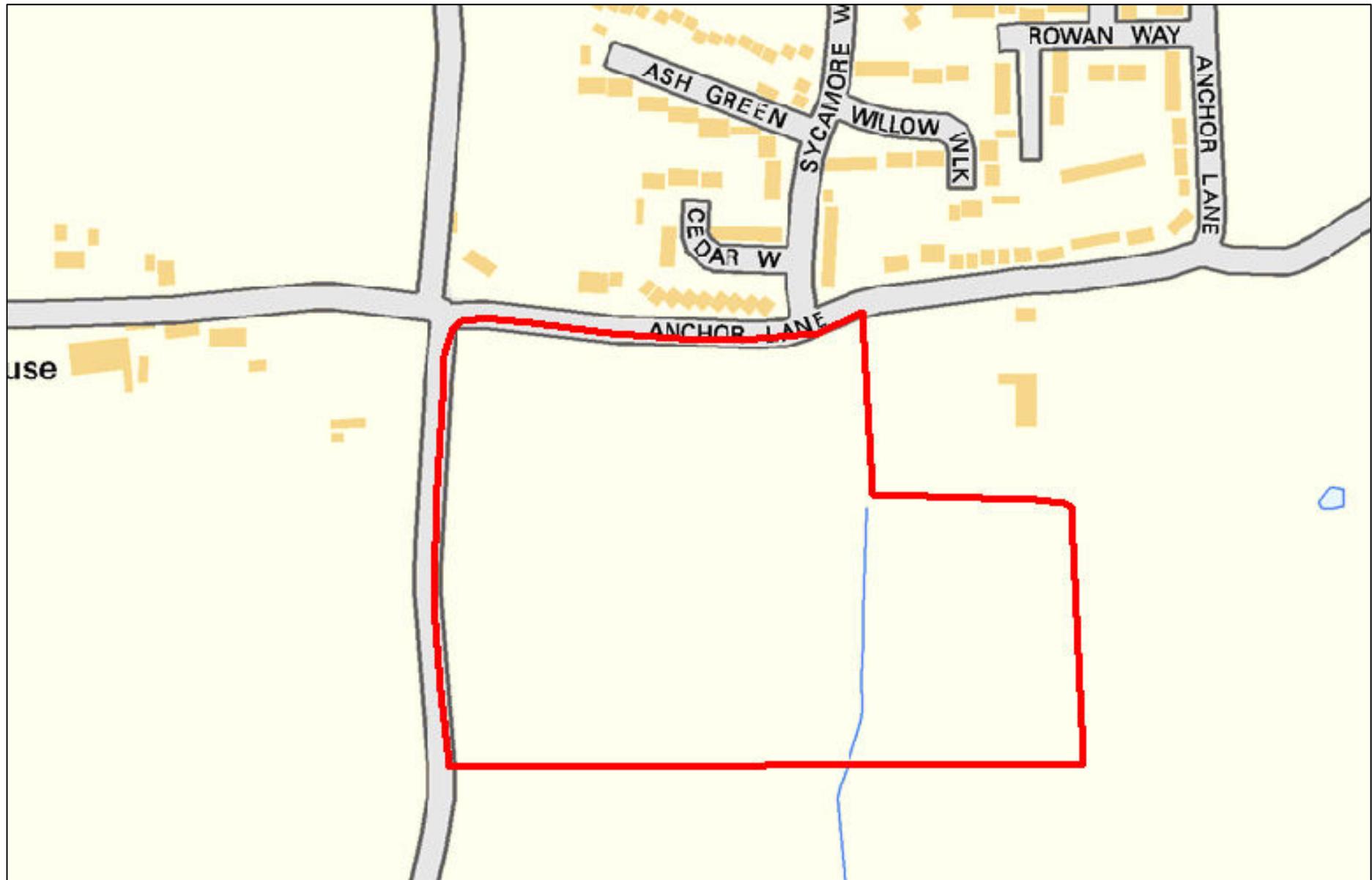
The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS059	Site size (Ha):	0.58
Site Address:	Land at Sandhill Road, Eastwood, SS9 5		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Rectangular grassland with vegetation to boundaries		
Current Use:	Grassland		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.58 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat rectangular field with grass covering and vegetation to boundaries
Access:	Current access from end of Sandhill Road. Possible additional access off of Tudor Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

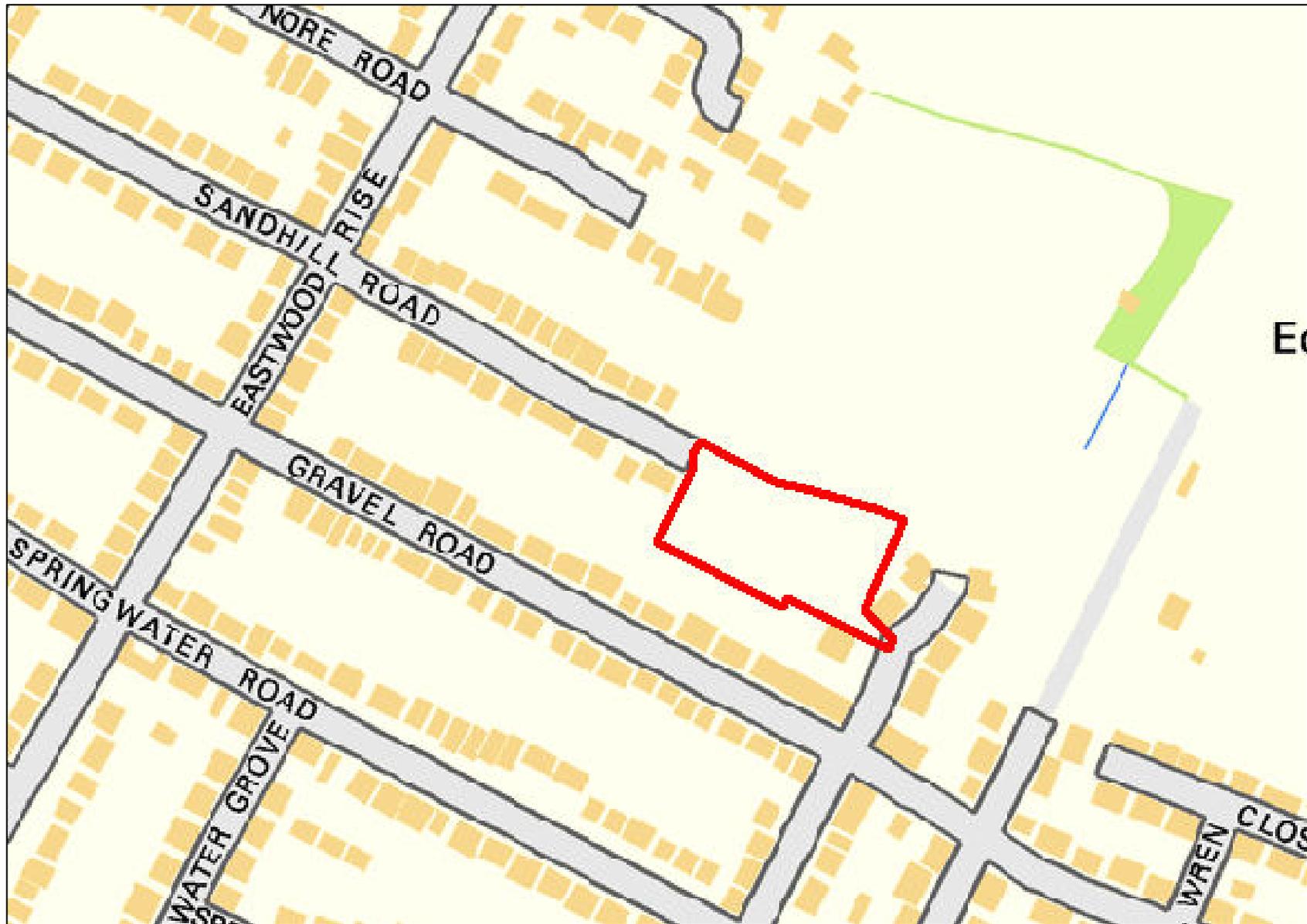
The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS060	Site size (Ha):	0.82
Site Address:	Land west of Little Wakering Road, Little Wakering, SS3 0J		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural land with hedges along the north, south and east boundaries		
Current Use:	Agricultural		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Open Space / Agricultural / Grassland / Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Ancient Land		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No usable vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.82 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with small ridge to the north boundary
Access:	No direct road access, accessible from open space to the east
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS061	Site size (Ha):	4.34
Site Address:	Land between Lambourne Hall Road and Gardiners Lane, Canewdon, SS4 3PH		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural land with telegraph poles to the east boundary. Trees and shrubs along the east and west boundaries, ditch to the southern boundary.		
Current Use:	Agricultural		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Residential / Agricultural / School, Woodland / Vacant		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Adjacent to LoWS		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	4.34 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with a ditch along the southern boundary. The east and west boundaries are lined with trees and bushes.
Access:	Adjacent to Gardeners Lane and Lambourne Hall Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Adjacent to Canewdon High Street Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS062	Site size (Ha):	5.69
Site Address:	Land north of Lambourne Hall Road, Canewdon, SS4 3PG		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural land with bushes and trees along boundaries		
Current Use:	Agricultural		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Residential / Agricultural / Community hall / Playing fields		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	5.69 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with bushes and trees along the site boundaries
Access:	Adjacent to Lambourne Hall Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Close to the Canewdon Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. However, the site falls within both the Metropolitan Green Belt and Coastal Protection Belt. As a result, the suitability of this site is unknown until a Green Belt assessment and Landscape Character assessment have been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Coastal Protection Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS063	Site size (Ha):	1.94
Site Address:	Land south of Watts Lane, Rochford, SS4 1		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Nursery site with associated structures including greenhouses, storage buildings and other buildings including a residential unit on the western boundary. Large hard-standing car park to north-west corner. Dense vegetation across the site including a large number of trees to southern and eastern sections of site.		
Current Use:	Residential/Nursery		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Residential, vacant, industrial, River Roach		
Planning Permission History:	92/00290/FUL –Replacement greenhouses, 13/00462/FUL – proposed car wash (refused)		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Airport Public Safety Zone		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.41 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.47 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.06 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slightly uneven ground but mostly flat with vegetation across the site.
Access:	Existing access off of Southend Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services. However, the site falls within the Metropolitan Green Belt. The suitability of the site for residential development is therefore unknown until a Green Belt assessment is undertaken. Parts of the site also fall within Flood Zones 2 and 3 and any residential development on those parts of the site may need to mitigate against any flood risk.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

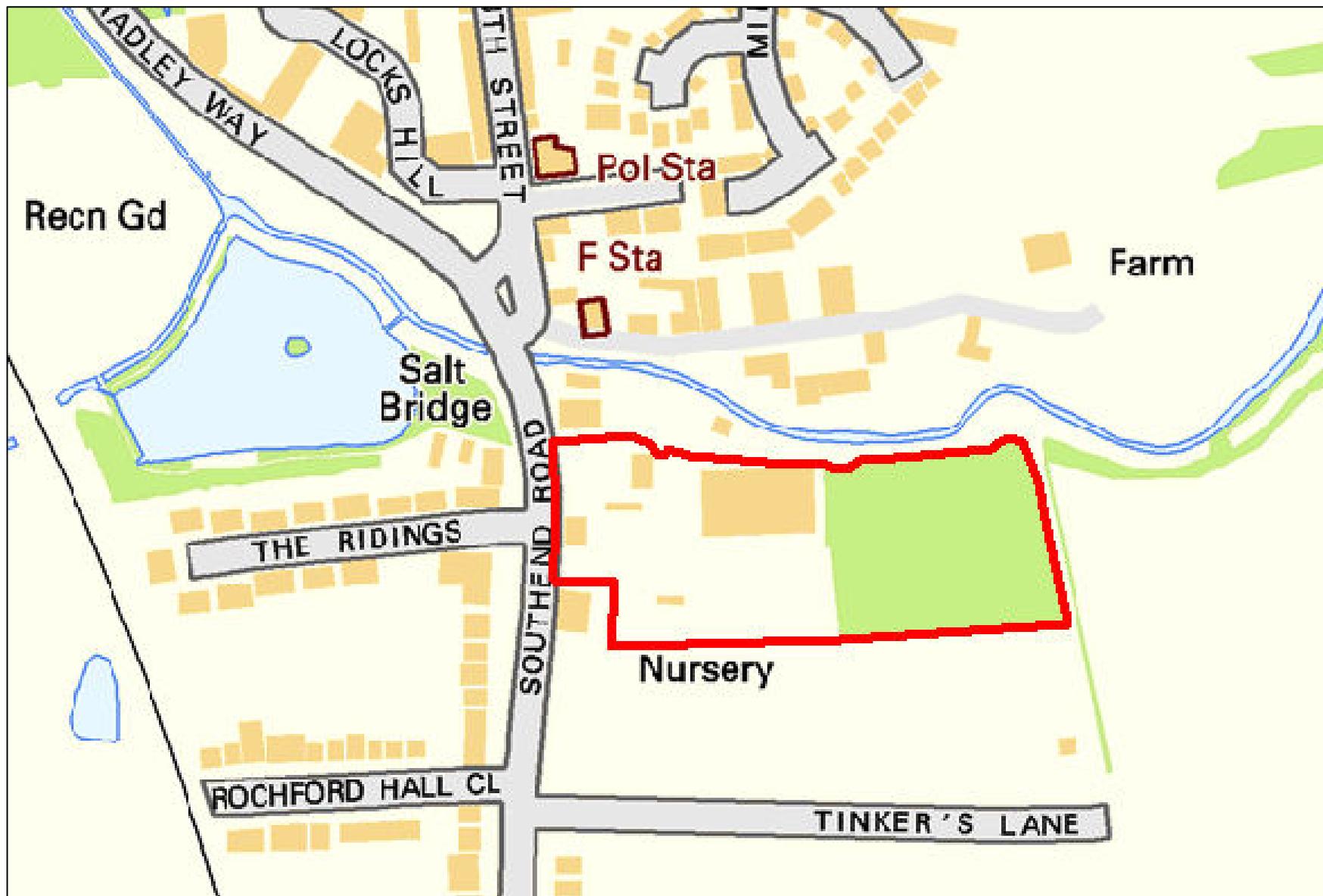
The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS064	Site size (Ha):	9.03
Site Address:	Land north and east of Folly Chase, Hockley, SS5 4SF		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural/vacant land with a few trees and hedgerows on site and to the boundaries with a vacant dwelling.		
Current Use:	Agricultural / Vacant / Residential / Woodland		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Residential / Agricultural / School / Community centre		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 10m, AIR 15m, AIR 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input checked="" type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input checked="" type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	9.03 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Incline to the west. Vegetation and trees along all boundaries, with a wooded area to the north
Access:	Pedestrian footpath from Osbourne Avenue and vehicular access off of Folly Chase
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: TPO area towards northern boundary of site
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to existing residential areas with good access to most basic services, however the site falls within the Metropolitan Green Belt. The suitability of the site for residential development is therefore unknown until a Green Belt assessment is undertaken. Parts of the site are also designated as Ancient Woodland and Local Wildlife Site and these parts of the site are unlikely to be suitable for development.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas. Parts of the site are also designated as Ancient Woodland and Local Wildlife Sites and these parts of the site are unlikely to be suitable for development.

Available:

Yes

Availability Summary:

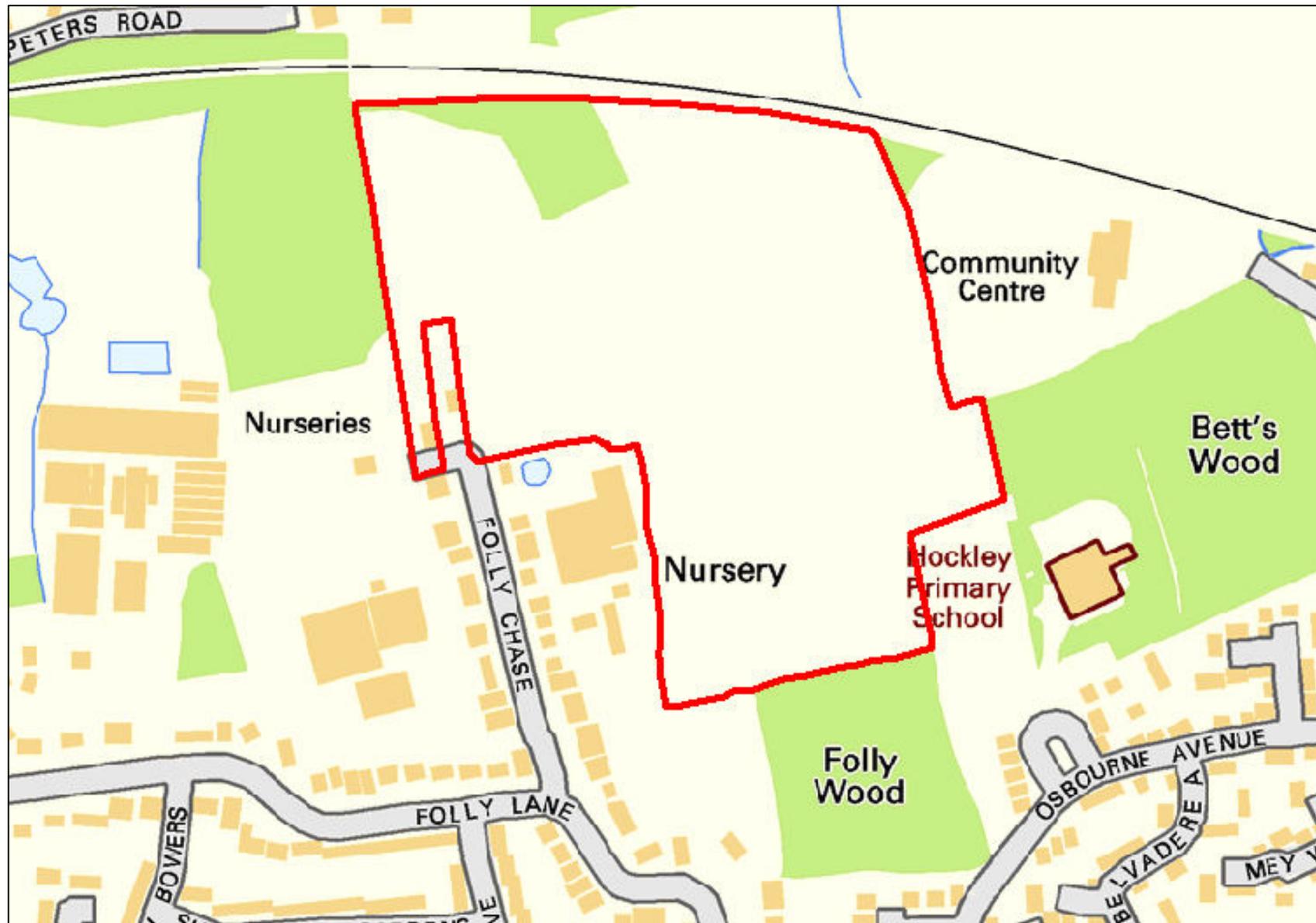
The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS065	Site size (Ha):	14.55
Site Address:	Land east of Shoebury Road and South of New Road, Great Wakering, SS3 0		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural land with some dense foliage to boundaries, telegraph wire overhead. Nursery located to western boundary with greenhouses and hard surfacing		
Current Use:	Agricultural / Nursery		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	06/00424/FUL (Refused), 07/00014/REFUSE allowed on appeal to demolish outbuildings and build greenhouse and mesh fence.		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	MOD explosive safeguarding area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	14.49 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.06 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with dense vegetation along the boundaries.
Access:	Access to existing nursery which forms part of the site, signs of vehicles entering from Shoebury Road. Long boundary with Shoebury Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS066	Site size (Ha):	1.29
Site Address:	Circus Field, Land west of Southend Road, Rochford, SS4 1HX		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Flat wedge-shaped area of grassland. The site borders railway lines to the east with tall metal gates separating the two. A solitary telegraph pole exists on the eastern boundary of the site, however no wires run over the site.		
Current Use:	Grassland with no clear use, seasonal use by a Circus group		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Airport / Railway/ Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.29 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat grassland with long grass, shrubbery and some trees to boundaries.
Access:	Long boundary with Southend Road to east with one narrow gated access onto the site near the junction of Southend Road and Queen Elizabeth Chase, albeit with no road markings or signage. Foot access onto the site is limited across the remainder of the boundary by a barbed wire/wooden fence
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Are there any physical constraints likely to restrict the density of development?
(e.g. flood risk, topographical issues etc.)

Yes No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS067	Site size (Ha):	13.53
Site Address:	Three Ashes, land to the south of Tinkers Lane, Rochford, SS4 1		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Flat agricultural land with a small amount of vegetation to boundaries. Runway lights are located in NW corner and one building near south boundary. A track/footpath runs across site towards east		
Current Use:	Agricultural		
Proposed Use:	Housing, education, health, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Residential / Industrial / Nursery		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Landfill site, Airport Public Safety Zone		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	12.01 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.48 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	1.04 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat agricultural field with a small amount of vegetation to boundaries
Access:	Access off Sutton Road and Tinkers Lane. The site boundary includes a narrow vegetated part which could also provide an access onto Southend Road.
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 'Panhandle' section to north is within 10 metres of a listed building
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Are there any physical constraints likely to restrict the density of development?
(e.g. flood risk, topographical issues etc.)

Yes No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out. Part of the site falls within the London Southend Airport Public Safety Zone and this may impact on the scale of development which could occur on the site.

Achievable:

Yes

Employment Development Potential

Suitable:

Unknown

Suitability Summary:

The site falls within the Metropolitan Green Belt but is located next to existing employment land.

Available:

Yes

Availability Summary:

The site agent has put the site forward for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

This site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS068	Site size (Ha):	3.6
Site Address:	Land at Lower Wyburns farm, to the south of Daws Heath Road, Rayleigh, SS6 7		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large farm site. Grassy areas to east and a number of farm buildings with a hard surfacing to the west of the site.		
Current Use:	Part equestrian stabling and part caravan site		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Allotments / Woodlands / Kennels / Dual Carriageway		
Planning Permission History:	91/00246/DP3, 92/00176/FUL, 92/00698/FUL, 03/001122/COU		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3.6 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with dense foliage and trees along the north, east and south boundaries of the site.
Access:	Existing access onto Daws Heath Road. Also runs adjacent to the A127 with a potential access point.
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: One TPO lies within site boundaries
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS069	Site size (Ha):	0.96
Site Address:	Land at Lower Wyburns farm, to the north of Daws Heath Road, Rayleigh, SS6 7		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Nursery site with associated infrastructure and dense vegetation to all boundaries. The site has a hard-standing driveway in the southern section, however the northern section is mostly grassfield		
Current Use:	Nursery		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	AIR 15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.48 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.48 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat site with vegetation to all boundaries and a particularly dense area in the centre. Northern section is a sloping grassy field.
Access:	The site is accessed from the south off of Daws Heath Road
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Risk

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out. Approximately half the site also falls within Flood Zone 2 and any residential development may have to mitigate against any flood risk.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS070	Site size (Ha):	4.94
Site Address:	Land south of Conway Avenue and west of Shoebury Road, Great Wakering, SS3 0BD		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural land, varying degrees of upkeep. Mixed foliage with telegraph poles to east boundary		
Current Use:	Agricultural		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	4.94 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat with some foliage on site
Access:	Long boundary with Conway Avenue (metal fenced) and Shoebury Road; Shoebury Road provides an access point onto a track
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings - Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Tenancies
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose. The site is considered to be available at the end of existing tenancies.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose. The site is considered to be available at the end of existing tenancies.



Site Details

Site Reference:	CFS071	Site size (Ha):	4.32
Site Address:	Land north of Barling Road, Barling SS3 0QB		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural land with long slim overgrown access and another access onto Barling road in a small triangular shaped piece of land with trees on. Trees and bushes along all boundaries		
Current Use:	Agricultural		
Proposed Use:	Housing		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	4.32 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with bushes and trees lightly spread along the boundaries
Access:	Access onto Barling Road through narrow parcels of land
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services, however falls within the Metropolitan Green Belt. As a result, the overall suitability of this site is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by the site agent for this purpose and has no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS072	Site size (Ha):	6.84
Site Address:	Land south of Cagefield Road and east of Stambridge Road, Great Stambridge, SS4 2		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural land with public footpath running east/west through the centre of the site. Telegraph poles run along the footpath and the northern boundary. Bushes and trees along all boundaries.		
Current Use:	Agricultural		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Residential / Pumping station / Electrical substation / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No usable vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	5.5 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.34 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	1 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slight incline to the east with bushes and trees along all boundaries.
Access:	Site is adjacent to Stambridge Road and Ash Tree Court
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area but has poor access to some basic services. The site is also located in the Metropolitan Green Belt and Coastal Protection Belt. The suitability of the site is therefore unknown until a Green Belt assessment and Landscape Character assessment have been carried out. Part of the site also falls within Flood Zones 2 and 3, and any residential development on those parts may need to mitigate against any flood risk.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Coastal Protection Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by the site agent for this purpose and has no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site was put forward by the site agent for this purpose and has no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS073	Site size (Ha):	2.63
Site Address:	Land north of Cagefield Road and east of Stambridge Road, Great Stambridge SS4 2B		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Agricultural land with bushes and trees along south boundary		
Current Use:	Agricultural		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	Air 45m, AIR 15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No usable vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	2.63 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slight incline to the north with bushes along the southern boundary
Access:	Site is adjacent to Stambridge Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Sand and Gravel, Brickearth
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area but has poor access to some basic services. The site is also located in the Metropolitan Green Belt and Coastal Protection Belt. The suitability of the site is therefore unknown until a Green Belt assessment and Landscape Character assessment have been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Coastal Protection Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by the site agent for this purpose and has no ownership, legal or physical constraints have been identified.

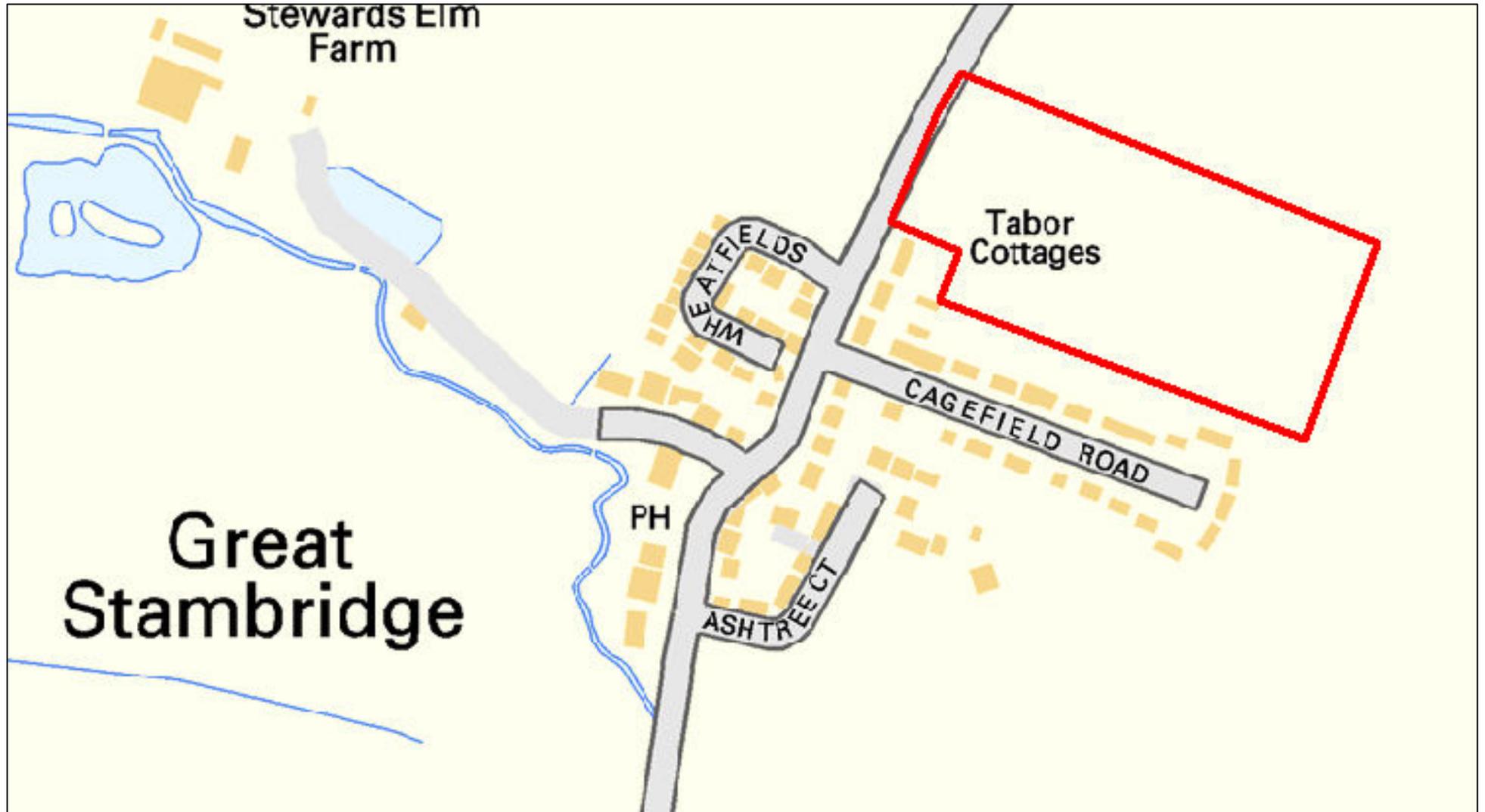
Available:

Yes

Availability Summary:

The site was put forward by the site agent for this purpose and has no ownership, legal or physical constraints have been identified.

Site Map



Site Details

Site Reference:	CFS074	Site size (Ha):	22
Site Address:	Land south of Mount Bovers Lane, Hockley SS5 4J		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural land with telegraph poles along south and west boundary, bushes to boundaries.		
Current Use:	Agricultural		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	22 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slight incline to west with bushes along the boundaries
Access:	Access onto Main Road; site also runs adjacent to Mount Bovers Lane and Gustedhall Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Adjacent to Grade II-listed farmhouse
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area and has good access to most basic services. However, the site is located in the Metropolitan Green Belt and Coastal Protection Belt. The suitability of the site is therefore unknown until a Green Belt assessment and Landscape Character assessment have been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Upper Roach Valley and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS075	Site size (Ha):	6.1
Site Address:	Land at Canewdon Hall Farm, Canewdon SS4 3		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Overgrown concreted front area of the site with a metal fence and scattered disused vehicles and farm machinery. Some old vacant warehouse units are present near the rear of the site.		
Current Use:	Vacant / Industrial		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Adjacent to Local Wildlife Site		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	6.1 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with scattered and unmaintained areas of vegetation
Access:	Access onto the site is via a private road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area and has good access to most basic services. The site does however fall within the Metropolitan Green Belt and Coastal Protection Belt. As a result, the suitability of this site is unknown until a Green Belt assessment and Landscape Character assessment have been carried out.

Achievable:

Marginal

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Coastal Protection Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

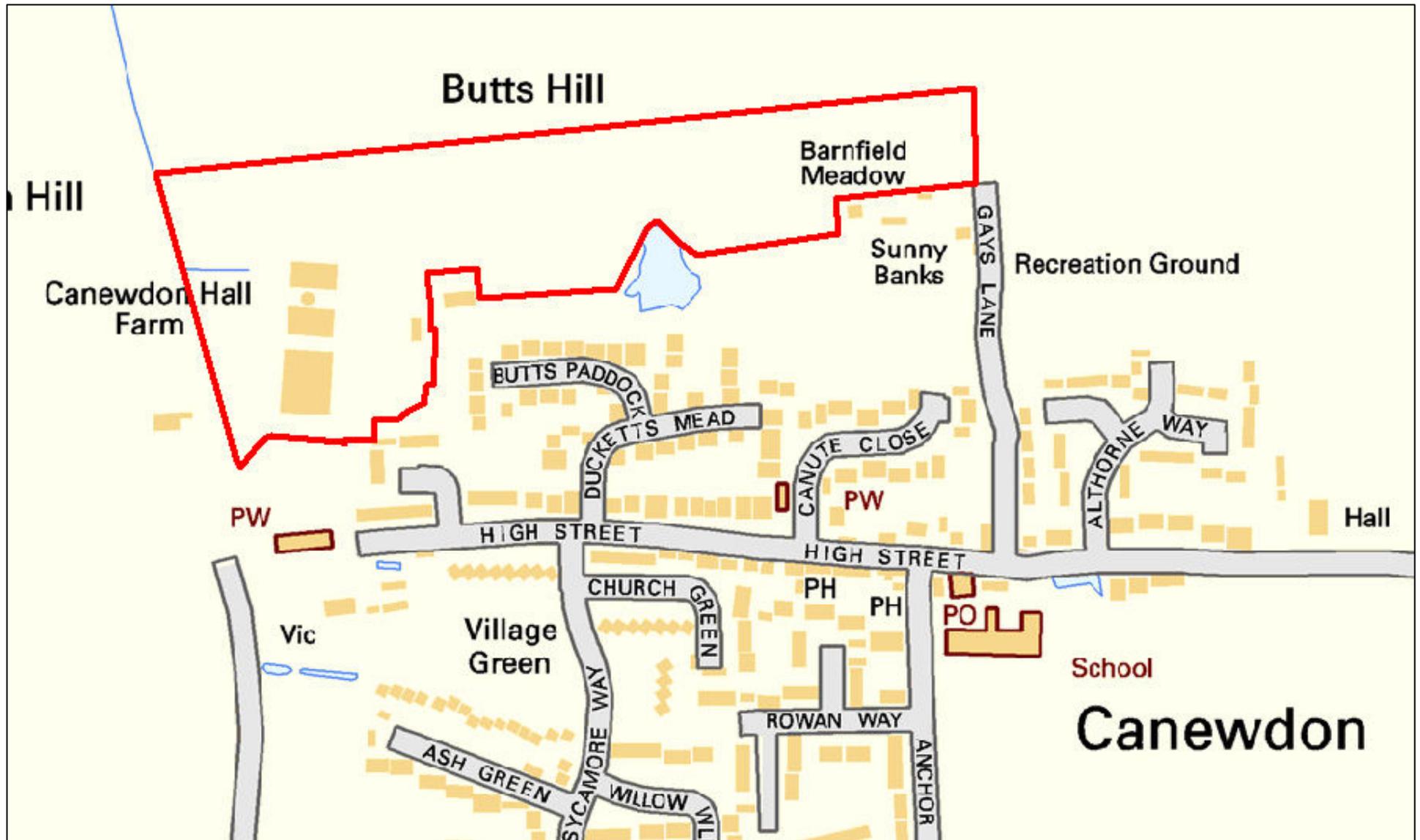
The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by the site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS076	Site size (Ha):	7.94
Site Address:	Land to the north of Sutton Road, Rochford SS4 1		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large site including a large area of agricultural land to the centre. Northern section is grassy marshland with vegetation across, up to the boundary with the River Roach. South-eastern and south-western corners includes residential properties and their gardens, as well as a grass field. Vegetation to most boundaries		
Current Use:	Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Industrial / Agricultural / Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3.52 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.6 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	3.82 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat open land with slightly sloping land in south-eastern and south-western corners. Very flat agricultural field in centre.
Access:	Existing accesses on to Sutton Road and Shopland Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Potentially Multiple Owners
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Risk

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does, however, fall within the Metropolitan Green Belt and Coastal Protection Belt. The suitability of the site is therefore unknown until a Green Belt assessment and Landscape Character assessment have been undertaken. Significant parts of the site also fall within Flood Zones 2 and 3 which may impact on the suitability of those parts for development unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to existing employment land however it also falls within the Metropolitan Green Belt and Coastal Protection Belt. The suitability of the site is therefore unknown until a Green Belt review and Landscape Character review have been undertaken.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent, however some constraints have been identified. The site is considered available on best information.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS077	Site size (Ha):	11.24
Site Address:	Land to the north of Great Wheatley Road, Rayleigh		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural fields surrounded by a tree lined boundary with untidy wild narrow strips of land connecting the plot to both Great Wheatley Road and Poytens.		
Current Use:	Agricultural		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Residential / Agricultural / Electrical sub-station		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Air 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	11.24 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slight incline to the south, with a tree lined boundary
Access:	Existing access onto site from Great Wheatley Road and Poyntens
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Numerous TPOs to the north
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Close to Rayleigh AQMA
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy Agreement
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose. The site is subject to an active tenancy agreement but is considered likely to be available in the medium-to-long term.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose. The site is subject to an active tenancy agreement but is considered likely to be available in the medium-to-long term.



Site Details

Site Reference:	CFS078	Site size (Ha):	15.70
Site Address:	Land west of Cherry Orchard Way and south of Cherry Orchard Lane, Rochford, SS4 1PN		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural land with trees and bushes along boundaries, mainly along the eastern boundary. Some wooden fencing.		
Current Use:	Agricultural		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Agricultural / Vacant land		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Air ALL		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	12.83 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	1.04 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	1.83 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with some trees and bushes along all boundaries
Access:	Adjacent to Cherry Orchard Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Tenancy on part of site
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to existing residential areas with good access to most basic services. However, the site falls within the Metropolitan Green Belt and the Upper Roach Valley special landscape area. The suitability of the site is therefore unknown until a Green Belt assessment and Landscape Character assessment have been undertaken. Significant parts of the site also fall within Flood Zones 2 and 3 which may impact on the suitability of those sites for development unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to existing employment land however it also falls within the Metropolitan Green Belt and Upper Roach Valley. The suitability of the site is therefore unknown until a Green Belt assessment and Landscape Character assessment have been undertaken.

Available:

Yes

Availability Summary:

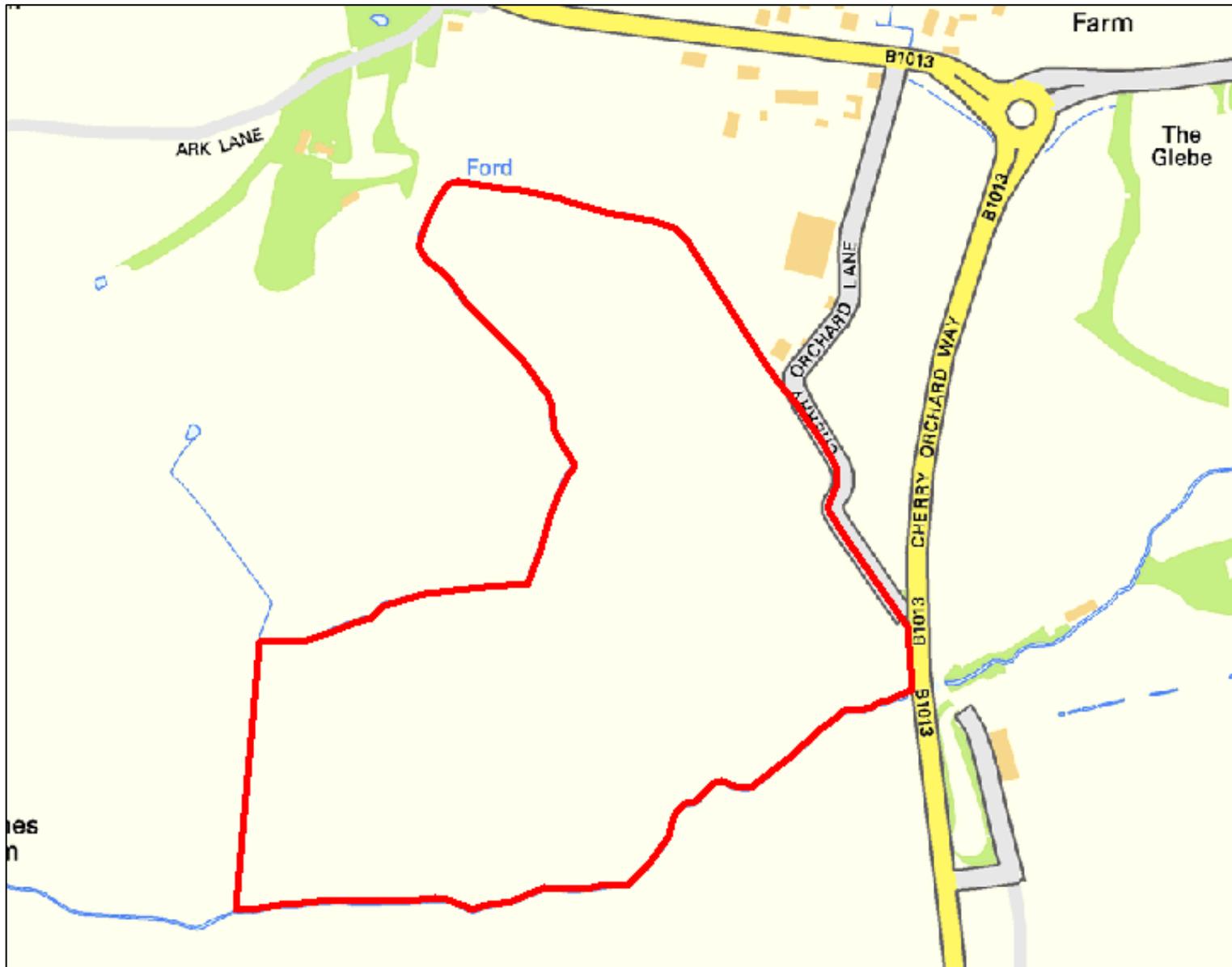
The site has been put forward by a site agent for this purpose. Part of the site is subject to an active tenancy agreement but is considered likely to be available in the medium-to-long term.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose. Part of the site is subject to an active tenancy agreement but is considered likely to be available in the medium-to-long term.



Site Details

Site Reference:	CFS079	Site size (Ha):	2.59
Site Address:	Land west of Cherry Orchard Way and east of Cherry Orchard Lane, Rochford		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural land with trees and bushes along east and west boundaries. Wooden fencing also along boundaries with a ditch running along west and southern boundary.		
Current Use:	Agricultural		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Agricultural / Highway		
Planning Permission History:	94/00517/CM		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	2.59 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with scattered trees and bushes along the boundaries
Access:	Access onto Cherry Orchard Lane and adjacent to Cherry Orchard Way and Hall Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Tenancy Agreements
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to existing employment land however it also falls within the Metropolitan Green Belt. The suitability of the site is therefore unknown until a Green Belt review has been undertaken.

Available:

Yes

Availability Summary:

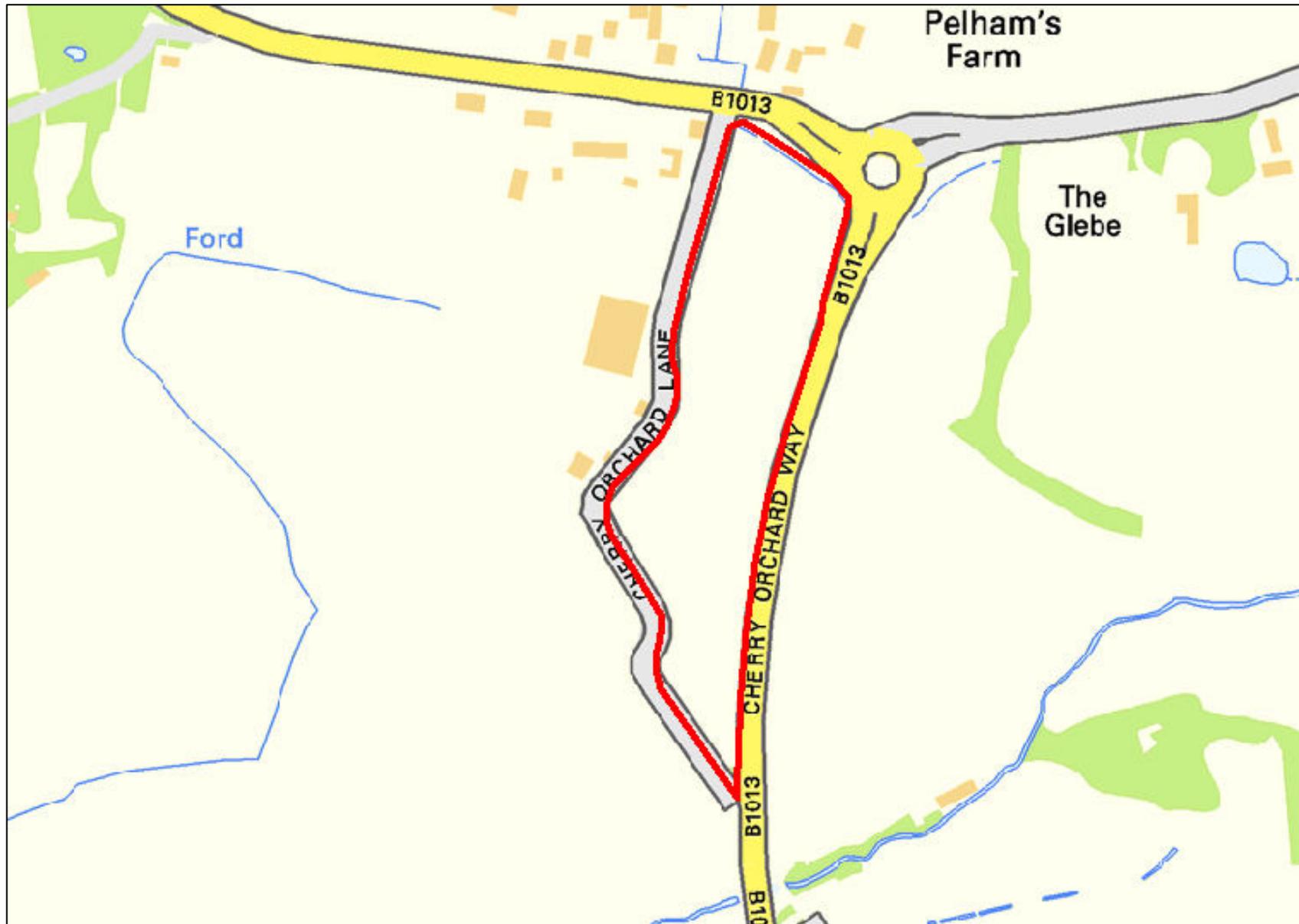
The site has been put forward by a site agent for this purpose. Part of the site is subject to an active tenancy agreement but is considered likely to be available in the medium-to-long term.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose. Part of the site is subject to an active tenancy agreement but is considered likely to be available in the medium-to-long term.



Site Details

Site Reference:	CFS080	Site size (Ha):	5.38
Site Address:	Land East of Cherry Orchard Way, Rochford, SS4 1PB		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Ashingdon Youth FC football pitches cover most of the northern side of the site. Some metal storage containers to the south of the site, used as reception and changing rooms. Trees and bushes run along all boundaries.		
Current Use:	Outdoor recreation		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Agricultural / Vacant / Highway		
Planning Permission History:	94/00517/CM		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	Airport Development Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	2.67 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.98 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	1.73 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with some bushes and trees along all boundaries
Access:	Access onto Hall Road, Cherry Orchard Lane and adjacent to Cherry Orchard Way
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy Agreements
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site has good access to local services but falls within the Metropolitan Green Belt. The suitability of the site is therefore unknown until a Green Belt assessment has been undertaken. Part of the site also falls within Flood Zones 2 and 3 which may require mitigation.

Achievable:

Yes

Employment Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to existing employment land however it also falls within the Metropolitan Green Belt. The suitability of the site is therefore unknown until a Green Belt review has been undertaken.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose. Part of the site is subject to an active tenancy agreement but is considered likely to be available in the medium-to-long term.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose. Part of the site is subject to an active tenancy agreement but is considered likely to be available in the medium-to-long term.



Site Details

Site Reference:	CFS081	Site size (Ha):	12.4
Site Address:	Land at Stroud Green, north of Hall Road, Rochford		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large agricultural field with associated farm building to the south of the site. Telecommunications mast located to the western border of the site.		
Current Use:	Agricultural		
Proposed Use:	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural		
Land Uses of Adjacent Sites:	Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	12.4 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with scattered trees and bushes along the boundaries.
Access:	Access onto Hall Road and Cherry Orchard Way
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Grade II listed Pelhams Farmhouse within site
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy Agreements
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose. Part of the site is subject to an active tenancy agreement but is considered likely to be available in the medium-to-long term.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose. Part of the site is subject to an active tenancy agreement but is considered likely to be available in the medium-to-long term.



Site Details

Site Reference:	CFS082	Site size (Ha):	45.52
Site Address:	Land between Ironwell Lane and Hall Road, Hawkwell SS4 1PD		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Very large agricultural site with moderate vegetation to boundaries		
Current Use:	Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	45.52 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Very flat agricultural field with moderate vegetation to boundaries
Access:	Possible access off of Hall Road. Also runs alongside Ironwell Lane (track/footpath)
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS083	Site size (Ha):	11.3
Site Address:	Land south of Hall Road and west of Ark Lane, Rochford SS4 1PD		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural land with a dwelling in the north west corner, surrounded by trees. Land in the centre of the site is grassland with a few shelters. Trees dotted along the boundary.		
Current Use:	Agricultural / Residential		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural / Residential / Campsite		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Ancient Land		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access to present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	11.3 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with vegetated boundaries
Access:	Adjacent to Hall Road, with footpath access to Cherry Orchard Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site has good to medium access to most basic services, but falls within the Metropolitan Green Belt and Upper Roach Valley special landscape area. The suitability of the site is therefore unknown until a Green Belt assessment and Landscape Character assessment have been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Upper Roach Valley and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS084	Site size (Ha):	10.7
Site Address:	Land south of Hall Road, Rochford SS4 1		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Greenfield agricultural land with a tree lined boundary.		
Current Use:	Residential / Agricultural / Greenfield		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Golf course / Tennis courts / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	8.81 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.32 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	1.57 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Relatively flat site with trees and other thick vegetation to the boundaries
Access:	Existing pedestrian and vehicular access onto Hall Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. Parts of the site also fall within Flood Zones 2 and 3 which may affect the suitability of those parts unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS085	Site size (Ha):	2.8
Site Address:	Land west and north of Rochford Hall, Hall Road, Rochford SS4 1NL		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	L-shaped site within the grounds of Rochford Hall. Eastern section is densely vegetated and includes a small area of the adjacent Golf Course, as well as part of the hard-standing access into the Golf Course complex. Western section contains several buildings including residential plots and outbuildings, as well as moderate vegetation and landscaping.		
Current Use:	Residential / Golf Course / Curtilage of Listed Building		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Golf Course / Listed Building		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	Ancient Land, AIR ALL, Conservation Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input checked="" type="checkbox"/> SAM (Adjacent)	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.56 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	1.24 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with some landscaping features and vegetation scattered across the site.
Access:	Multiple existing accesses onto Hall Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Adjacent to Grade I listed Rochford Hall
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rochford Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. . The site is also subject to significant constraints in particular being adjacent to a Grade I listed building and Scheduled Ancient Monument, and having parts of the site in Flood Zone 2. Any development would have to be highly sympathetic to these designations.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS086	Site size (Ha):	0.3
Site Address:	Land between Rivendell and Brookside, Napier Road, Rayleigh SS6 8HH		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Land with unmaintained small shrubs, grass and bushes surrounded by a conifer boundary with a metal mesh fence. Pylons to southern boundary.		
Current Use:	Grassland / Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	16/00375/OUT		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.3 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat, with a tree lined boundary
Access:	Access currently onto Napier road (track)
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS087	Site size (Ha):	4.18
Site Address:	Land between Western Road and Weir Farm Road, Rayleigh SS6		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Area of grassland and trees. Clear land to the centre of the site with a tree lined boundary		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Highway / Green open space		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	4.18 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Very slight incline to the east, with a tree lined boundary
Access:	Adjacent to Western Road and Weir Farm Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Leased footpath across site
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

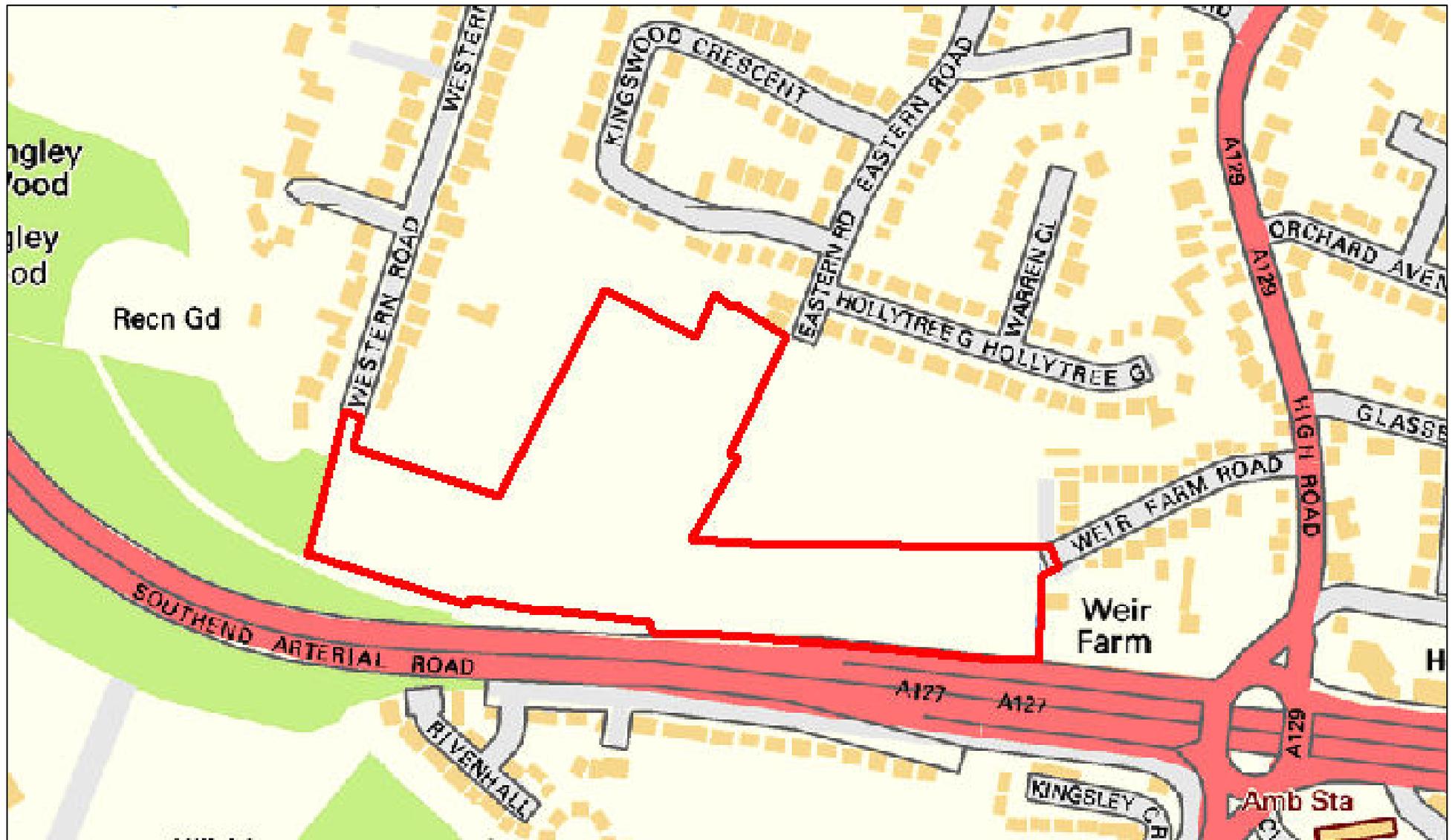
The site has been put forward by a site agent for this purpose and no ownership or physical constraints have been identified. Some legal constraints may mean the site is not available immediately.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS088	Site size (Ha):	0.28
Site Address:	Land between The Brambles and Bo Via, Clements Hall Lane, Hawkwell SS5 4DT		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Densely wooded area with telegraph wire along east boundary		
Current Use:	Woodland / Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Grazing Land		
Planning Permission History:	15/00605/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.28 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat, densely wooded area
Access:	Adjacent to Clements Hall Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Three TPOs within site boundary
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

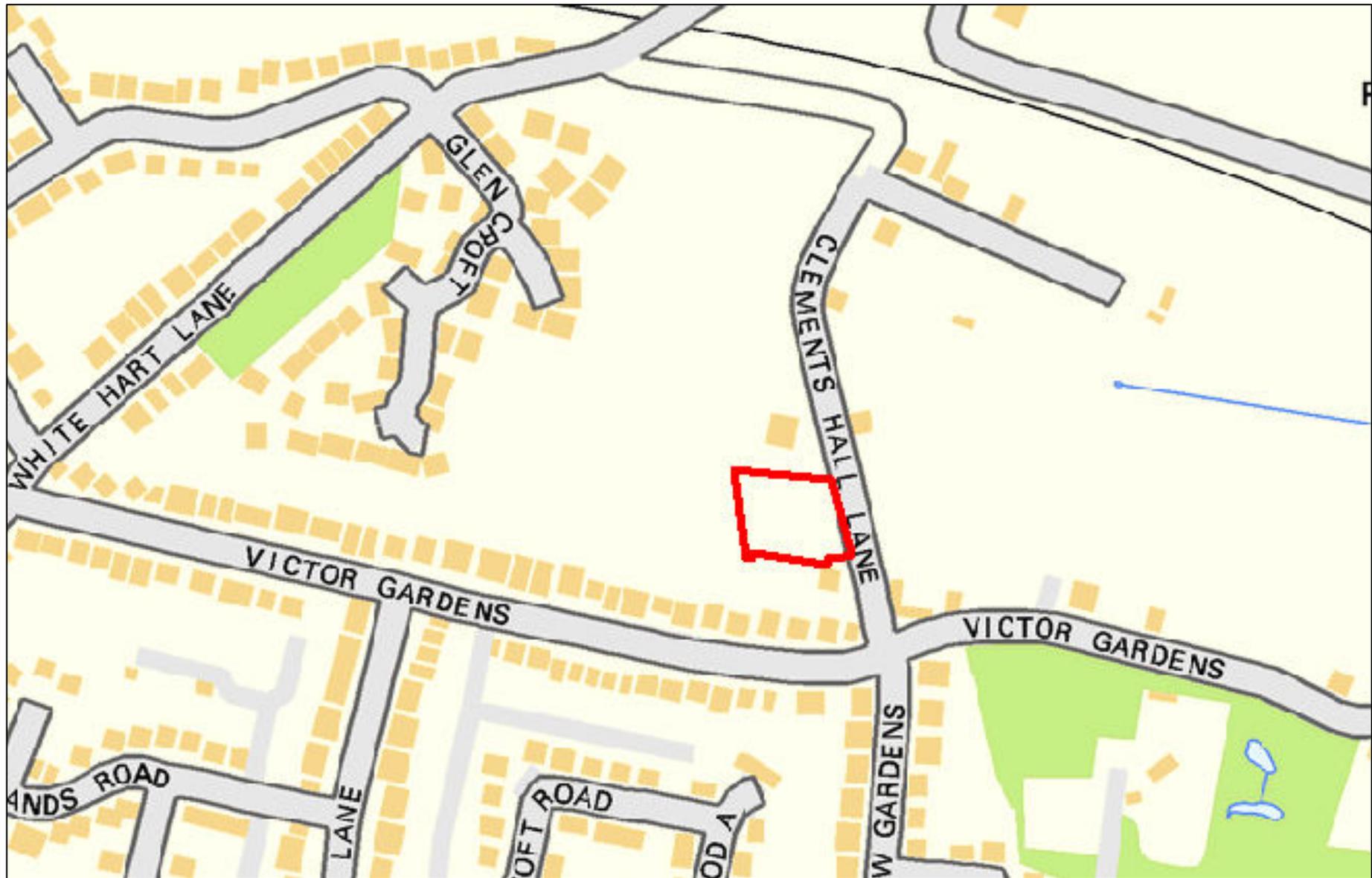
The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS089	Site size (Ha):	0.2
Site Address:	Land adjacent to Dunsmure, The Drive, Rayleigh SS6 8XA		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Grassy lawned area with dense vegetation to boundaries. Small outbuilding on southern boundary.		
Current Use:	Residential / Garden		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Grassland / Vacant		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.2 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Very flat site with vegetation to boundaries
Access:	No obvious direct access currently, however runs alongside The Drive to eastern boundary
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 and therefore fails to meet the minimum size threshold to be suitable for employment land. The site also falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

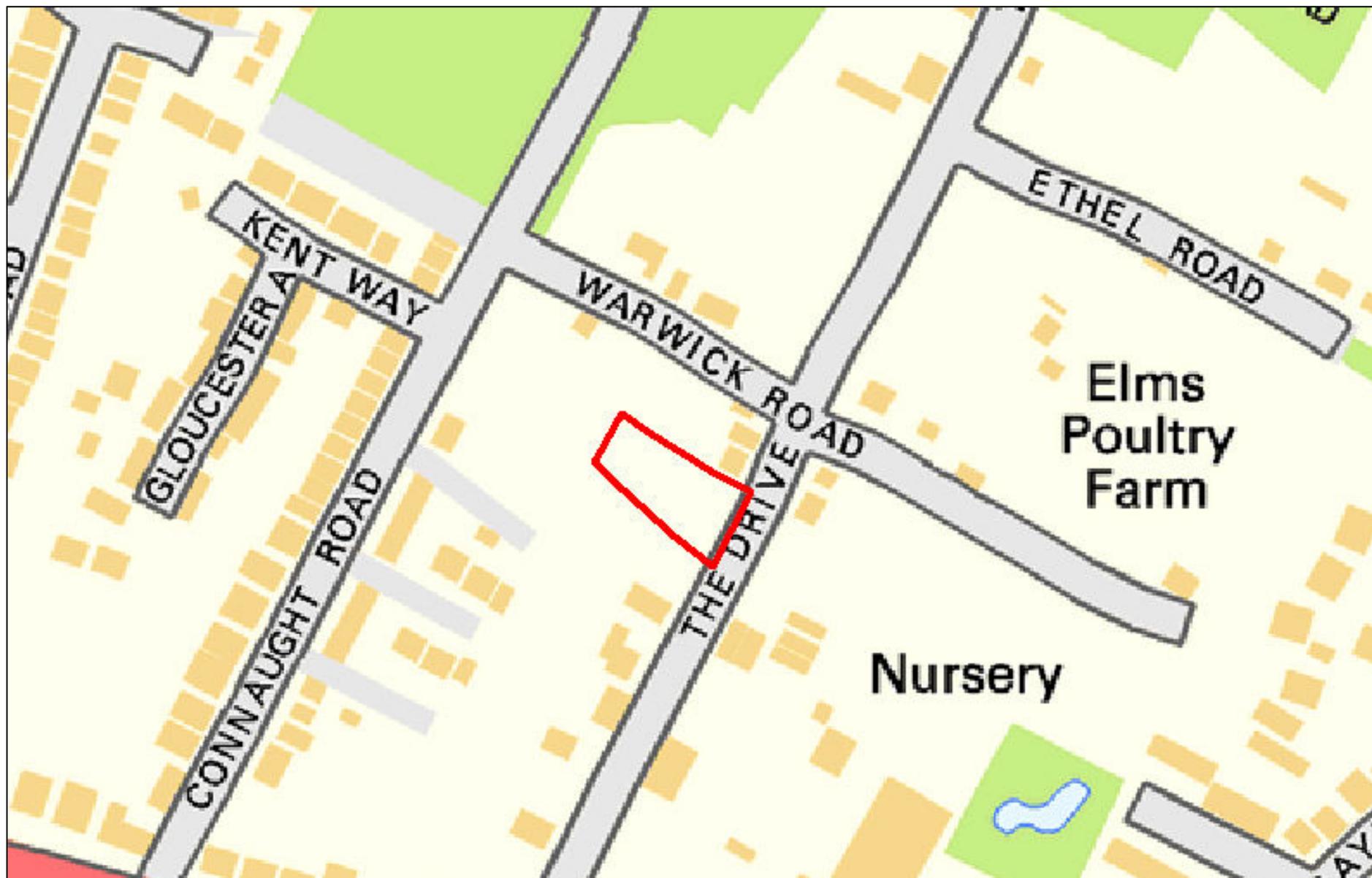
The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

Submitted via landowner and has no identified ownership, legal or physical constraints. However, the landowner would not like the site to be developed for anything other than residential.



Site Details

Site Reference:	CFS090	Site size (Ha):	0.36
Site Address:	Land South of Paglesham Road, Paglesham East End SS4 2E		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Rectangular area of well-maintained grass, surrounded by trees and thick vegetation along all four boundaries		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural / Public House		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Conservation Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	N/A			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.36 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with thickly vegetated boundary
Access:	Existing access onto Paglesham Road
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Two TPOs within site boundary
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within close proximity to four Listed Buildings
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Site falls within Paglesham East End Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Risk

Housing Development Potential

Suitable:

No

Suitability Summary:

The site has relatively poor access to local services, falls within the Metropolitan Green Belt and Coastal Protection Belt and falls entirely within Flood Zone 3. At the current time the site is considered to be unsuitable for residential development.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Coastal Protection Belt and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

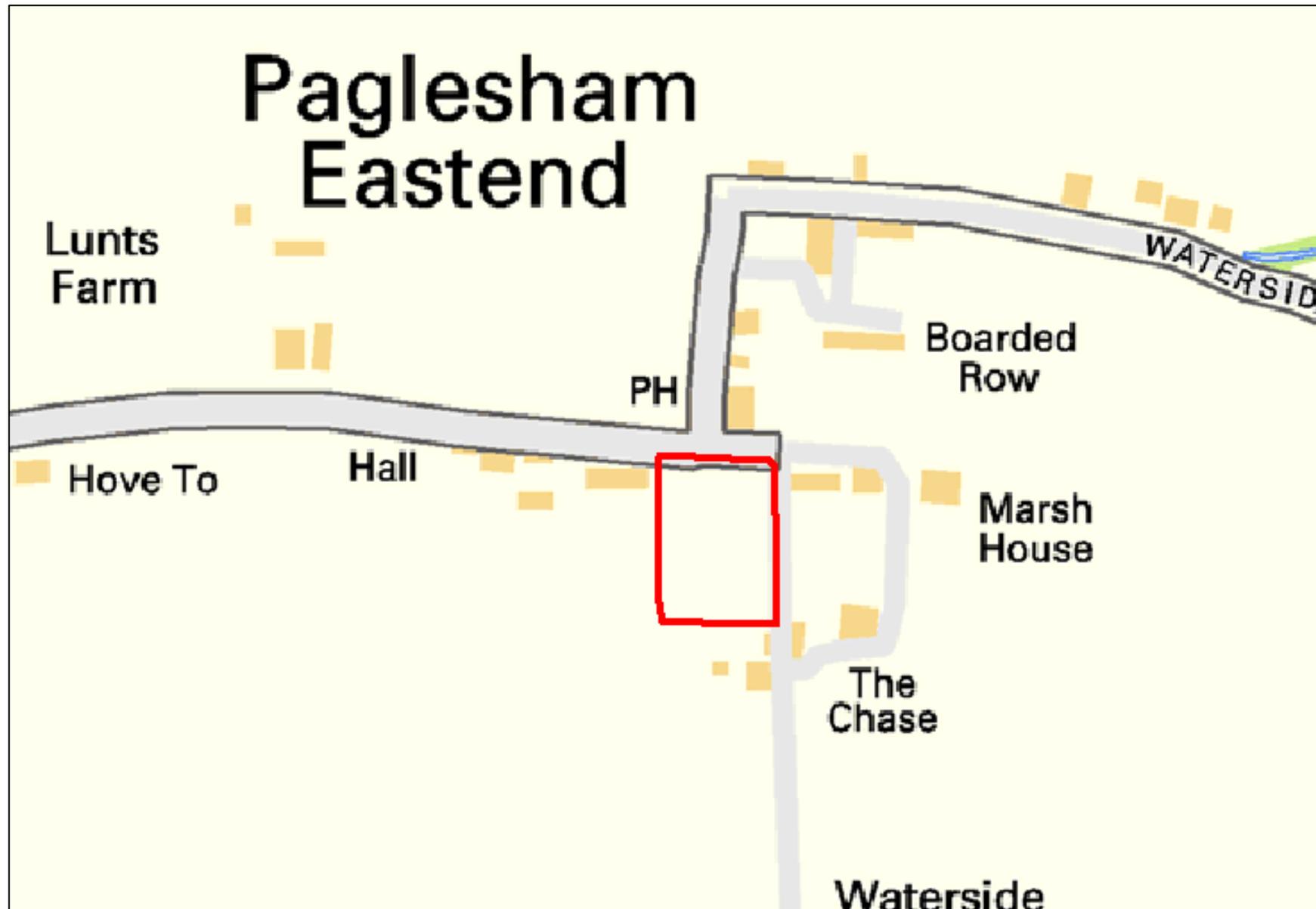
The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS092	Site size (Ha):	1.59
Site Address:	Moat Farm, Chelmsford Road, Rawreth SS11 8SJ		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Site with one dwelling and industrial buildings. Lots of scrap and unused vehicles. Trees and gardens plentiful around the site.		
Current Use:	Residential / Industrial		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural		
Planning Permission History:	Planning history to an agricultural relevance - latest (04/00848/FUL (refused, subsequently appealed and dismissed))		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Ancient Land		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	N/A			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.49 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	1.1 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat, with many trees scattered around the site and some areas of fairly thick woodland.
Access:	Existing access onto Chelmsford Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Risk

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. The site also falls entirely within Flood Zones 2 and 3 and any residential development would likely have to mitigate against this flood risk.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership or legal constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS093	Site size (Ha):	2.4
Site Address:	Greenacres and adjacent land, Victor Gardens, Hawkwell SS5 4DY		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Open woodland with fencing, thicker vegetation to boundary. Eastern side of side is unmaintained and more open with wild vegetation.		
Current Use:	Vacant / Residential / Woodland		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Leisure		
Planning Permission History:	91/00399/FUL (part of site has permission for use as touring caravan site); 14/00513/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	2.4 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat, very slight incline to west on eastern side of site. Trees cover the vast majority of the site.
Access:	Existing vehicular access onto Victor Gardens
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: TPO covers entire site
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Adjacent to Grade II listed Clements Hall
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No TPO covers site

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. The site also has a TPO across the site which is likely to detract from the scale of development achievable on this site. Part of the site previously had permission as a caravan site and this part may therefore meet the definition of previously developed land.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any existing town centres or existing employment areas. The site also has a TPO across the site which may impact on the suitability of the site.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS094	Site size (Ha):	0.5
Site Address:	Land west of Ash Green, Canewdon SS4 3QN		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Small vacant plot of grassland with light vegetation to boundaries		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural / Vicarage		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Conservation Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.5 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Incline to the north with light vegetation to boundaries
Access:	No obvious access at present. Site runs adjacent to private road.
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Canewdon Church Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

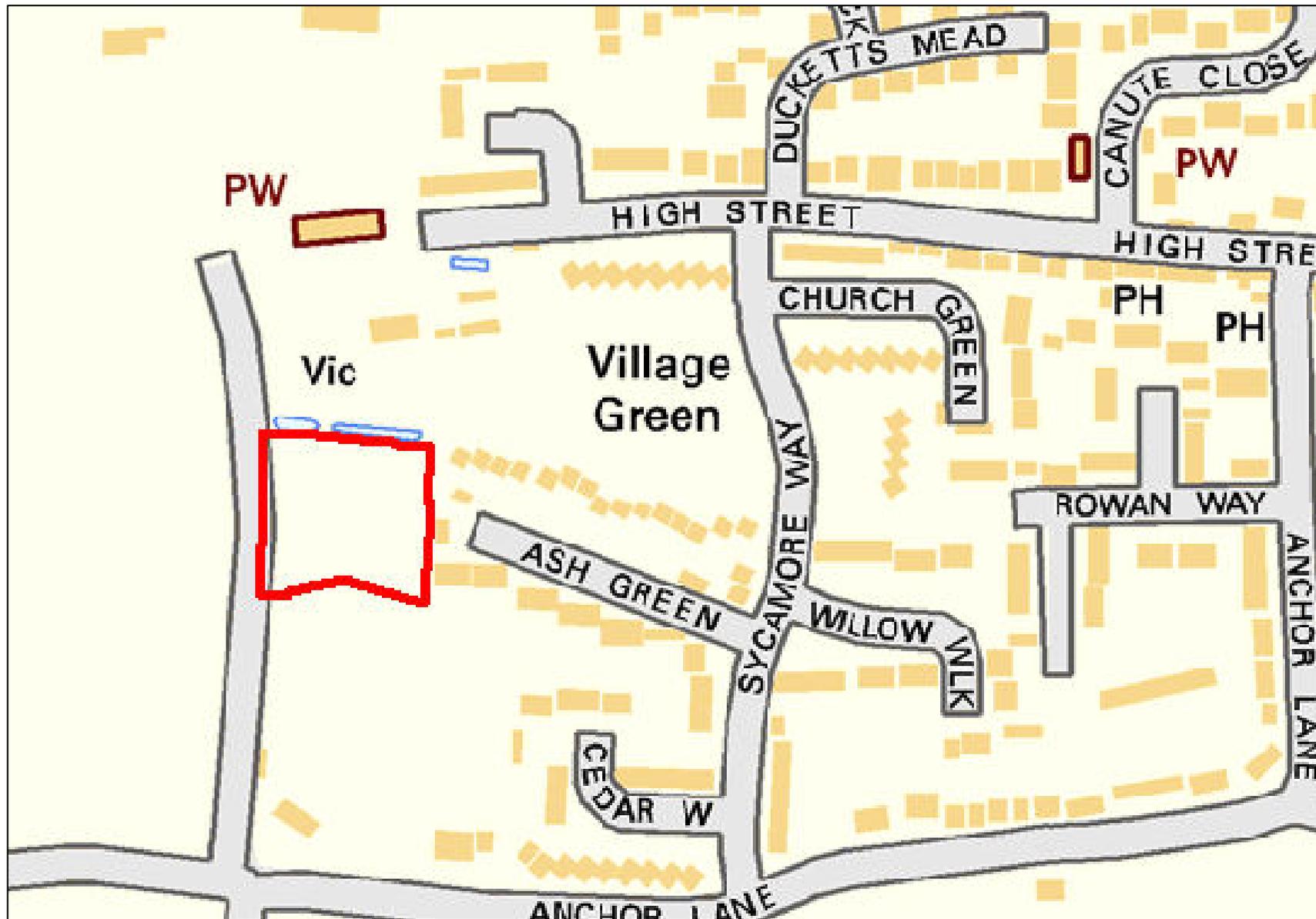
Submitted via site agent for this purpose and has no identified ownership, legal or physical constraints.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS095	Site size (Ha):	3.9
Site Address:	Peggle Meadow, Southend Road, Rochford SS4 1J		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Residential property and garden, with large grassy field behind. Vegetation to all boundaries and various buildings scattered across the field.		
Current Use:	Residential / Grass field		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Ancient Land		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3.65 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.05 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.2 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat with vegetation to all boundaries
Access:	Residential property on western boundaries provides an access off of Southend Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. A small part of the site falls within Flood Zones 2 and 3 which may impact on the suitability of the site unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

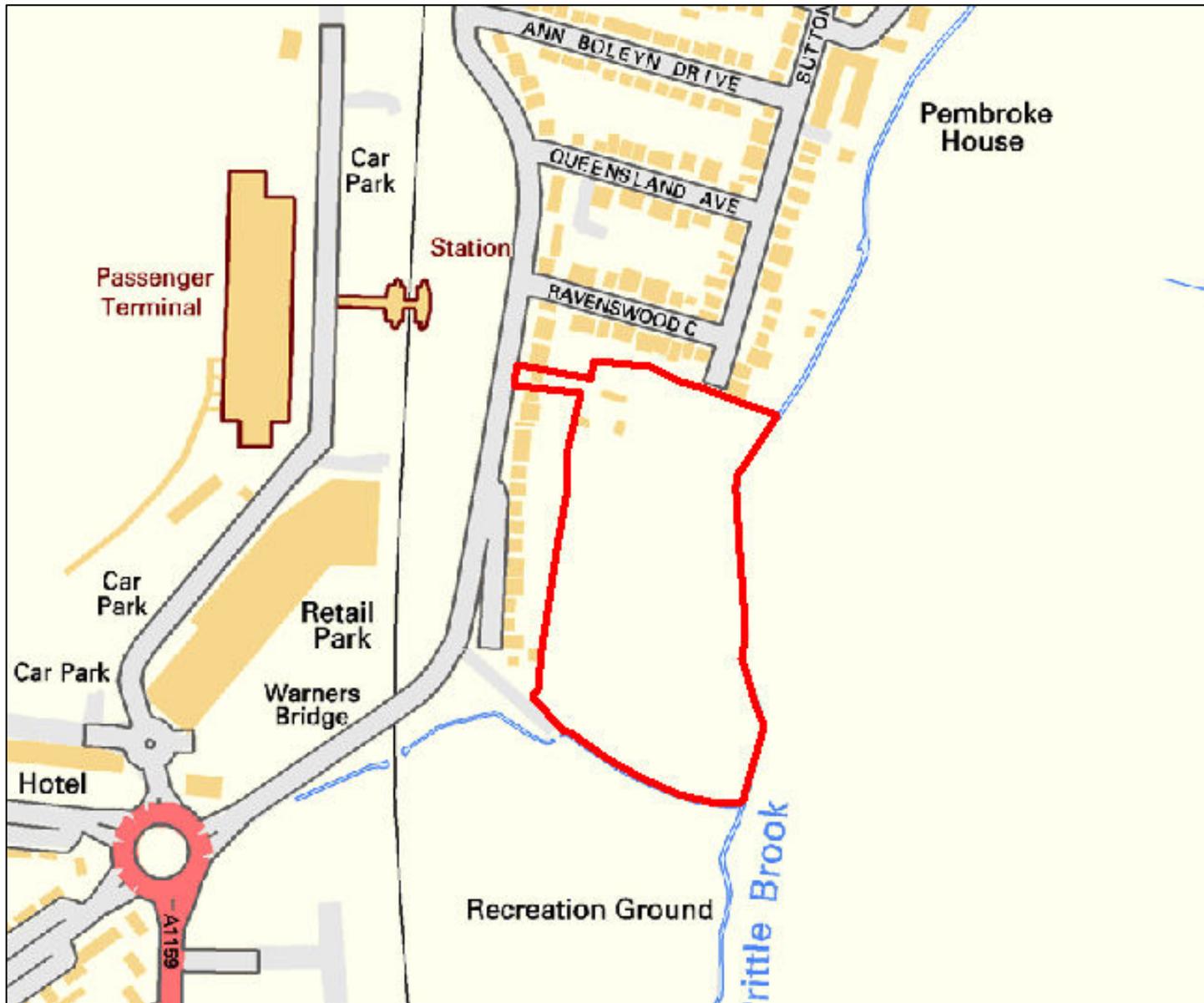
The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS96	Site size (Ha):	0.15
Site Address:	43-45 South Street, Rochford, SS4 1		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Former Rochford Police Station with associated buildings, infrastructure and hard-surfaced car park. The southern boundary contains a large amount of infrastructure and flora including the original brick walling, stairs, lighting and signage serving the Police Station building, as well as decorative plants and shrubs.		
Current Use:	Disused Police Station		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential to north, east and south. Highway, employment land and residential to west.		
Planning Permission History:	08/00204/FUL – refurbishments. Other minor works also noted.		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Conservation Area, Ancient Land		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.15			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	The rear half of the site is a flat, tarmacked car park. The site slopes from street-level to the rear of the Police Station with the car park area mostly flat.
Access:	The site adjoins the eastern edge of South Street with a vehicular access to the north of the building into the rear car park area
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rochford Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Are there any physical constraints likely to restrict the density of development?
(e.g. flood risk, topographical issues etc.)

Yes No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is an already developed site within the existing residential area. The site is considered to be sustainably located and is not subject to any absolute development constraints.

Achievable:

Marginal

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is smaller than 0.25 hectares but its location close to existing employment areas and Rochford town centres means it would be suitable for small-scale employment uses such as Offices. The site is not subject to any absolute development constraints.

Available:

Yes

Availability Summary:

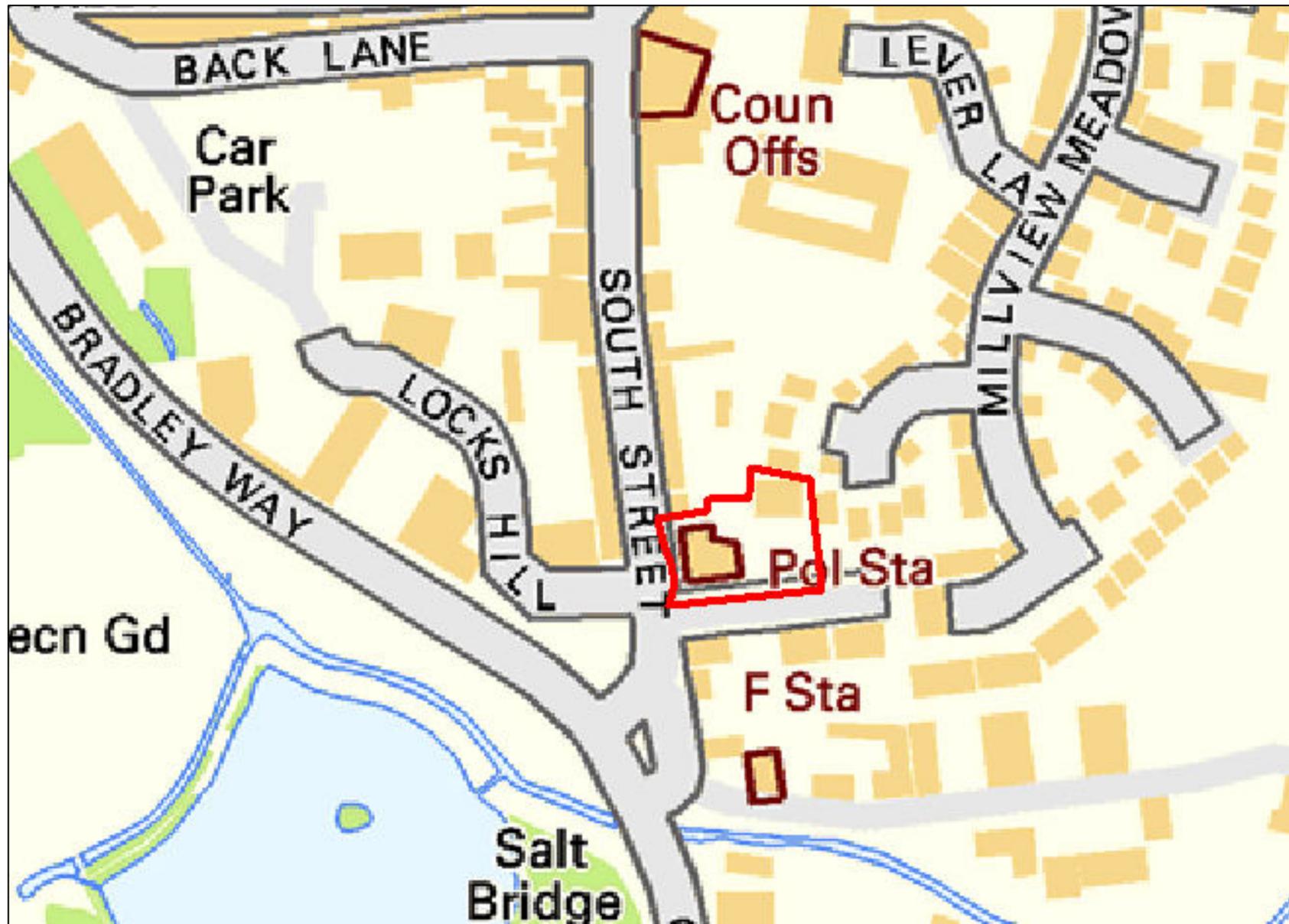
The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward by the site agent for this purpose.



Site Details

Site Reference:	CFS097	Site size (Ha):	33.47
Site Address:	Tithe Park, Poynters Lane, Great Wakering SS3 9		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large agricultural field with a tree lined boundary. A few trees scattered across, and a track running north-south across the field.		
Current Use:	Agricultural		
Proposed Use:	Residential, Cultural, Other		
Land Uses of Adjacent Sites:	Agricultural / Residential / Park / Vacant		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Ancient Land, High pressure Pipeline		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	32.47 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	1 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with a tree lined boundary
Access:	Existing access onto Poynters Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Tenancy Agreement
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. Part of the site falls within Flood Zone 2 which may impact on the suitability of this part unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership or physical constraints have been identified. A short lease currently exists on the site which might impact on its immediate availability.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS098	Site size (Ha):	1.72
Site Address:	Land north of Napier Road, Rayleigh SS6 8HH		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Maintained agricultural land, with trees and shrubs to boundaries		
Current Use:	Agricultural		
Proposed Use:	Residential, other		
Land Uses of Adjacent Sites:	Agricultural / Residential / Playing field.		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.72 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slight incline to the east, trees and bushes along the boundaries
Access:	Existing access onto Napier Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

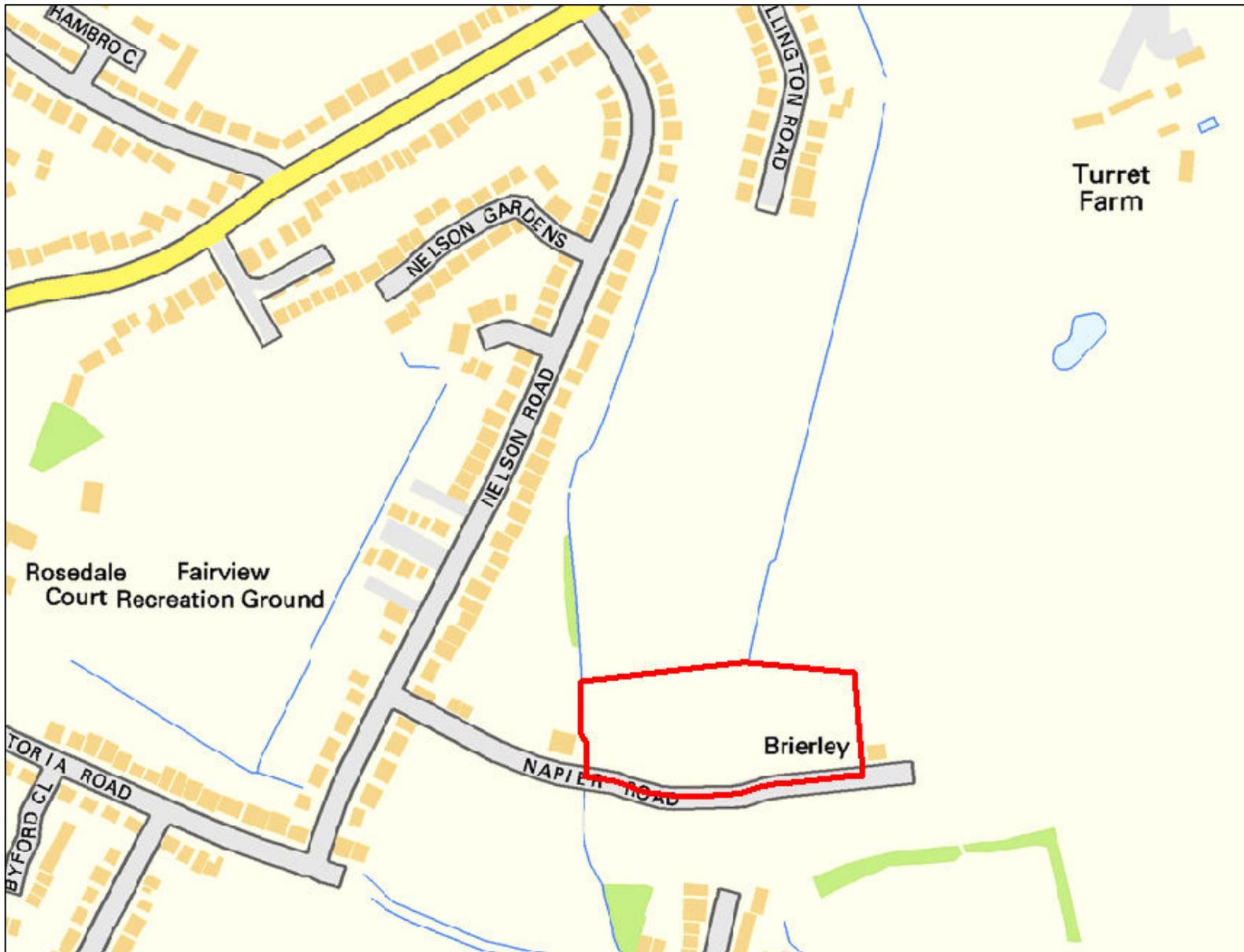
The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS099	Site size (Ha):	38.9
Site Address:	Land to the west of Hullbridge SS5		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural land with shrubbery dividing fields, structure to south west of site		
Current Use:	Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	High pressure pipeline		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	34.18 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.25 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	4.47 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Site has a northward incline with trees and bushes dividing the fields.
Access:	Access from the west of the site via Highlands Road, potential easterly access via Grasmere Avenue and Riverview Gardens
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Multiple TPOs across site
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to the existing residential area with good access to most basic services. However, the site falls within both the Metropolitan Green Belt and Coastal Protection Belt. The suitability of the site is therefore unknown until a Green Belt assessment and Landscape Character review have been assessment . Part of the site falls within Flood Zone 2 which may impact on the suitability of this part unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Coastal Protection Belt and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS100	Site size (Ha):	3.0
Site Address:	Land at Nevendon Salvage and adjacent land to the east, Lower Road, Hullbridge, Essex SS5 6		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Grassland with vacant shed. Scrapyard/ tyre sales to west		
Current Use:	Grazing land / Scrapyard		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with large bushes on every boundary
Access:	Existing access onto Lower Road and Central Avenue
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Tenancy agreement
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. Part of the site may fit the definition of Previously Developed Land and would therefore be suitable for redevelopment for residential purposes.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any existing town centres or existing employment areas.

Available:

Yes

Availability Summary:

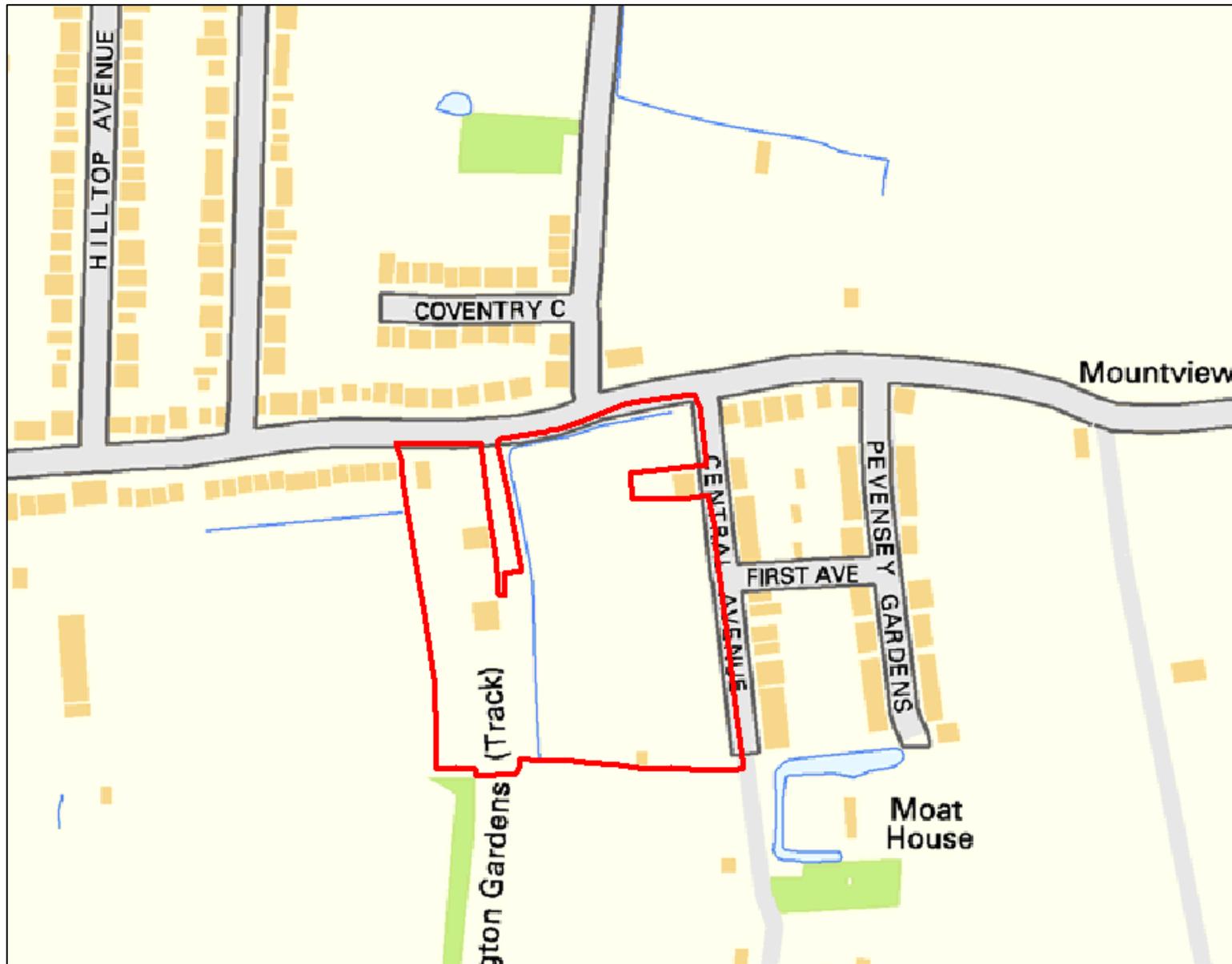
The site has been put forward by a site agent for this purpose and no ownership or physical constraints have been identified. A tenancy agreement may impact on the short term availability of the site.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS101	Site size (Ha):	0.9
Site Address:	Brandy Hole Yacht Club, Kingsman Farm Road, Pooles Lane, Hullbridge SS5 6BQ		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Gravel and grass car park with some landscaping. Some rubble is present along with metals structure and disused boats		
Current Use:	Car park for adjacent Yacht Club		
Proposed Use:	Leisure / Recreation / Residential		
Land Uses of Adjacent Sites:	Yacht Club / Scrubland / Vacant land / Residential		
Planning Permission History:	13/00255/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	Adjacent to the site is a designated SAC and SSSI		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	N/A			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.9 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat site with sea defence mound
Access:	Adjacent to Farm Road, currently has a shared entrance with Yacht Club
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Risk

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good to medium access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. Any residential development would also have to be sensitive to the adjacent environmental constraints and mitigate against the flood risk being located entirely within Flood Zone 3.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for this purpose and no ownership or legal constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS102	Site size (Ha):	4.21
Site Address:	Land to the north of Eastwood Road, east of The Drive, south of Warwick Road, Rayleigh SS6 8XA		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Northern part of Garden Centre, large variety of buildings on site including residential dwellings, metal barn-style structures and greenhouses. The site is currently contains many caravans and a great deal of landscaping including grassy areas to north and east, as well as trees and hedges across site and particularly to eastern section		
Current Use:	Garden Centre / Residential / Industrial		
Proposed Use:	Mixed		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	99/00740/LDC		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	4.21 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	This site is mostly flat, with a significant area to the north and east containing grassland and a small section of woodland. Trees and hedges are common across the site and particularly to the northern and eastern boundaries.
Access:	Existing access from The Drive and runs adjacent to Warwick Road
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Two TPOs on the site
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Multiple Tenancies
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by the landowner. Multiple tenancies exist on the site which may impact on the availability of the site in the short term.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS103	Site size (Ha):	3.5
Site Address:	Rosdene, Barrow Hall Road, Barling SS3 0QW		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Grassed area with some scrap on site. Small access points with a boundary of other properties and hedgerow		
Current Use:	Rosdene Nursery		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural, Residential		
Planning Permission History:	06/00287/OUT (Refused)		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3.5 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with light landscaping
Access:	Narrow access onto Barrow Hall Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

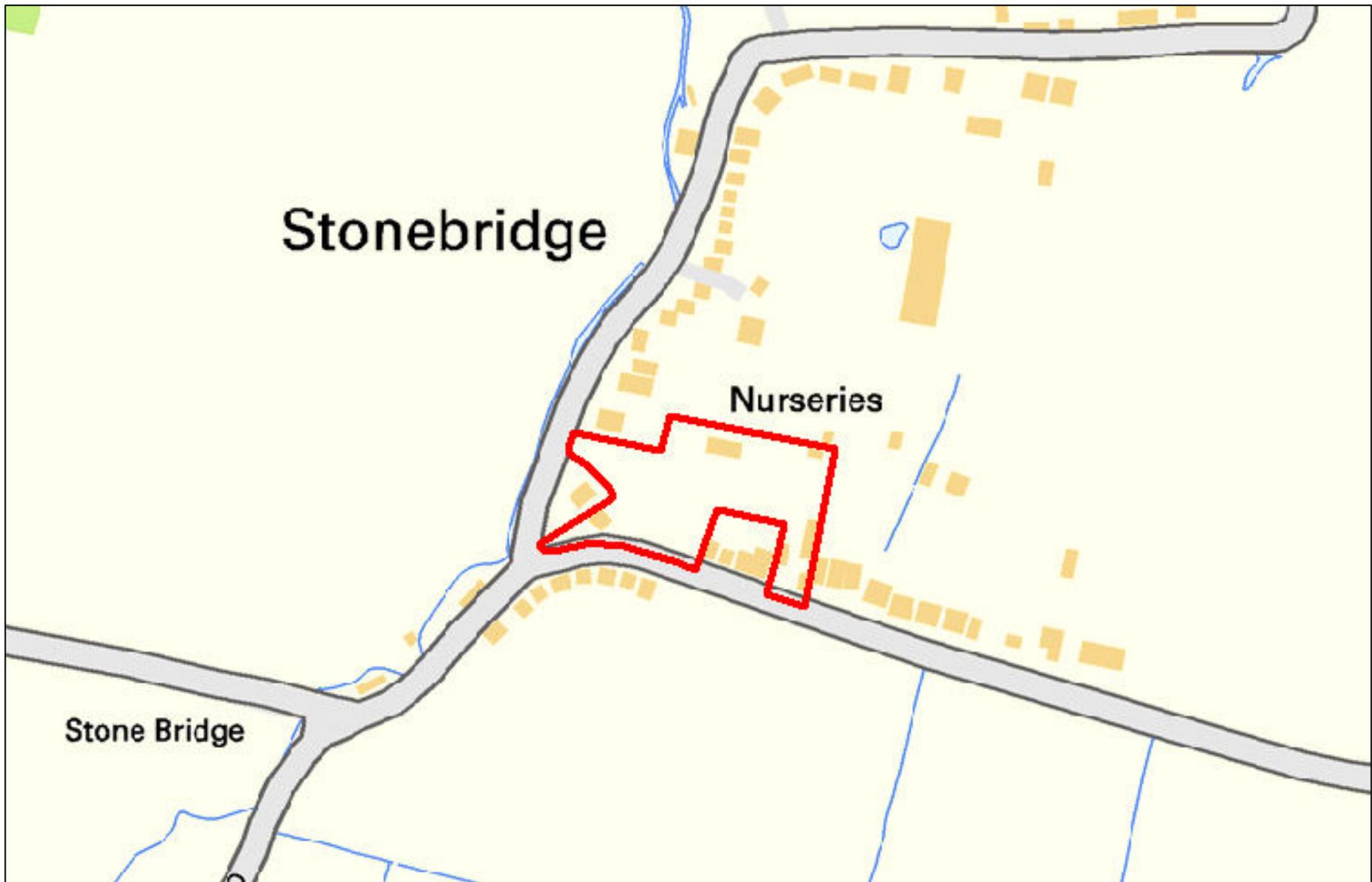
The site has been put forward for this purpose by the landowner and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS104 / BFR3	Site size (Ha):	1.8
Site Address:	Stambridge Mills, Mill Lane, Stambridge SS4 2AA		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Disused mill site with some large, industrial buildings remaining. Significant hard-standing exists across the site.		
Current Use:	Disused Industrial/Brownfield		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential, Agricultural		
Planning Permission History:	12/00270/DEMCOM / 11/00494/FUL / 97/00727/FUL		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	N/A			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.44 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	1.36 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with hard-surfacing across and large industrial buildings
Access:	Existing access on to the site from Mill Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Adjacent to Grade II listed Broomhills
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Risk

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is a Brownfield site which is allocated for and expected to deliver residential development. The site passed the sequential test and therefore is considered suitable for residential development subject to suitable flood defences and mitigation measures being implemented.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is allocated for residential development and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site is an allocated site and has been put forward for this purpose by the landowner. The site has no identified ownership or legal constraints, and it is expected that the physical constraints relating to flooding can be overcome in this instance.

Available:

No

Availability Summary:

The site has not been put forward or allocated for this purpose.



Site Details

Site Reference:	CFS105	Site size (Ha):	10.3
Site Address:	Land north of Hambro Hill, Rayleigh SS6 8BZ		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Concrete, gated drive way with large car park and vehicle scrapyards with a metal container used as reception. Unsurfaced ramp to vacant field with overhead cable traversing site with trees and hedgerows on the boundary. Large warehouse-style buildings to rear of site.		
Current Use:	Vacant / Car scrap / Car park		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Woodland / Residential		
Planning Permission History:	10/00434/LDC / 06/00562/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt (partially) <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	10.3 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Incline to north with some trees separating the site into east and west, with trees along all boundaries.
Access:	Existing access onto Hambro Hill
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 'Permitted Active Sand and Gravel'
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy Agreement
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a site agent and no ownership or physical constraints have been identified. An active tenancy exists on the site which may impact on the availability of the site in the short term.

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS106	Site size (Ha):	0.53
Site Address:	Land between Couplings and Nebkitt, Wellington Avenue, Hullbridge SS5 6DT		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Residential garden with bushes along boundaries		
Current Use:	Residential Garden		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Golf Club		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.53 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with bushes along some of the boundaries
Access:	Adjacent to Wellington Avenue
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a site agent and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS107	Site size (Ha):	0.51
Site Address:	Land south of Roaming, Wellington Road, Hullbridge SS5 6D		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Metal and brick building on site, gravel car park with trees and bushes along the boundaries		
Current Use:	Gravel car park / Shed / Part of a residential garden		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Golf Club		
Planning Permission History:	94/00368/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.51 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with trees along east and south boundaries
Access:	Access onto Wellington Avenue, Kingsway
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a site agent and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS108	Site size (Ha):	0.17
Site Address:	Land north of Friday Woods, Wellington Road, Hullbridge SS5 6DT		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Residential garden, well kept, wooden fence and some bushes along the rear to the site		
Current Use:	Residential garden		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Golf Club		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.17 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with bushes and trees along the rear of the site.
Access:	Access onto Wellington Avenue
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and therefore fails to meet the minimum size threshold to be suitable for employment land. The site also falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a site agent and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS109	Site size (Ha):	0.11
Site Address:	Land between The Groves and Joydene, Wellington Avenue, Hullbridge SS5 8DX		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Garden with trees to boundary, well kept with wooden fence		
Current Use:	Garden		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Golf Club		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.11 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with trees along the rear of the site.
Access:	Access onto Wellington Avenue
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and therefore fails to meet the minimum size threshold to be suitable for employment land. The site also falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a site agent and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS110	Site size (Ha):	0.23
Site Address:	The Bush, Wellington Avenue, Hullbridge SS5		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Wooden garage within a residential garden, trees to the rear of the site		
Current Use:	Garden / Driveway		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Golf club		
Planning Permission History:	99/00589/OUT		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvement to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.23 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with trees to the rear of the site
Access:	Access onto Wellington Avenue
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a site agent and no ownership, legal or physical constraints have been identified.

Employment Development Potential

Suitable:

No

Suitability Summary:

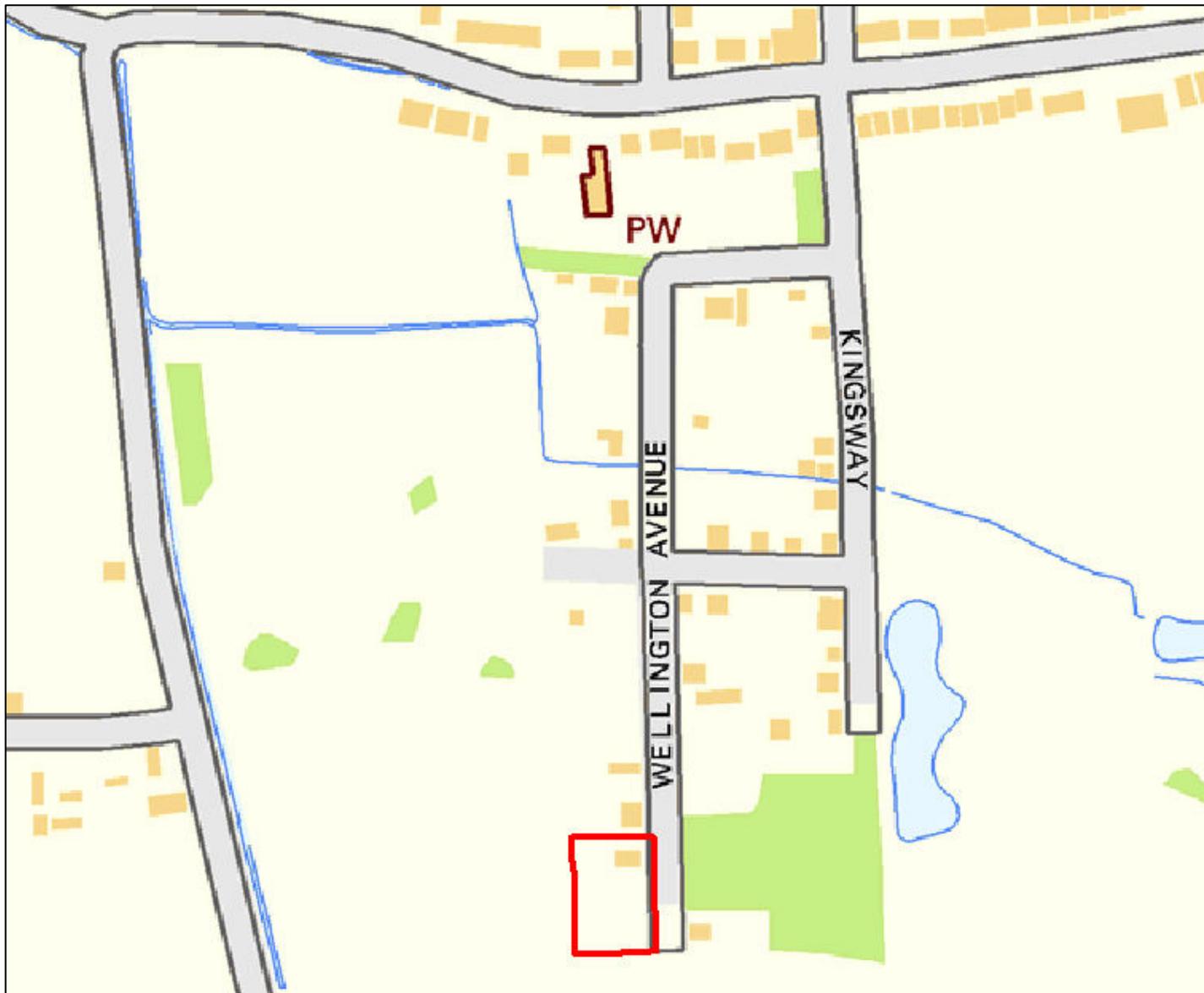
The site is smaller than 0.25 hectares and therefore fails to meet the minimum size threshold to be suitable for employment land. The site also falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS111	Site size (Ha):	3.99
Site Address:	Land north of Coombes Grove, Rochford SS4 1DX		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Flat agricultural land with light foliage and trees to boundary. Electricity cables run overhead, however there is no physical infrastructure present at ground level. A footpath runs along the southern boundary between Russell Grove and Little Stambridge Hall Lane		
Current Use:	Agricultural		
Proposed Use:	Mixed		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Partially within the flight safety area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3.99 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat agricultural land with light foliage and trees to boundary
Access:	The site has a long accessible boundary to Little Stambridge Hall Road and abuts perpendicular to Russell Grove which provides on-foot access to the footpath along the site
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy Agreement
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership or physical constraints have been identified. There is an active tenancy agreement which may impact on the availability of the site in the short term.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership or physical constraints have been identified. There is an active tenancy agreement which may impact on the availability of the site in the short term.



Site Details

Site Reference:	CFS112	Site size (Ha):	3.17
Site Address:	Land to the west of Stambridge Mills, Mill Lane, Rochford SS4 2AA		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large agricultural field with vegetation to boundaries. Electricity cables run overhead but solitary pylon on northern boundary is the only ground-level infrastructure present within the site limits.		
Current Use:	Agricultural		
Proposed Use:	Mixed		
Land Uses of Adjacent Sites:	Disused Mill / Agricultural / Residential / River		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Partially within the flight safety area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.24 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.68 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	1.25 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slight incline but otherwise mostly flat site with vegetation to boundaries
Access:	Grassy access onto Mill Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy Agreement
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Risk

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. Significant parts of the site also fall within Flood Zones 2 and 3 which may impact on the suitability of those parts unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership constraints have been identified. There is an active tenancy agreement which may impact on the availability of the site in the short term.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership constraints have been identified. There is an active tenancy agreement which may impact on the availability of the site in the short term.



Site Details

Site Reference:	CFS113	Site size (Ha):	4.17
Site Address:	Land to the east of Mill Lane, Rochford SS4 2A		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Part of site is cultivated for agricultural use, whilst remainder is grassland. Small stream passes through the site which creates a subdivision to the north-east. These sub-divisions are marked and bounded by dense foliage and trees. Hard-surfaced lane in southern section provides access to retirement home beyond		
Current Use:	Part agricultural / Part grassland		
Proposed Use:	Mixed		
Land Uses of Adjacent Sites:	Disused Mill / Residential / Cricket ground		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Partially within the flight safety area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.97 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.55 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	2.65 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat with slight slope down into Stambridge Road. Dense foliage and trees situated along the boundaries.
Access:	Current access is off Mill Lane and a track from Stambridge Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy Agreements
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Risk

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and Coastal Protection Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment and Landscape Character assessment have been carried out. Significant parts of the site also fall within Flood Zones 2 and 3 which may impact on the suitability of those parts unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Coastal Protection Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership constraints have been identified. There is an active tenancy agreement which may impact on the availability of the site in the short term.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership constraints have been identified. There is an active tenancy agreement which may impact on the availability of the site in the short term.



Site Details

Site Reference:	CFS114	Site size (Ha):	1.35
Site Address:	Land to The rear of The Cherry Tree Pub, Stambridge Road, Rochford SS4 2AF		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Flat lawned area with tree-lined central drive and boundaries. Small solar panel installation in south-west corner bordered by metal fencing. Central driveway is also lined with telegraph poles		
Current Use:	Grass lawn		
Proposed Use:	Mixed		
Land Uses of Adjacent Sites:	Agricultural / Public House / Farm buildings / Rose Cottage (listed building)		
Planning Permission History:	90/00877/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	Impacted by London Southend Airport Flight Safety Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.35 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat lawned area with vegetation including trees to boundaries and driveway
Access:	Central driveway connects to Stambridge Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Adjacent to Grade II listed Rose Cottage
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy Agreements
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership constraints have been identified. There is an active tenancy agreement which may impact on the availability of the site in the short term.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership constraints have been identified. There is an active tenancy agreement which may impact on the availability of the site in the short term.



Site Details

Site Reference:	CFS115	Site size (Ha):	4.5
Site Address:	Land to the west of Little Wakering Road, Great Wakering SS3		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural site with telegraph poles to eastern boundary		
Current Use:	Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	16/00731/OUT		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Allocated site SER9A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	4.5 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat agricultural field
Access:	The site runs adjacent to Barrow Hall Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The allocated part of the site received Outline planning permission in February 2017 subject to a Section 106 agreement. This part is therefore considered suitable for residential development. The remainder of the site is located close to an existing residential area with good access to most basic services. This part of the site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a site agent and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS116	Site size (Ha):	20.45
Site Address:	Land south of Coombes Farm, Stambridge Road, Rochford SS4 1		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large and very flat agricultural site. Solitary pylon in place, roughly in the centre, with associated power cables running from the northern boundary to south-eastern boundary. The boundary is decorated mostly with light foliage and shrubbery		
Current Use:	Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / River / Allotment / Vacant		
Planning Permission History:	09/00528/OUT, 11/00781/OUT		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	20.45 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Large and very flat agricultural site. Light vegetation to the boundary
Access:	No existing road access from Rocheway but a footpath currently runs from the end of the road through the site; other access from this point is restricted by gating. The site also borders Stambridge Road to the north-east which could provide a point of access.
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: One TPO within site boundary
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Safeguarding Area – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy Agreement

Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership constraints have been identified. There is an active tenancy agreement which may impact on the availability of the site in the short term.

Employment Development Potential

Suitable:

No

Suitability Summary:

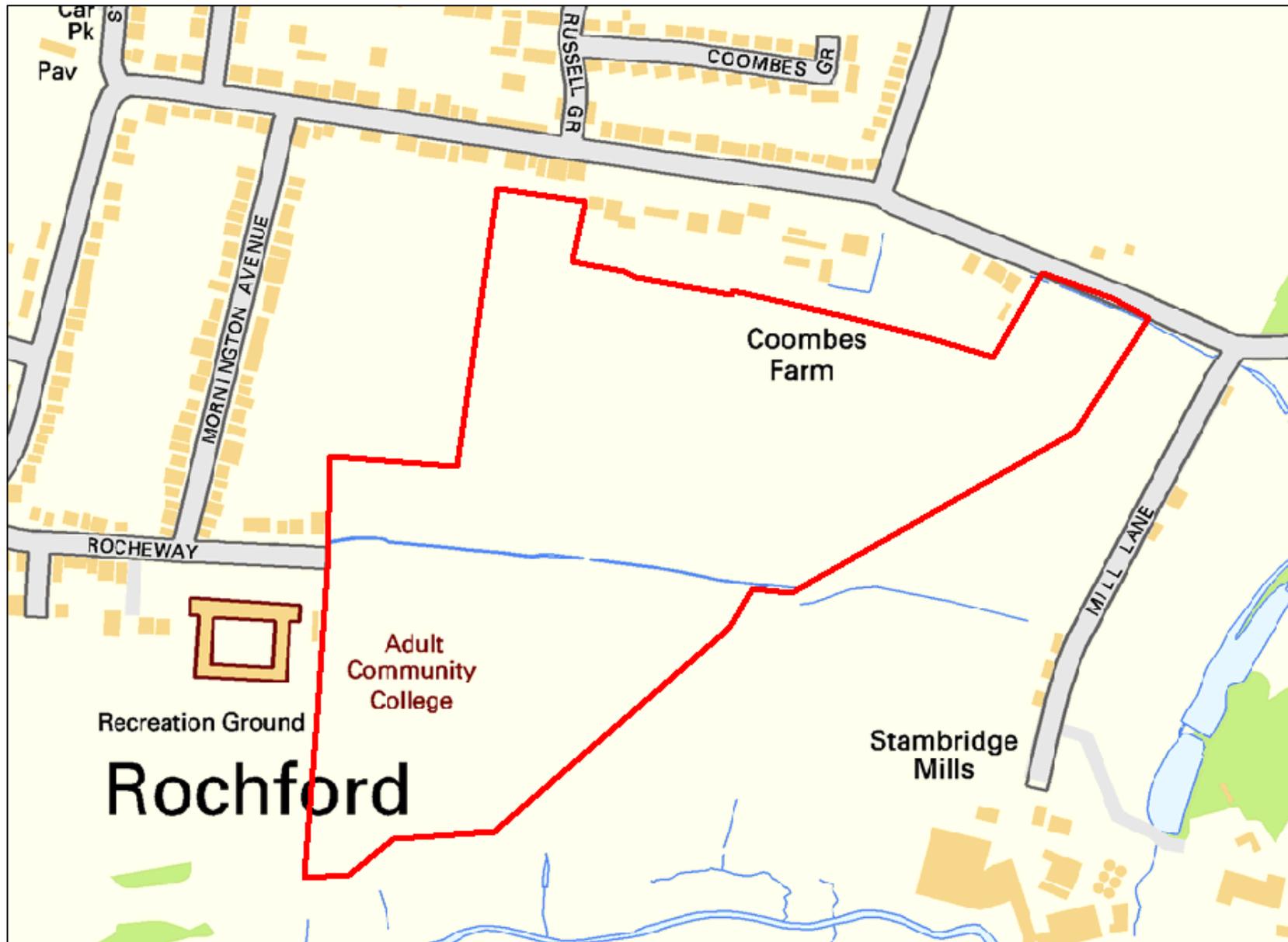
The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

No

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership constraints have been identified. There is an active tenancy agreement which may impact on the availability of the site in the short term.



Site Details

Site Reference:	CFS117	Site size (Ha):	0.27
Site Address:	120-122 Stambridge Road, Rochford SS4 1DR		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Shingled car park area between two houses. Back of the site contains a dilapidated metal structure and dense foliage.		
Current Use:	Informal parking		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area
Other designations:	N/A		

\s

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.27 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat, shingled area to front which is currently used as an 'unofficial' car park for residents in the locality.
Access:	Currently accessed directly off of Stambridge Road.
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: One TPO within site boundary
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site falls within the existing residential area and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

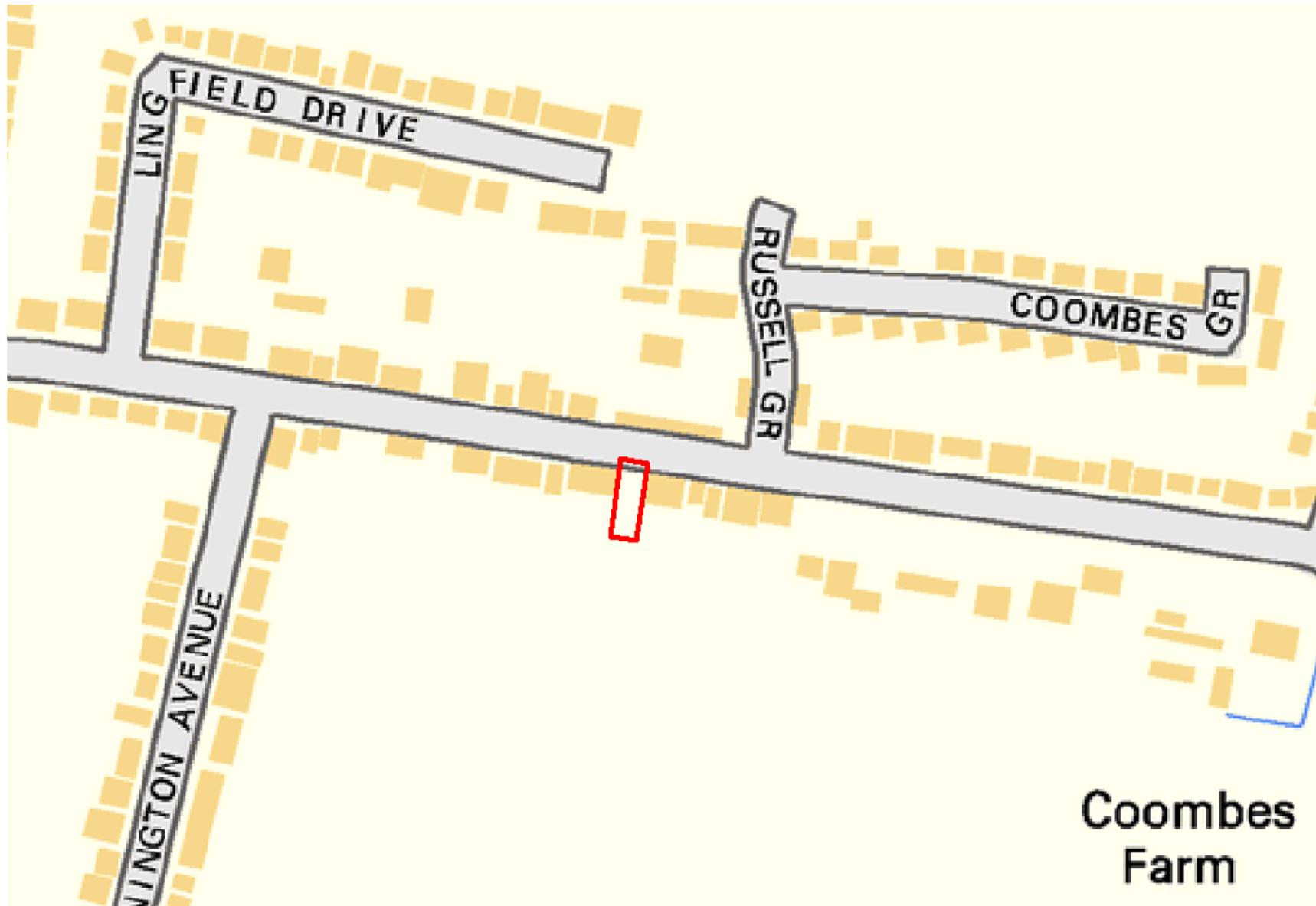
The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS118	Site size (Ha):	0.33
Site Address:	The Paddock by Clements Hall Way, Rectory Road, Hawkwell SS5 4LR		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Narrow stretch of grass field with some bushes and trees scattered across		
Current Use:	Vacant / Grassfield		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.33 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with light vegetation
Access:	Access onto Christmas Tree Crescent (off Clements Hall Way) and Rectory Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a site agent and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS119	Site size (Ha):	5.03
Site Address:	Land south of King George's Field, Ashingdon SS4 3		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large flat agricultural field with vegetation to boundaries		
Current Use:	Agricultural		
Proposed Use:	Mixed		
Land Uses of Adjacent Sites:	Residential to south and west, agricultural to east, playing fields/open space to north		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Landlocked site, access may be unachievable			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	5.03 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	H/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Large flat agricultural field with vegetation to boundaries
Access:	No obvious access at present from existing roads, may rely on bringing forward of adjacent site to achieve suitable access
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy Agreement
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

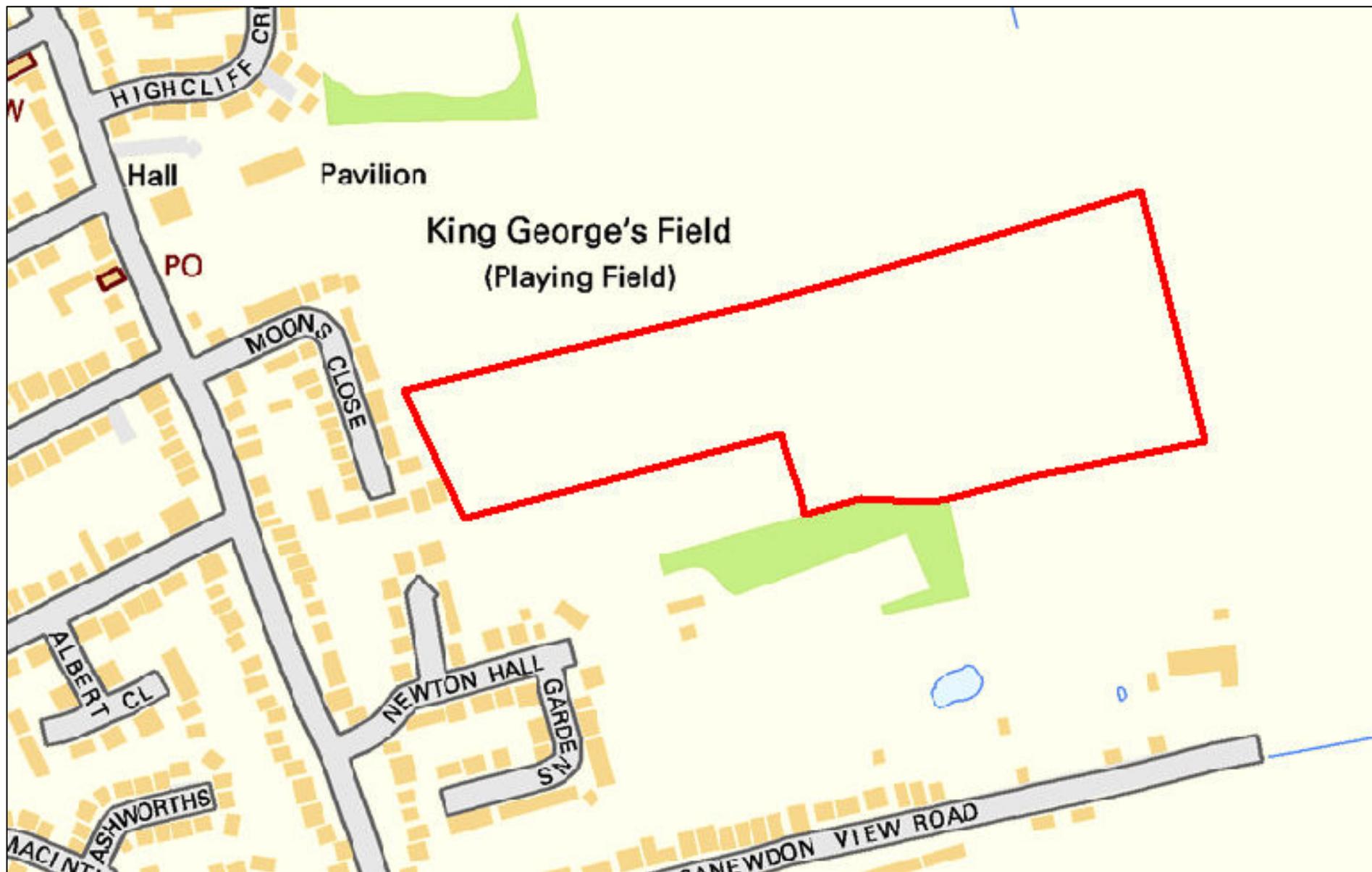
The site was put forward by a site agent for this purpose and no ownership constraints have been identified. There is an active tenancy agreement which may impact on the availability of the site in the short term.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS120	Site size (Ha):	0.14
Site Address:	Land east of Kingsway and Cranleigh Gardens, Hullbridge SS5 6DD		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Small area of grazing land with vegetation to east/west boundaries and some wooden fencing		
Current Use:	Grazing land		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Golf Club		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.14 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with vegetation to east/west boundaries
Access:	Existing access onto Kingsway
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and therefore fails to meet the minimum size threshold to be suitable for employment land. The site also falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

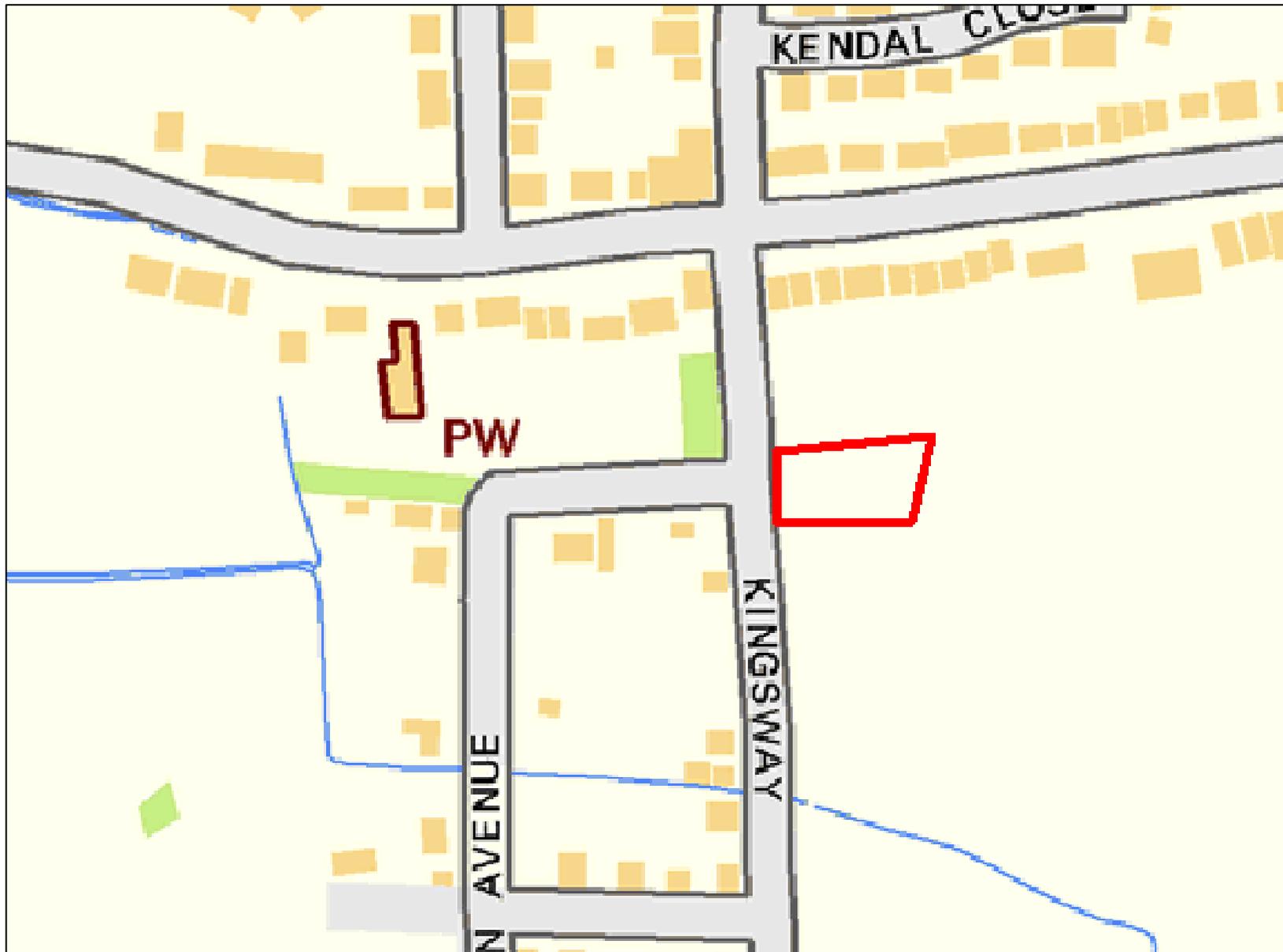
The site has been put forward for this purpose by a site agent and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS121	Site size (Ha):	67.26
Site Address:	Land north of A127, Rayleigh SS6		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large agricultural fields with many electrical pylons traversing the site. There are some trees within the site and many more along the boundaries.		
Current Use:	Agricultural		
Proposed Use:	Mixed		
Land Uses of Adjacent Sites:	Showground / Railway / Highway / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Very large site, large variances in access across the site.
Healthcare Facilities	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	67.26 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slight incline to the east. Each agricultural field is bounded by bushes and trees.
Access:	Site abuts Great Wheatley Road and runs adjacent to the Southend Arterial Road (A127)
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Several pylons traverse site

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. There are large pylons traversing part of the site which may be a constraint to the development of those parts.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas. There are large pylons traversing part of the site which may be a constraint to the development of those parts.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a site agent and no ownership or legal constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a site agent and no ownership or legal constraints have been identified.

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C



Site Details

Site Reference:	CFS122	Site size (Ha):	0.47
Site Address:	Land north of Paglesham Road, west of Waterside Road, Paglesham East End SS4 2EQ		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Rectangular corner of a larger field. Trees and telegraph poles along southern boundary. Eastern boundary has telegraph poles and a small hedgerow.		
Current Use:	Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural / Residential / Public House		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	Conservation Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	N/A			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.47 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat site
Access:	Existing access onto Paglesham Road and Waterside Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within 10 metres of Grade II listed Plough and Sail Inn
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Paglesham East End Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Risk

Housing Development Potential

Suitable:

No

Suitability Summary:

The site has poor access to many local services and falls within the Metropolitan Green Belt and Coastal Protection Belt. The site also falls entirely within Flood Zone 3 which impacts on the suitability of the site for residential development.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Coastal Protection Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

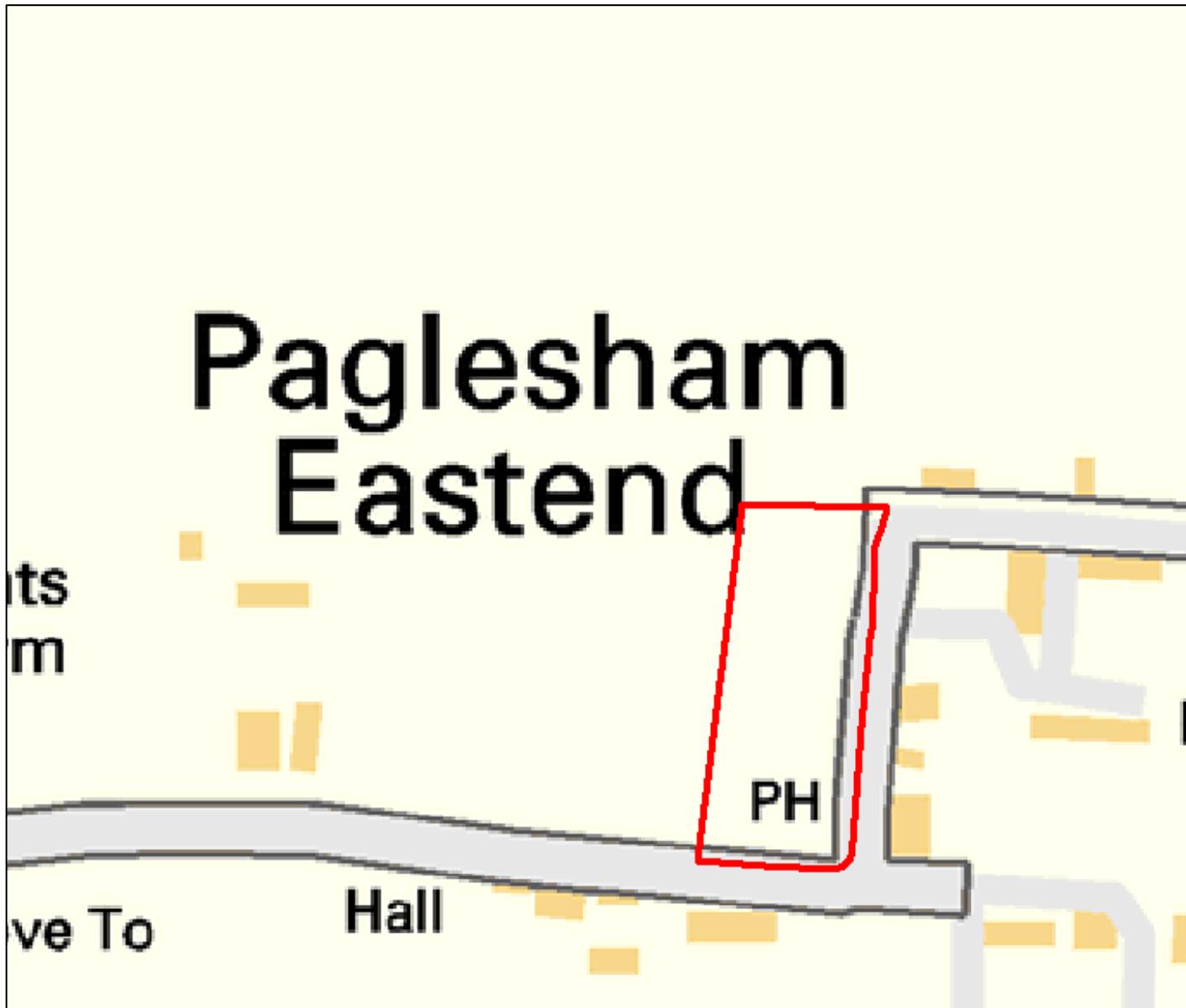
The site has been put forward for this purpose by a site agent and no ownership or legal constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS123	Site size (Ha):	0.34
Site Address:	Land at 1 and 2 Sutton Ford Cottages, Sutton Road, Rochford SS4 1LE		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Residential cottages with grassy curtilages, and vegetation across		
Current Use:	Residential		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural / Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR all		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.26 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.08 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat residential properties and curtilages, with vegetation across
Access:	Residential accesses off of Sutton Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site has good access to local services but falls within the Metropolitan Green Belt and Coastal Protection Belt. The suitability of the site is therefore unknown until a Green Belt review and Landscape Character review have been undertaken. There is also a small area of Flood Zone 2 which impact on the suitability of those parts of the site unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Coastal Protection Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

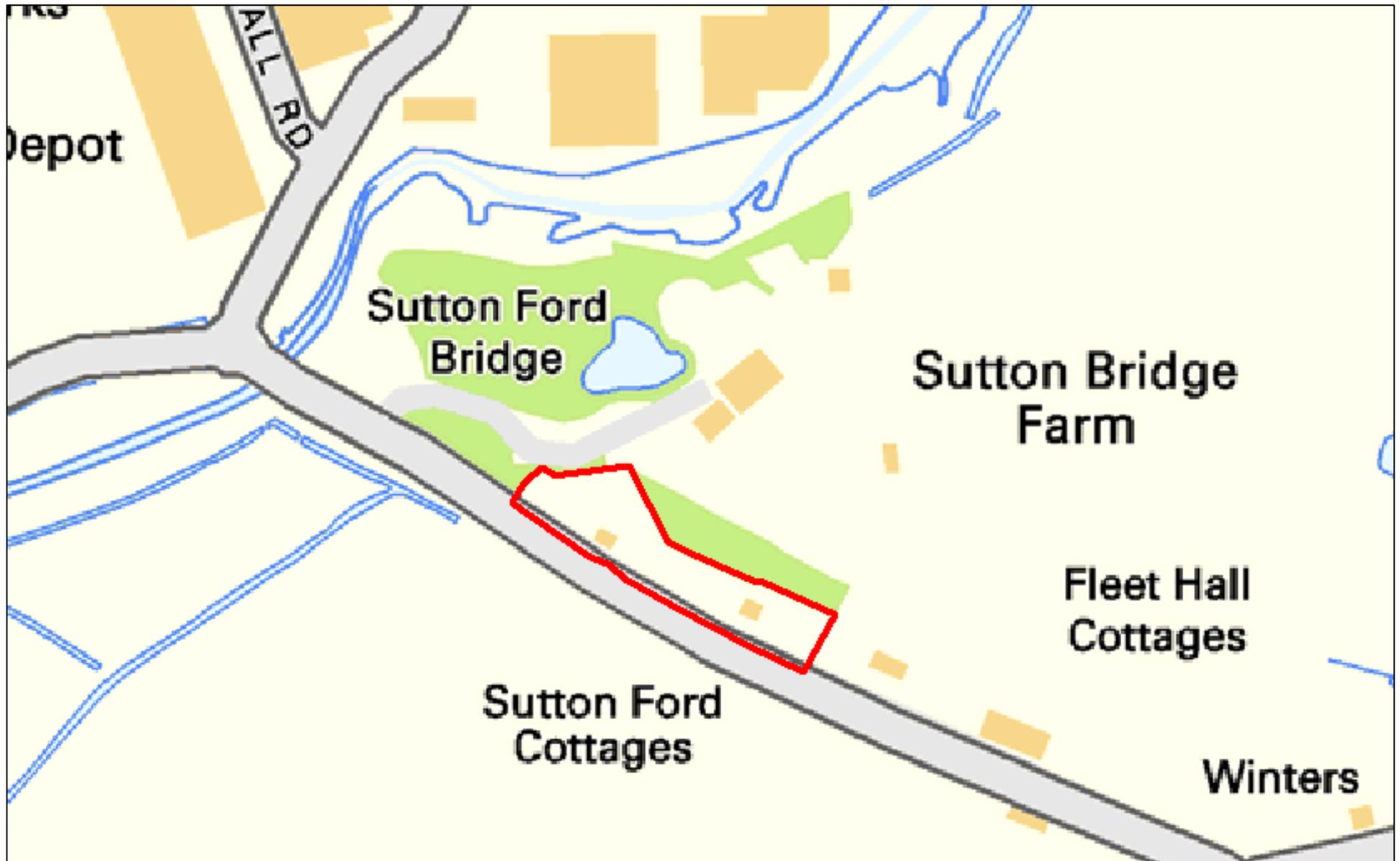
The site has been put forward for this purpose by a site agent and no ownership issues have been identified. There are some identified legal constraints which may impact on the availability of the site in the short term.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS124	Site size (Ha):	3.14
Site Address:	Land east of Little Stambridge Hall Lane, Rochford SS4 1EU		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Flat agricultural field. The site contains a single pylon in south-east corner and also contains telecommunications structures to the western and southern boundaries, and light foliage and trees to the eastern boundary.		
Current Use:	Agricultural field		
Proposed Use:	Mixed		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Ancient Land, Airport Public Safety Zone, AIR all		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3.14 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat agricultural field with light foliage and trees to the eastern boundary
Access:	The site is on the corner of Little Stambridge Hall Lane and Stambridge Road with long boundaries with both. No obvious access used as present
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy Agreement
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a site agent and no ownership constraints have been identified. An active tenancy exists which may impact on the availability of the site in the short term.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a site agent and no ownership constraints have been identified. An active tenancy exists which may impact on the availability of the site in the short term.



Site Details

Site Reference:	CFS125	Site size (Ha):	0.06
Site Address:	Land at 36 Barling Road, Barling SS3 0BQ		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Area of grassland with a disused rendered brick and tile farm building located towards the rear of the site, and a few isolated trees to the south.		
Current Use:	Vacant / Grassland		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	04/00082/OUT		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AIR 15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.06 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat grassland with a few isolated trees to the south
Access:	Existing access onto Barling Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by a site agent and no ownership, legal or physical constraints have been identified.

Employment Development Potential

Suitable:

No

Suitability Summary:

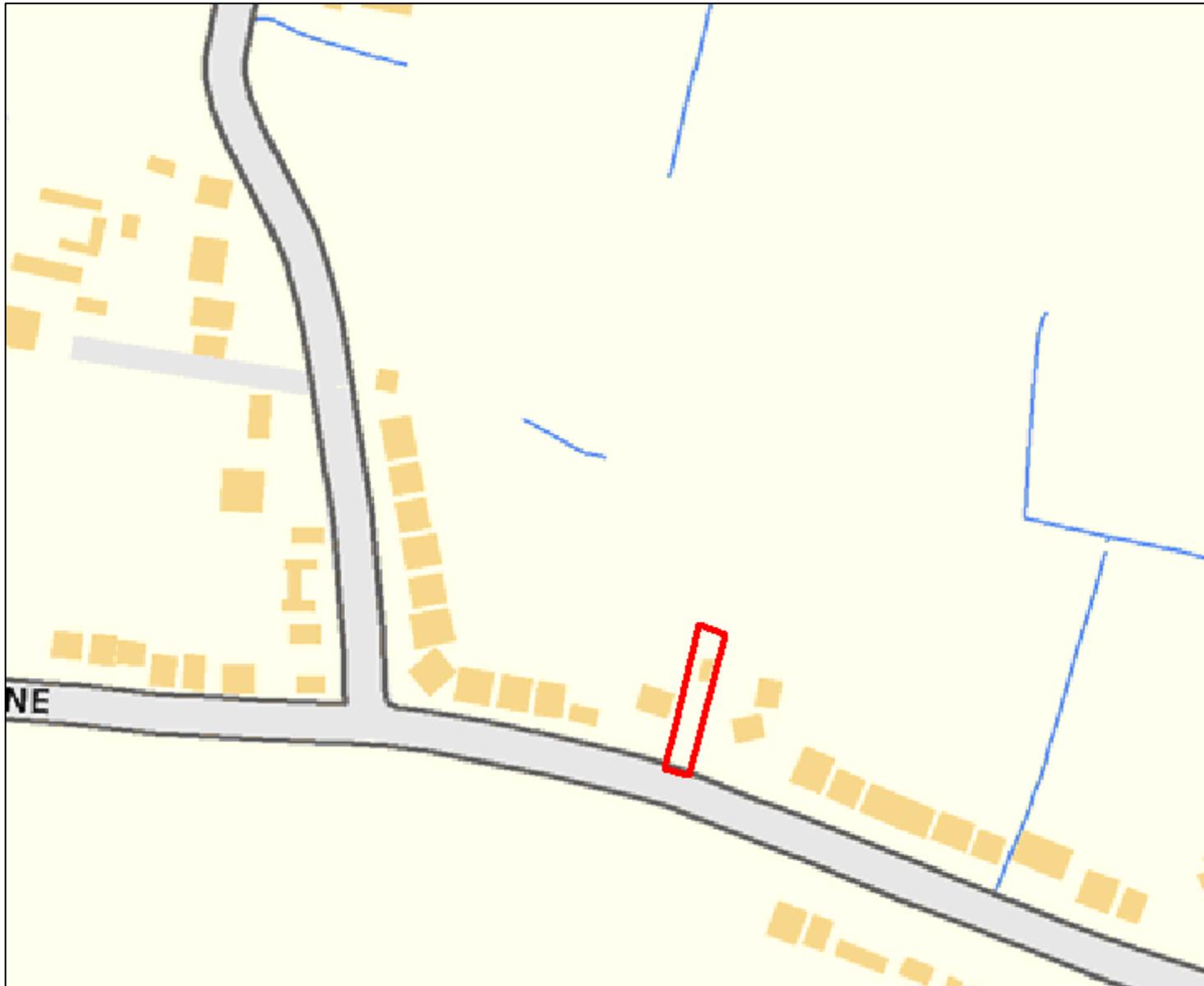
The site is smaller than 0.25 hectares and therefore fails to meet the minimum size threshold to be suitable for employment land. The site also falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS126	Site size (Ha):	10.5
Site Address:	Land north of Brays Lane, Ashingdon SS4 3EJ		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large flat agricultural field with light vegetation to all boundaries. Footpath in south-west corner and track along eastern boundary		
Current Use:	Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential, Agricultural, School		
Planning Permission History:	10/00374/OUT		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	10.5 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat agricultural site with vegetation to all boundaries
Access:	Track runs onto the site from south-eastern corner off of Brays Lane. Possible access from existing Brays Lane roundabout to south of site. Footpath present on south-west corner of site.
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Many TPOs across site
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

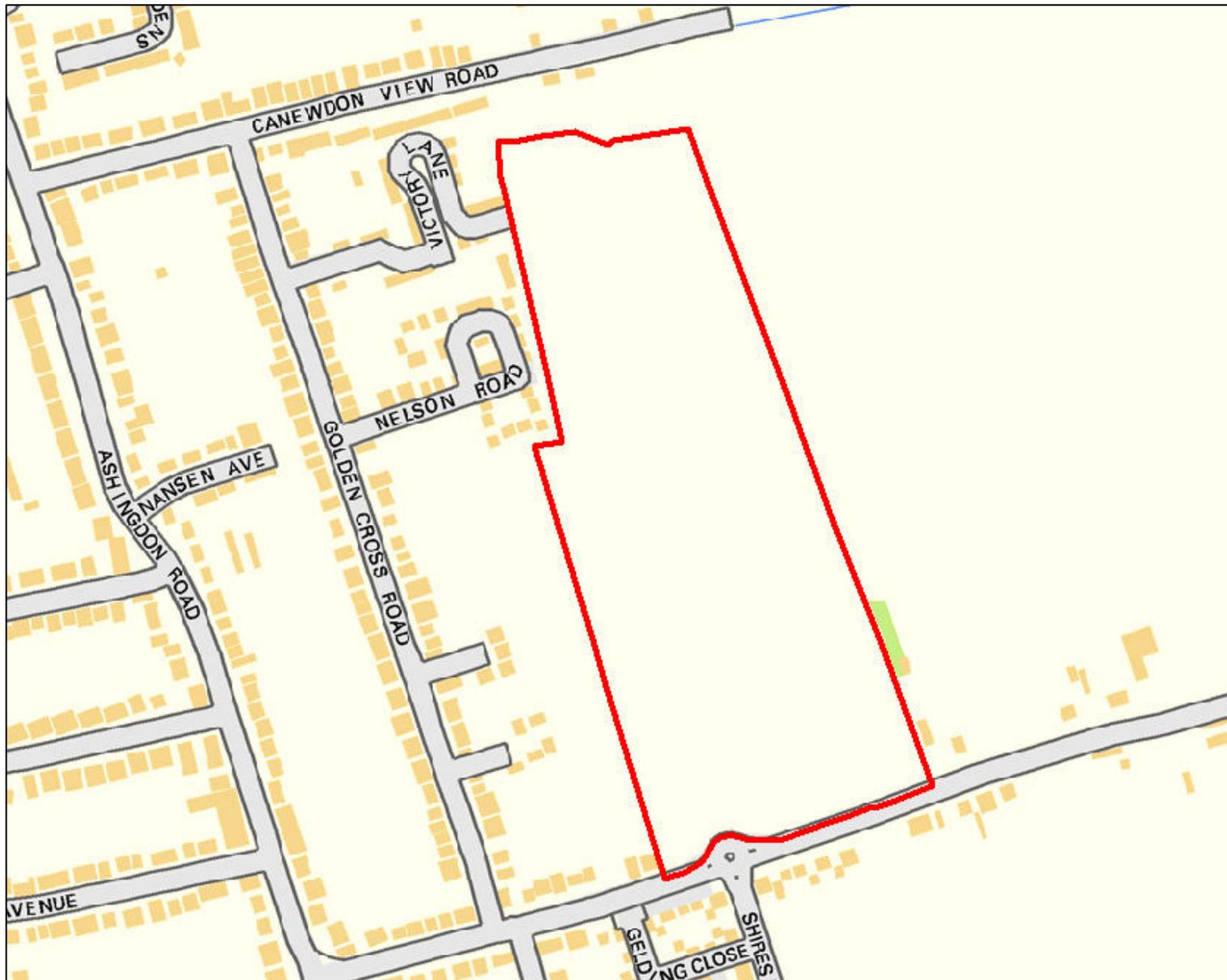
The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS127	Site size (Ha):	8.5
Site Address:	Eastwood Nurseries, off Bartletts, Rayleigh SS6 7		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Large uneven grassland site used for grazing horses. Associated infrastructure on site including stable and barn structure. Site divided into two sections by small stream/row of trees in centre, all boundaries marked by trees and shrubbery. Various horse-grazing related infrastructure is present on site including large metal barn structure in southern section, and stable structure in northern section.		
Current Use:	Nursery		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Telecommunications Mast / Nursery		
Planning Permission History:	17/00454/DPDP3M		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	7.8 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.21 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.49 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Southern section mostly flat but there is a significant incline from northern and southern sections to a central 'valley.' Site divided into two sections by small stream/row of trees in centre, all boundaries marked by vegetation.
Access:	Sloping access from Bartletts onto northern boundary of site. Gated access onto southern section of site off of Southend Arterial Road (A127).
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Two TPOs on adjacent land to the north of the site
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Are there any physical constraints likely to restrict the density of development?
(e.g. flood risk, topographical issues etc.)

Yes No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. Part of the site also falls within Flood Zones 2 and 3 which may impact on the suitability of these parts unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by the landowner and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS128	Site size (Ha):	2.1
Site Address:	Land adjacent to 205 Lower Road, Hullbridge SS5 6AS		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Area of scrubland with old vacant brick building and concrete slabs present on the site, in addition to some wooden structures, trees and a public footpath near the eastern boundary		
Current Use:	Vacant / Scrubland		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	2.1 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with some vegetation present
Access:	Access onto Lower Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good to medium access to local services. However, the site falls within both the Metropolitan Green Belt and Coastal Protection Belt. The suitability of the site is therefore unknown until the Green Belt assessment and Landscape Character assessment have been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Coastal Protection Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

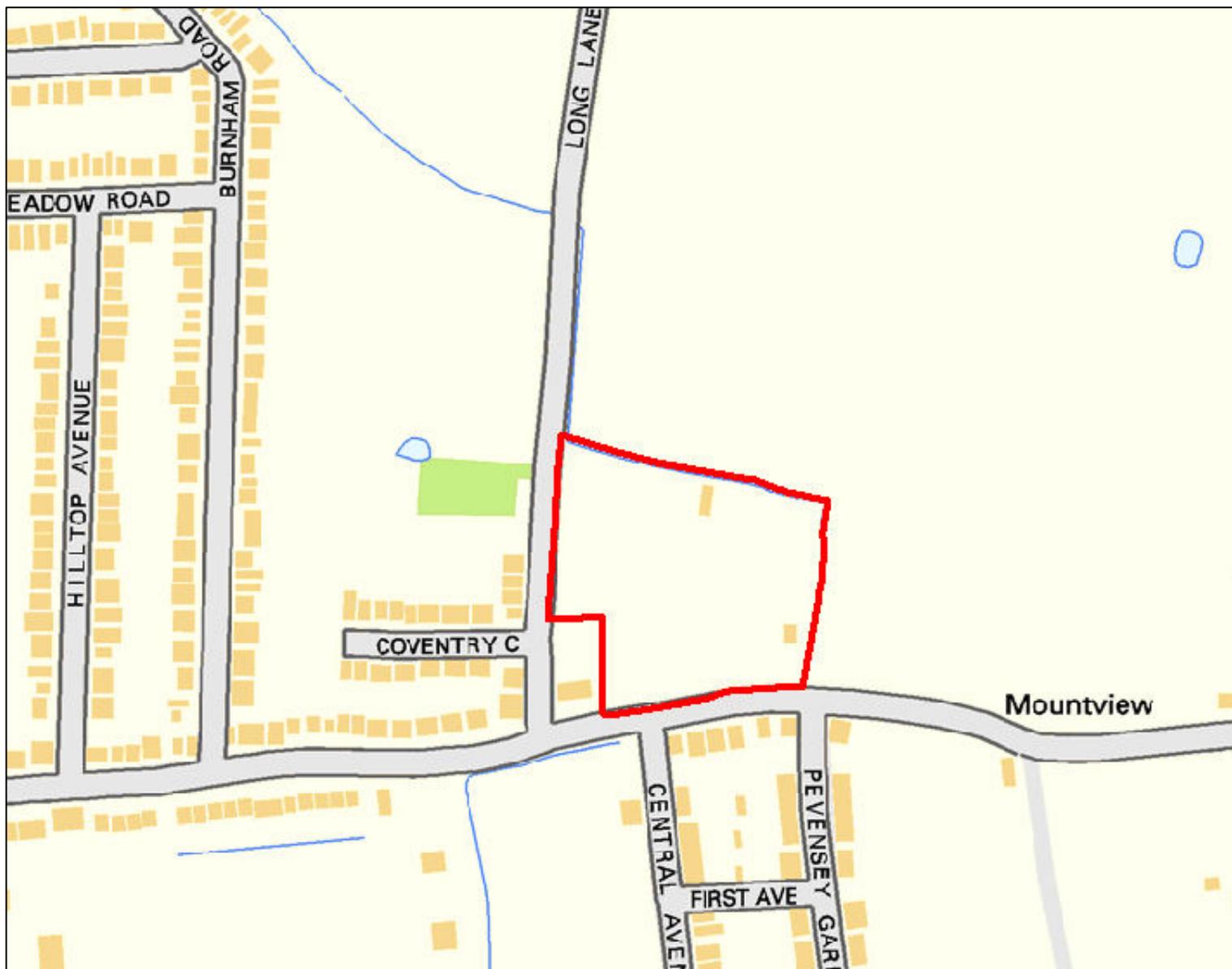
The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS129	Site size (Ha):	0.65
Site Address:	Boness, Canewdon View Road, Rochford SS4 3DU		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Residential property with long, narrow garden to rear. Associated infrastructure including buildings, landscaping and hard-surfacing present.		
Current Use:	Residential		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.65 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Site is mostly flat with dense vegetation to northern and western boundaries including large trees.
Access:	Site fronts onto Canewdon View Road (private road)
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

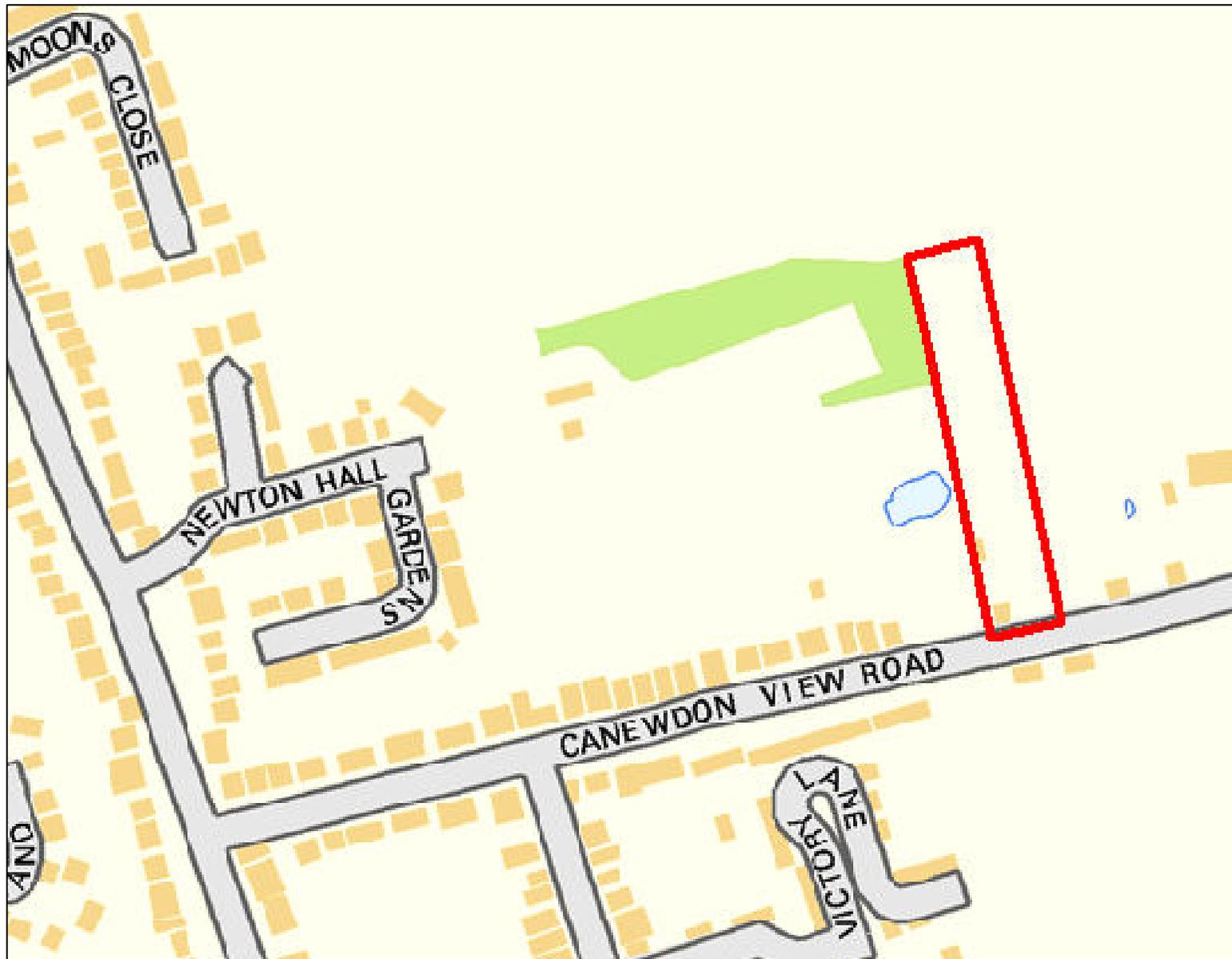
The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS130	Site size (Ha):	0.7
Site Address:	Lavender Lodge, Canewdon View Road, Rochford SS4 3DU		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Residential property with large, narrow garden to rear. Dense vegetation to south-west corner of site and to eastern and northern boundaries. Associated infrastructure present including various buildings		
Current Use:	Woodlands		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.7 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Long, narrow and flat grassy site with dense vegetation to south-west corner. Vegetation also borders the site to the northern and eastern boundaries, with residential buildings to south-east corner.
Access:	Access at front from Canewdon View Road (private)
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

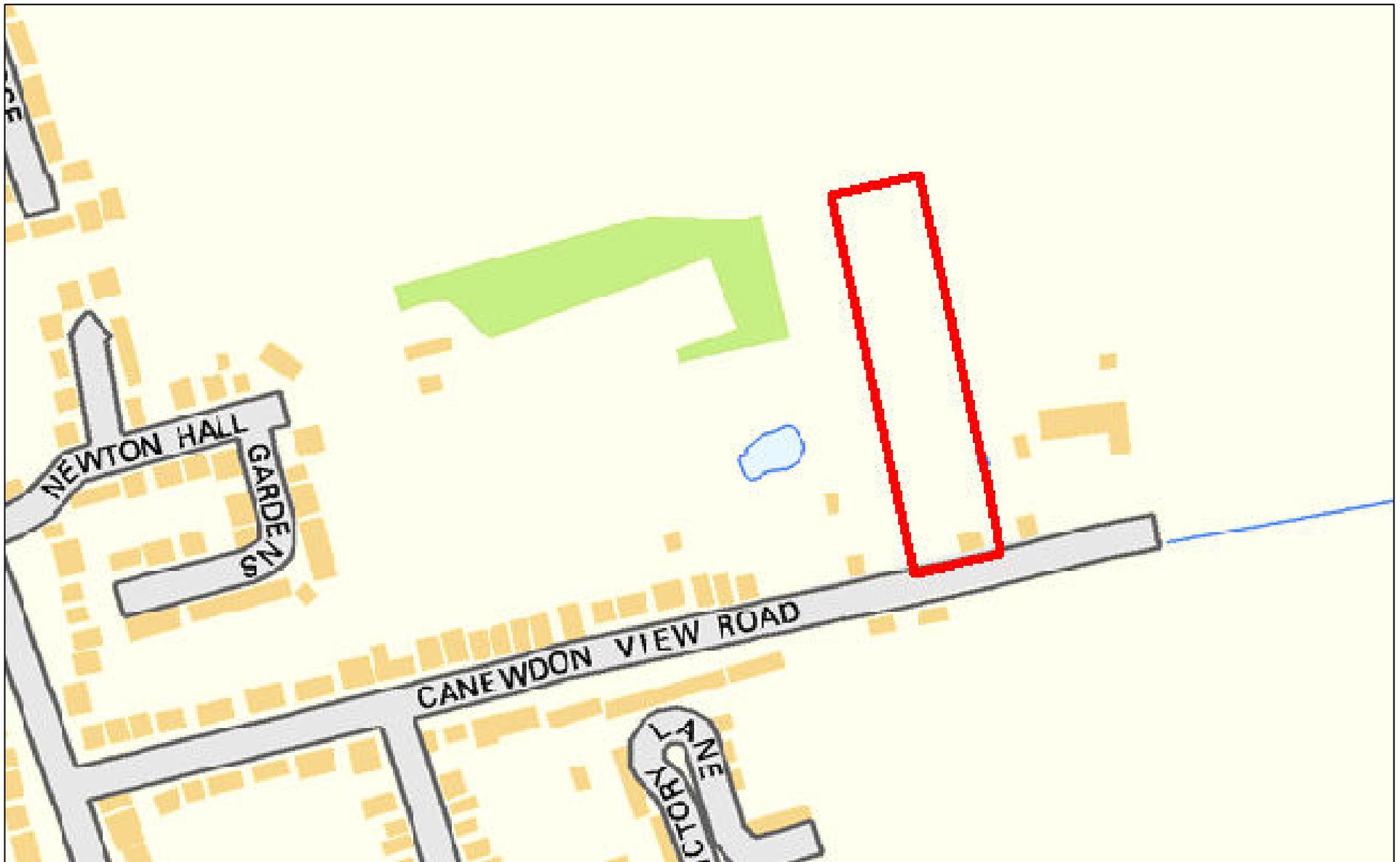
The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS131	Site size (Ha):	0.67
Site Address:	Beehive, Canewdon View Road, Rochford SS4 3DU		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large rectangular site consisting of residential building and metal barn-style structure. Significant hard-standing driveway runs through the middle of the site to a large area of hard-standing to the rear of the metal structure. Northern half of site is grassy field with obvious tracks present. Small pond to the western boundary and significant vegetation to the northern, eastern and southern boundaries		
Current Use:	Residential/Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential to west, Agricultural to north and east, Woodland to south		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:			

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.67 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat site with multiple buildings present. Dense vegetation to the northern, eastern and southern boundaries with small pond to western boundary.
Access:	Hard-standing driveway leads onto Canewdon View Road (private) to front of site
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS132	Site size (Ha):	0.18
Site Address:	Ivanhoe Nursery, Ironwell Lane, Hawkwell SS5 4JY		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Nursery site with several large greenhouse-style structures and a residential dwelling on site. Hedgerows and other vegetation run along boundaries of the site.		
Current Use:	Nursery / Residential		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Nursery / Agricultural		
Planning Permission History:	15/00846/DPDP3M		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.18 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat site covered in large greenhouses and with vegetation to boundaries
Access:	Access off of Ironwell Lane (partly track)
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and is therefore too small to be considered suitable for employment land. The site also falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS133	Site size (Ha):	3.2
Site Address:	Land south of Ashingdon Road, Ashingdon Road, Ashingdon SS4 3JF		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Flat agricultural land. Hedges, shrubs and some trees run along boundaries. Telegraph poles run along north-eastern boundary		
Current Use:	Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural / Primary Academy School / Church / Residential / Grazing Land		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Ancient Land		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3.2 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat but with a slight incline to the south-west. Trees and other vegetation run along the boundaries
Access:	The site runs adjacent to Ashingdon Road on its northern and eastern boundaries
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

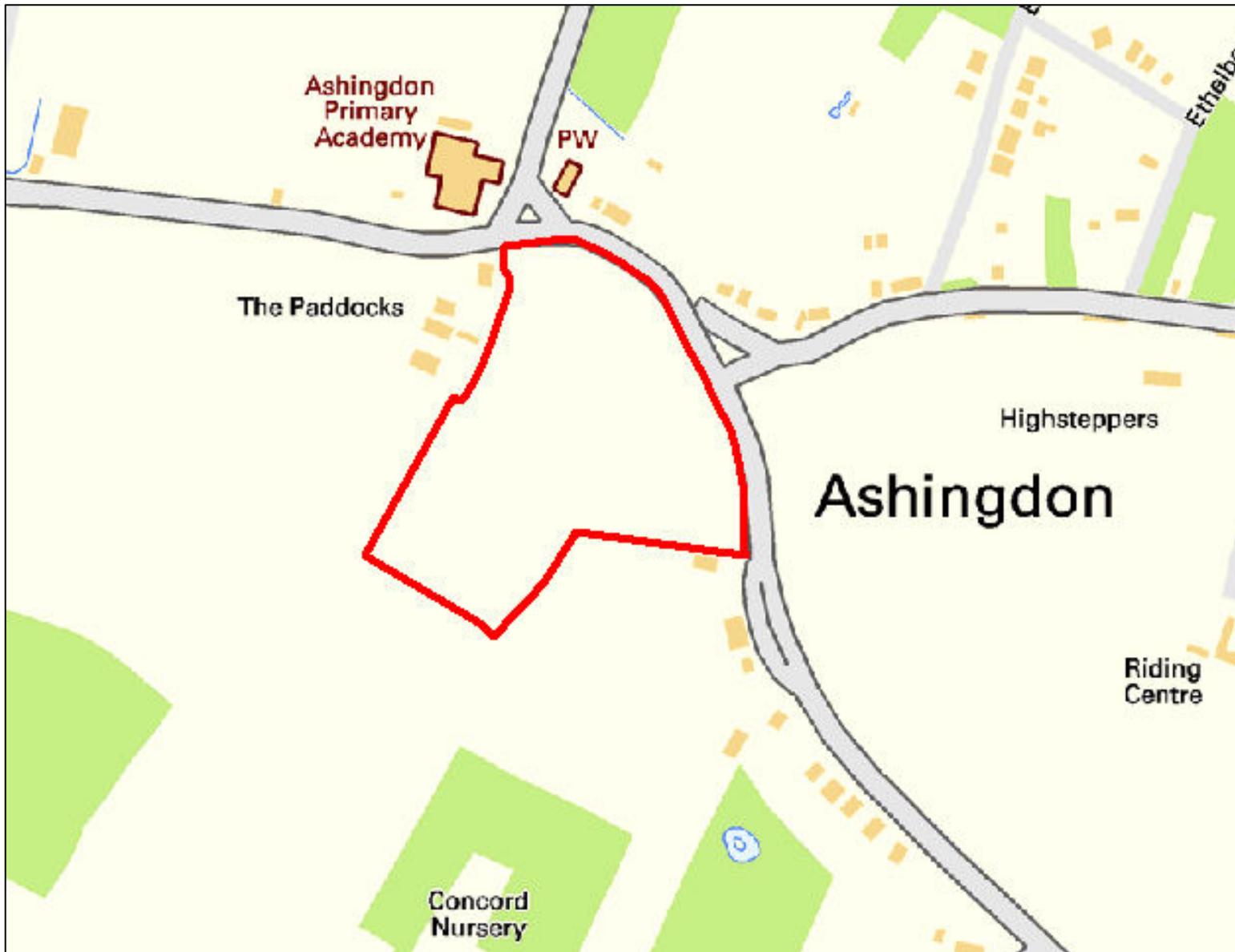
The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS134	Site size (Ha):	5.9
Site Address:	Land between Eastwood Rise and Rayleigh Avenue, Eastwood SS9 5D		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Large, open and grassy field with vegetation to all boundaries		
Current Use:	Agricultural		
Proposed Use:	Residential, Leisure/recreation, other		
Land Uses of Adjacent Sites:	Residential / Agricultural / Pond		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	Adjacent to LoWS		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	5.9 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Large, open and grassy field with vegetation to all boundaries. Slight incline but mostly flat
Access:	Runs between Rayleigh Avenue to west and Eastwood Rise to east
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Ten TPOs along southern boundary
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS135	Site size (Ha):	9.2
Site Address:	Land at Flemings Farm Road, Eastwood SS9 5TQ		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large agricultural fields with vegetation to boundaries		
Current Use:	Agricultural / Grassfield		
Proposed Use:	Residential, Leisure/recreation, other		
Land Uses of Adjacent Sites:	Communications Mast, Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	9.2 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Large agricultural/grass fields with slight incline. Some vegetation to boundaries and narrow strip across centre of site
Access:	Track access off of Flemings Farm Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. However, the site falls within both the Metropolitan Green Belt and Upper Roach Valley special landscape area. The suitability of the site is therefore unknown until a Green Belt assessment and Landscape Character assessment have been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Upper Roach Valley and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by the landowner and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS136	Site size (Ha):	2.63
Site Address:	The Dell, Madrid Avenue, Rayleigh SS6		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Grazing land with brick built barn/stables and dwelling, electric and other fences on site, concrete drive with brick walls		
Current Use:	Grazing land / Dwelling / Outbuildings		
Proposed Use:	Residential, Gypsy and Traveller site		
Land Uses of Adjacent Sites:	Agricultural		
Planning Permission History:	15/00837/DPDP1		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Long site causes some of the site to not be as accessible to services as other areas.
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	2.63 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Incline to south. Trees scattered along all boundaries.
Access:	Access onto Rawreth Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Gypsy and Traveller Potential

Suitable:

Unknown

Suitability Summary:

The site has good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by the landowner and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by the landowner and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS137	Site size (Ha):	9.63
Site Address:	Land at Hambro Nurseries, Chelmsford Road, Rawreth SS11 8SY		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Industrial buildings, nursery with greenhouses, residential buildings, one well maintained field and reservoir. Telegraph poles on site with bushes and trees forming part of all the boundaries		
Current Use:	Nursery / Residential / Agricultural		
Proposed Use:	Residential, Mixed		
Land Uses of Adjacent Sites:	Agricultural / Nursery / Residential / Car Sales / Cricket grounds / Woodland		
Planning Permission History:	89/00091/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	9.63 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with many trees and bushes along the boundaries. A rectangular reservoir is situated to the north of the site.
Access:	Access onto Chelmsford Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Telegraph poles and reservoir

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS138	Site size (Ha):	1.16
Site Address:	Land to the south of Windermere Avenue, Hullbridge SS5 6JT		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Grazing land with thick bush boundary		
Current Use:	Grazing land		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural / Telecommunications mast		
Planning Permission History:	07/00132/OUT		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.16 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with a thick bush boundary.
Access:	Access onto Windermere Avenue and northern boundary runs adjacent West Avenue.
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Multiple TPOs on site
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and Coastal Protection Belt and therefore the overall suitability of the site for development is unknown until the Green Belt assessment and Landscape Character assessment have been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and Coastal Protection Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

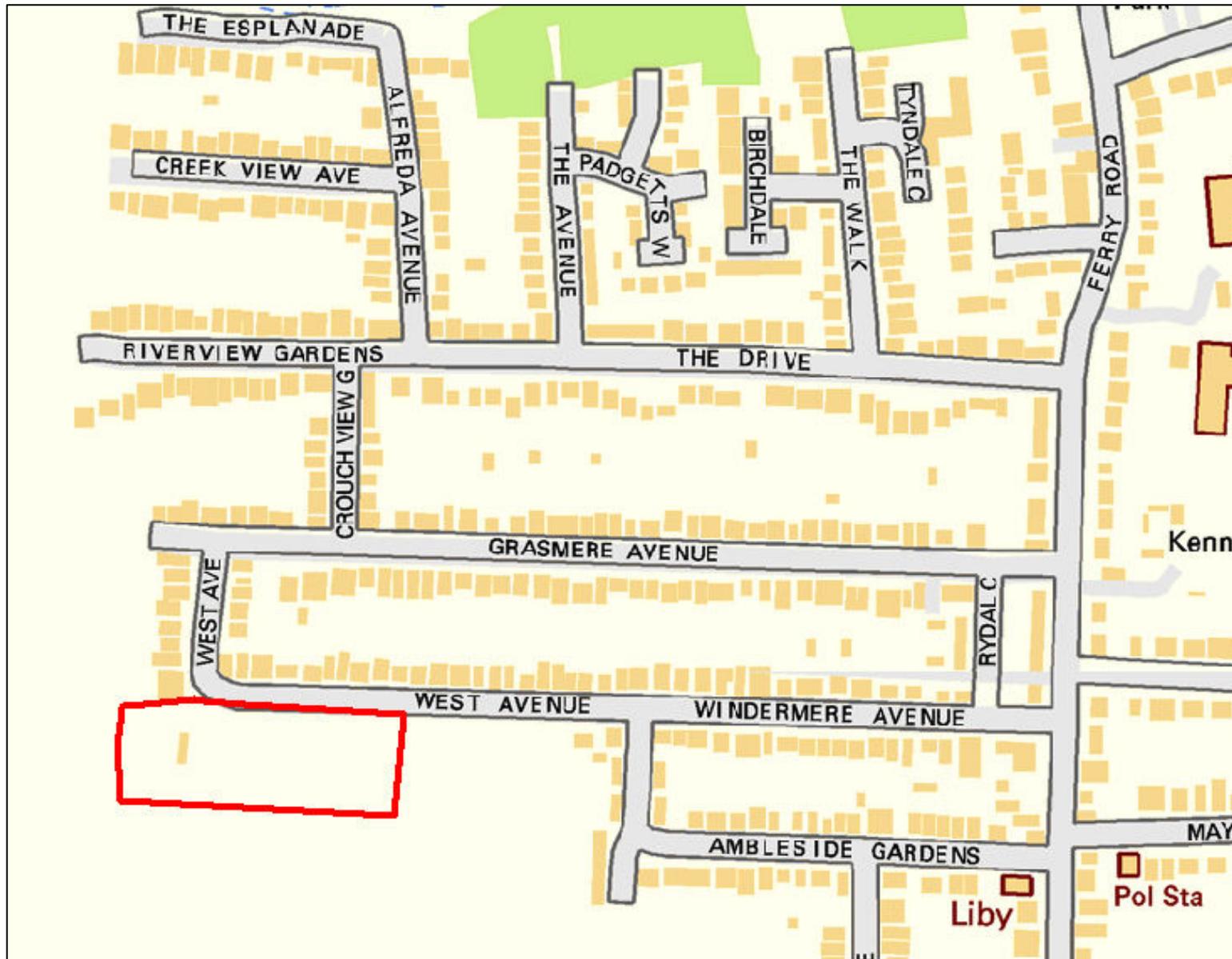
The site has been put forward for this purpose by the landowner and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS139	Site size (Ha):	0.49
Site Address:	Land north of Hooley Drive, Rayleigh SS6 9RA		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Vacant grassland, old fencing and trees on site.		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Vacant / Electrical pylons		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.49 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat. East boundary lined by thick trees. Other boundaries have just bushes and other small wild foliage.
Access:	Existing access onto Hooley Drive and Pankhurst Drive
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

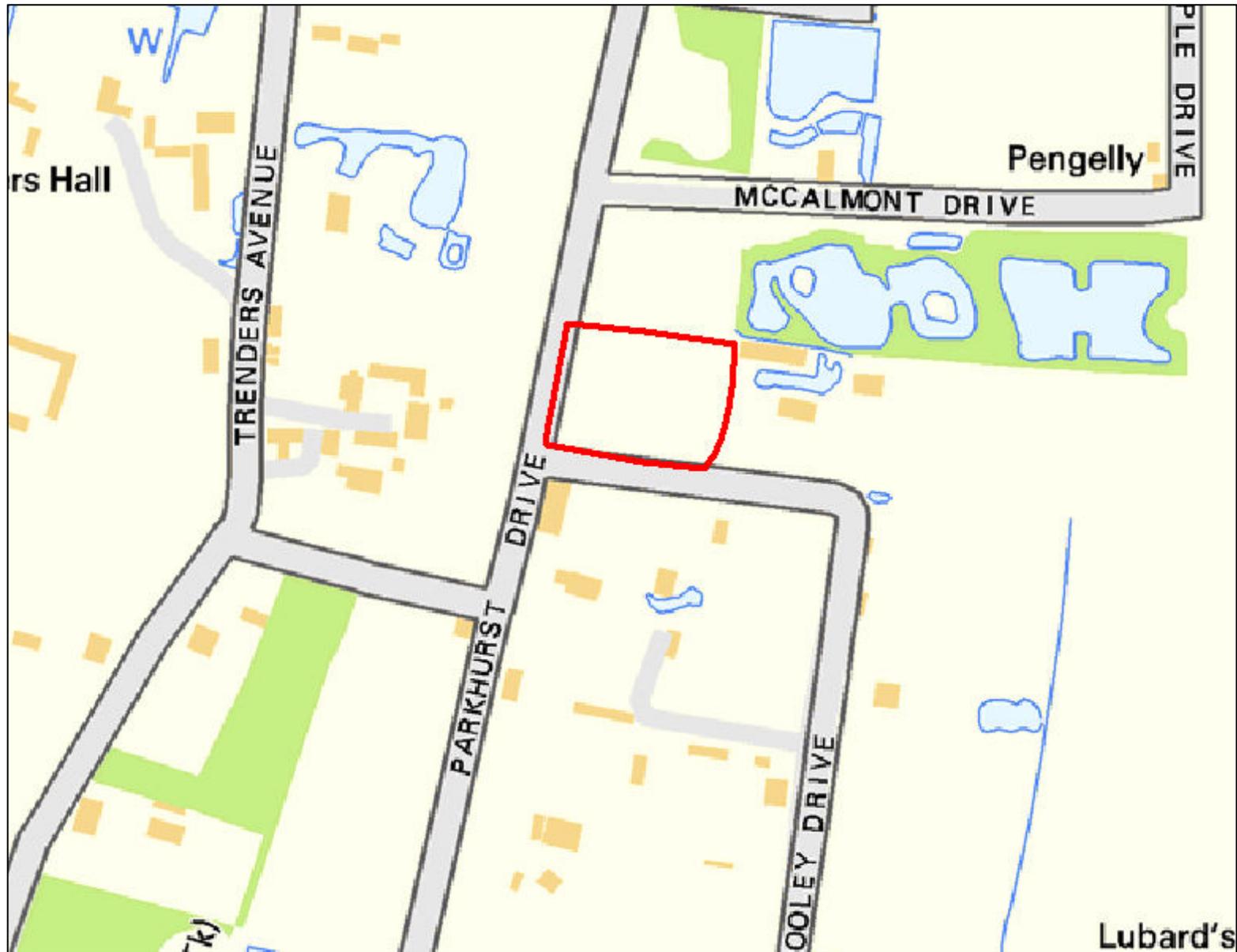
The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS140	Site size (Ha):	0.26
Site Address:	Old Nursery, Ironwell Lane, Hawkwell SS5 4JY		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Narrow nursery site with various buildings/structures across including large greenhouses to the south. Majority of the site has hard-standing surfacing and very little vegetation except to southern boundary.		
Current Use:	Nursery		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Nursery / Agricultural / Residential		
Planning Permission History:	16/00909/FUL		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.26 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat with some vegetation along the south boundary.
Access:	Existing access off of Ironwell Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by the landowner and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS141	Site size (Ha):	9.8
Site Address:	Stewards Elm Farm, Stewards Elm Farm Lane, Great Stambridge, Rochford SS4 2BB		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Grazing Land with telegraph poles traversing site. One dwelling on the site (possible access route to Stambridge Road) Trees scattered on site and bushes are found along boundaries. Some farm buildings on the site to the North.		
Current Use:	Grazing Land / Residential		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural / Public house / Grazing land		
Planning Permission History:	04/00131/LDC		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	Ancient Land		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	4.48 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	1.25 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	4.07 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat, telegraph poles traverse site
Access:	Existing access onto Stambridge Road and Stewards Elm Farm Avenue
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area but has mixed access to basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. Large portions of the site fall into Flood Zones 2 and 3 which may impact on the suitability of these parts unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS142	Site size (Ha):	0.16
Site Address:	Land at Barrow Hall Road, Little Wakering SS3 0QT		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Small area of overgrown land with trees and large bushes. Some scrap metal on site and a telegraph pole.		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.16 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat, overgrown land with trees and bushes.
Access:	No existing access, site is adjacent to Barrow Hall Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings - Brickearth
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good to medium access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and therefore it fails to meet the minimum size threshold to be considered suitable for employment land. The site also falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

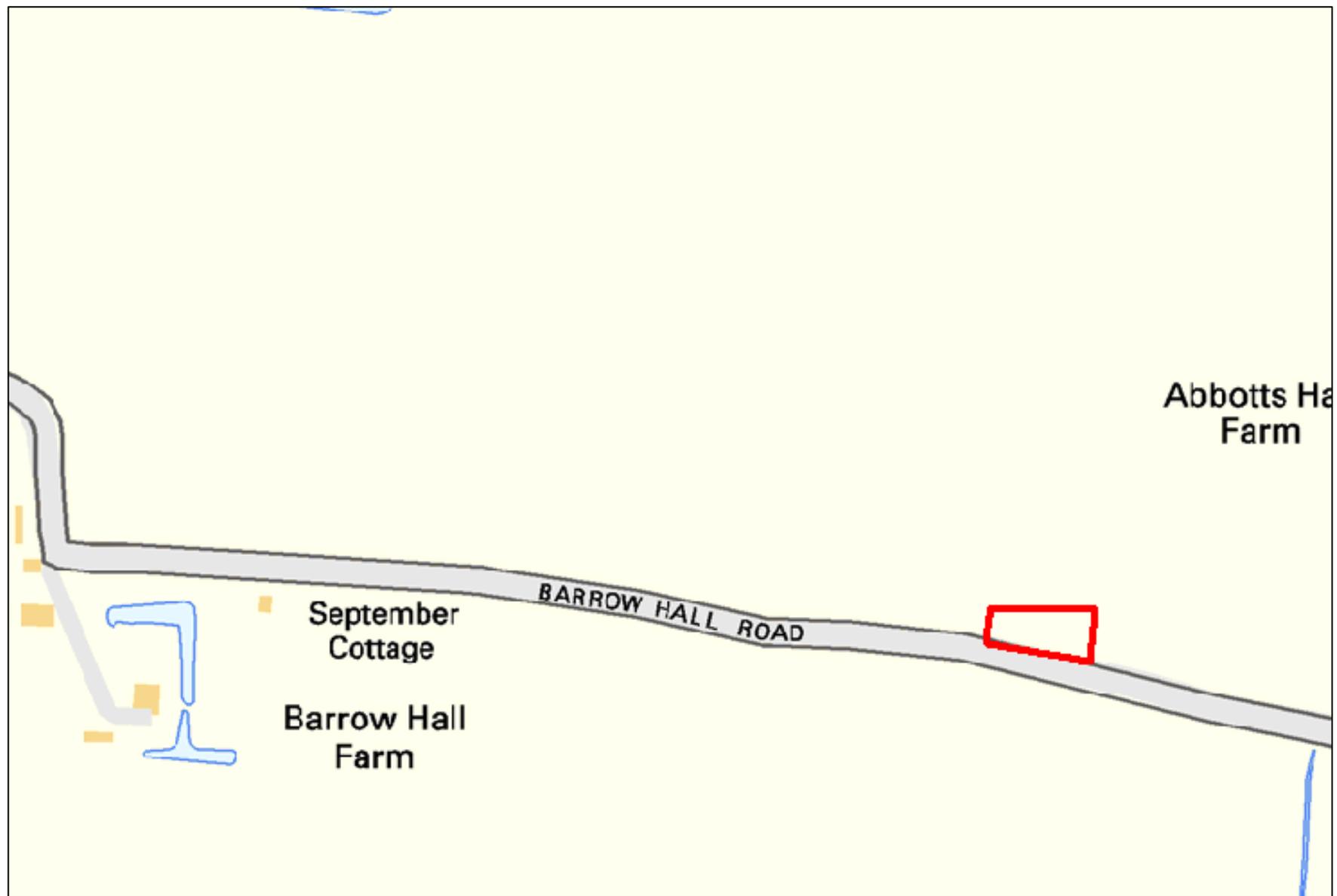
The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS143	Site size (Ha):	0.09
Site Address:	Aquascapes Swimming Pool Showroom, Offices and Yard and Workshop SS11 8SN		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Swimming Pool showroom and dwelling with concrete driveways – current redevelopment into flats		
Current Use:	Retail, Residential		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential, Agricultural.		
Planning Permission History:	14/00014/FUL, 16/00373/NMA		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.09 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with significant hard-standing and light vegetation to rear.
Access:	Existing access onto Rawreth Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site has an recently received an extant planning permission for redevelopment into flats. The site is therefore considered to be suitable for a residential use.

Achievable:

Yes

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by the landowner and no ownership, legal or physical constraints have been identified.

Employment Development Potential

Suitable:

No

Suitability Summary:

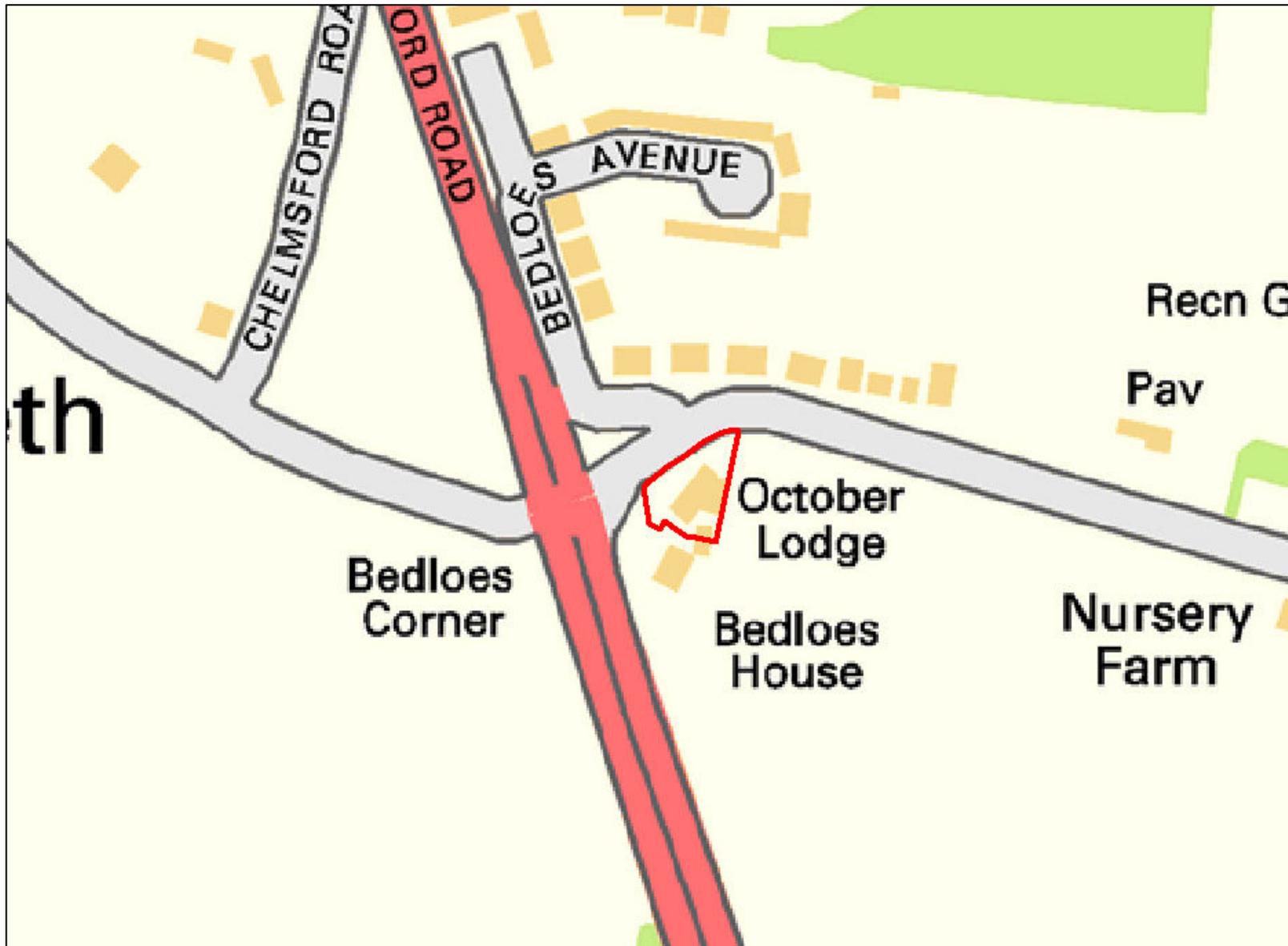
The site is smaller than 0.25 hectares and therefore fails to meet the minimum size threshold to be considered suitable for employment land. The site also falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS144	Site size (Ha):	5.38
Site Address:	Land adjacent to Chichester Hall, London Road Hall, London Road SS11 8		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Two large agricultural fields with trees and bushes along their boundaries. Telegraph poles run along the southern boundary.		
Current Use:	Agricultural		
Proposed Use:	Residential, or Mixed		
Land Uses of Adjacent Sites:	Agricultural / Residential / Hotel		
Planning Permission History:	07/00297/OUT (refused)		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	Ancient Land		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	4.77 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.56 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.05 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with trees and bushes along all boundaries.
Access:	Existing access onto A129
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good to medium access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.. Part of the site also falls within Flood Zones 2 and 3 which may impact on the suitability of those parts unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by the landowner and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by the landowner and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS145	Site size (Ha):	0.56
Site Address:	Land adjacent to Chichester Hall, London Road, Rawreth SS11 8UA		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Agricultural land with telegraph poles running along the southern boundary. Bushes also are scattered along the south, east and west sides of the fields.		
Current Use:	Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	07/00297/OUT (refused)		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.47 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.09 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat, with bushes along the boundaries.
Access:	Existing access onto A129
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good to medium access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.. Part of the site also falls within Flood Zones 2 and 3 which may impact on the suitability of those parts unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

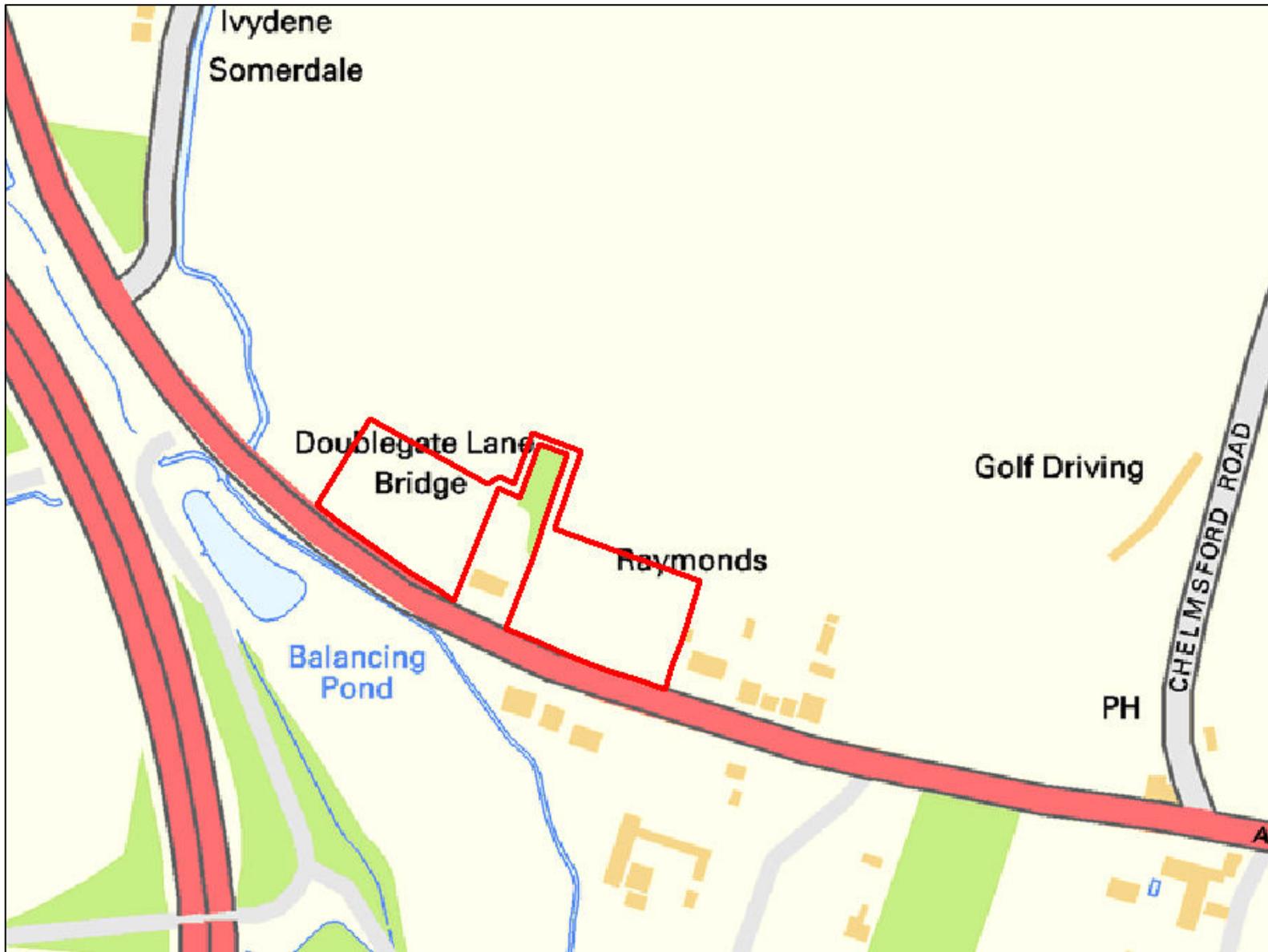
The site has been put forward for this purpose by the landowner and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS146	Site size (Ha):	42
Site Address:	Land at Rawreth Hall Farm, Rawreth Lane, Rawreth SS11 8S		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Agricultural land adjacent to settlement in Rayleigh. Several Pylons throughout site. Some large industrial farm buildings		
Current Use:	Agricultural		
Proposed Use:	Residential, Mixed		
Land Uses of Adjacent Sites:	Residential / Greenfield / Agricultural / Rawreth Hall		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	32.98 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	2.39 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	6.63 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with trees in clusters across the site, some along the west and north boundaries.
Access:	Land adjacent to Rawreth Lane and the A1245
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within 2 metres of Grade II listed Rawreth Hall
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Pylons and Flood Risk

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. Part of the site also falls within Flood Zones 2 and 3 which may impact on the suitability of those parts unless mitigation can be secured. The presence of electric pylons across the site may also reduce the net developable area for any residential development.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area. The presence of electric pylons across the site may also reduce the net developable area for any employment development.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership or legal constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership or legal constraints have been identified.



Site Details

Site Reference:	CFS147	Site size (Ha):	26.0
Site Address:	Land north of London Road, Rayleigh SS6		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural land adjacent to built up area. Several pylons throughout site.		
Current Use:	Agricultural		
Proposed Use:	Residential, Mixed		
Land Uses of Adjacent Sites:	Residential / Greenfield / Community Use		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	17.18 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	3.33 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	5.49 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with trees separating fields.
Access:	Adjacent to A1245 and London Road (A129)
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Multiple TPOs across site
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Pylons and Flood Risk

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.. Part of the site also falls within Flood Zones 2 and 3 which may impact on the suitability of those parts unless mitigation can be secured. The presence of electric pylons across the site may also reduce the net developable area for any residential development

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area. The presence of electric pylons across the site may also reduce the net developable area for any residential development.

Available:

Yes

Availability Summary:

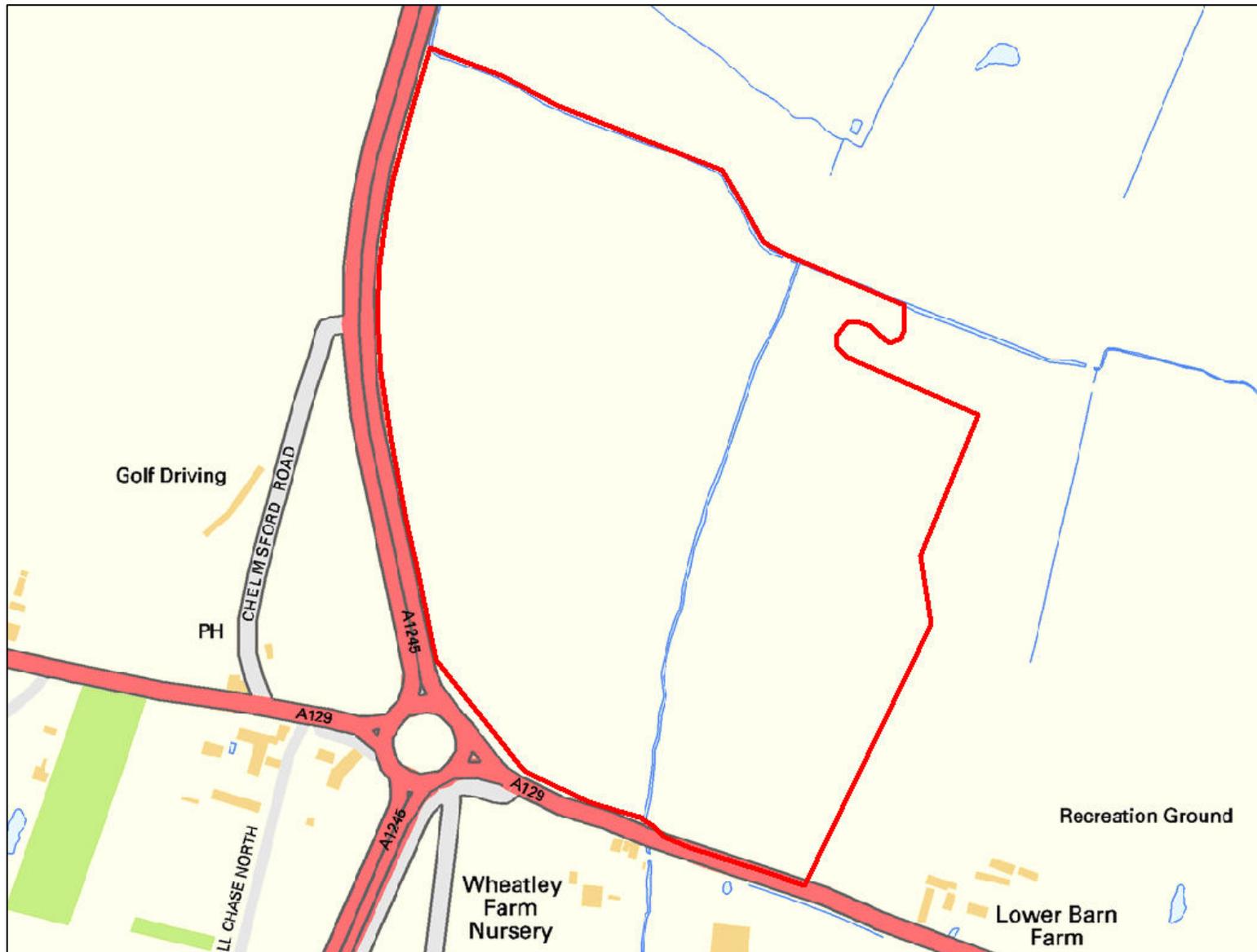
The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS148	Site size (Ha):	24.9
Site Address:	Land north of Rawreth Lane, Rawreth SS6 9R		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural fields with some trees and vegetation along the boundaries. Small grassy area to the east.		
Current Use:	Agricultural		
Proposed Use:	Residential, Mixed		
Land Uses of Adjacent Sites:	Agricultural / Residential / Grazing land		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	24.9 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with trees and vegetation along the boundaries.
Access:	Adjacent to Rawreth Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good to medium access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS149	Site size (Ha):	21.0
Site Address:	Lane Field and Hullbridge Hill, Watery Lane, Hullbridge SS5 6EN		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Grassland/grazing land, agricultural, telecommunications masts on site. Southern boundary includes telegraph poles, hedges and a wooden fence.		
Current Use:	Agricultural / Grazing land		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	21 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Reasonably steep incline to the north with hedges along all boundaries.
Access:	Southern boundary adjacent to Watery Lane. Site also reaches the end of Maylons Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good to medium access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by the landowner and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS150	Site size (Ha):	2.02
Site Address:	Land on the north side of Victor Gardens, Hockley SS5 4DY		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Dense woodland with wild vegetation, telegraph poles run along the south boundary.		
Current Use:	Woodland / Vacant		
Proposed Use:	Residential, Mixed		
Land Uses of Adjacent Sites:	Residential / Woodland / Grazing Land		
Planning Permission History:	PA/13/00103/PREAPP		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	2.02 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat, with dense woodland covering the whole site
Access:	Adjacent to Victor Gardens, no vehicular access at present
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: TPO across site
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Less than 5 metres from Grade II listed Clements Hall
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good to medium access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. The entire site is covered by a TPO which may impact the deliverability of housing on the site.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to a town centre or existing employment area. The entire site is covered by a TPO which may impact the deliverability of housing on the site.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by the landowner and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose by the landowner and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS151	Site size (Ha):	2.63
Site Address:	Long Lane, Hullbridge SS5 6BQ		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Grassland with thick hedgerows and trees, along all boundaries		
Current Use:	Grassland / Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	2.63 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with drainage ditches within hedgerows
Access:	Long Lane adjacent to eastern boundary (gravel surface)
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

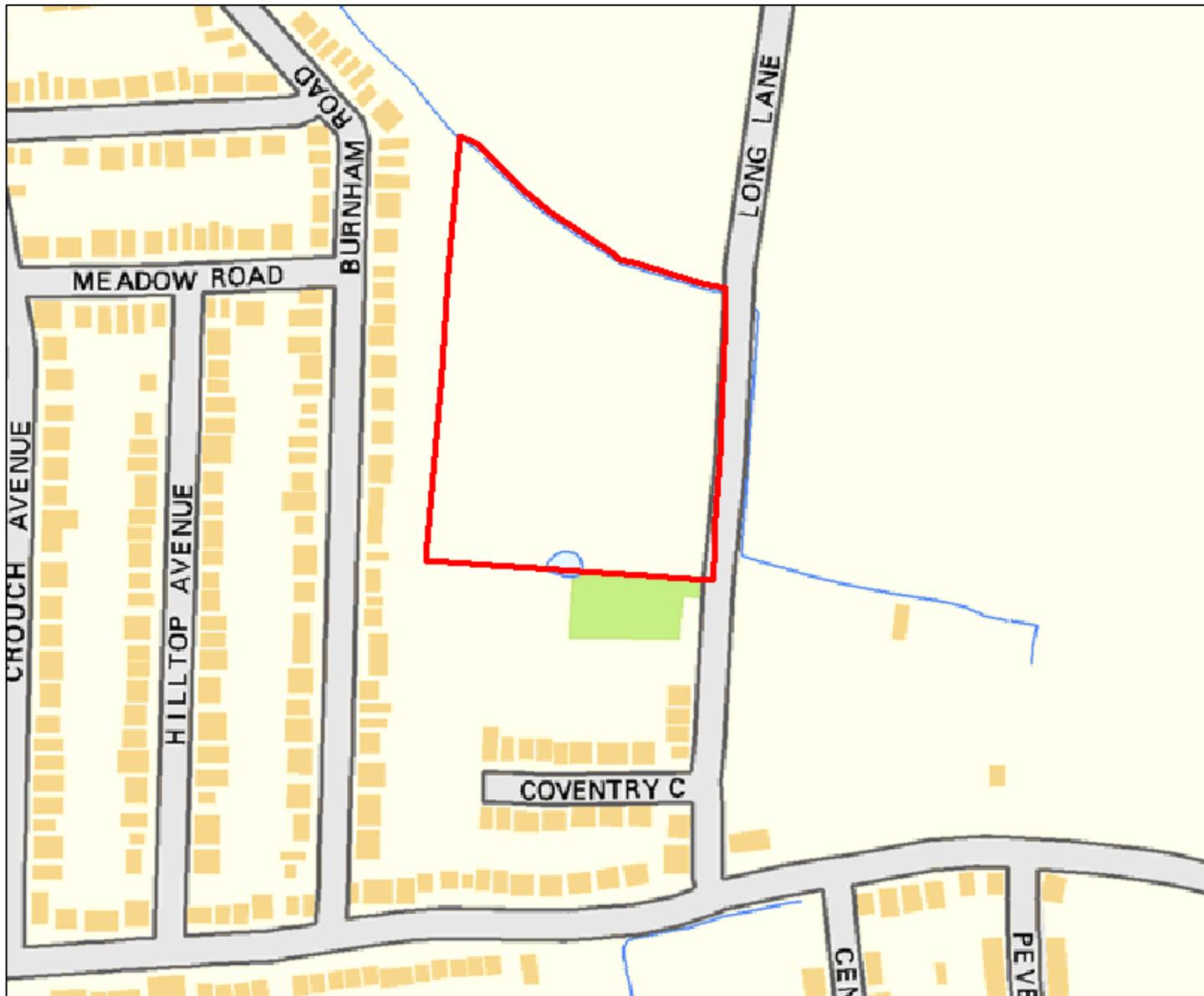
The site was put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS152 / GT005	Site size (Ha):	0.72
Site Address:	Cherry Hill Farm, Chelmsford Road, Rawreth SS11 8SJ		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Unauthorised Gypsy and Traveller site with fenced green grassed areas and other hard surfaced land with temporary structures used as dwellings with caravans. Rubble and waste to the north of the site.		
Current Use:	Unauthorised Gypsy and Travellers pitches		
Proposed Use:	Gypsy and Traveller site		
Land Uses of Adjacent Sites:	Agricultural / Residential garden / Retail / Highway		
Planning Permission History:	10/00582/COU (refused)		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.72 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slight incline to the north. Light vegetation along the boundaries and some separating pitches.
Access:	Existing access onto A1245 Chelmsford Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good to medium access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

No

Availability Summary:

The landowner has not put forward the site for this purpose.

Available:

No

Availability Summary:

The landowner has not put forward the site for this purpose.

Gypsy and Traveller Potential

Suitable:

Unknown

Suitability Summary:

The site has good to medium access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS153	Site size (Ha):	2.31
Site Address:	Land west of Common Road, Great Wakering SS3 0AB		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Grassland with dense vegetation to boundaries		
Current Use:	Grassland		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Grassland		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	N/A			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	2.31 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat, with a few trees and bushes located along the boundaries.
Access:	No obvious road access, adjoins Lindsey Road behind wall. Also adjacent to Common Road and Chapel Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Risk

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good to medium access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. The whole of the site falls within Flood Zone 3 and therefore those parts of the site may be unsuitable for residential development unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

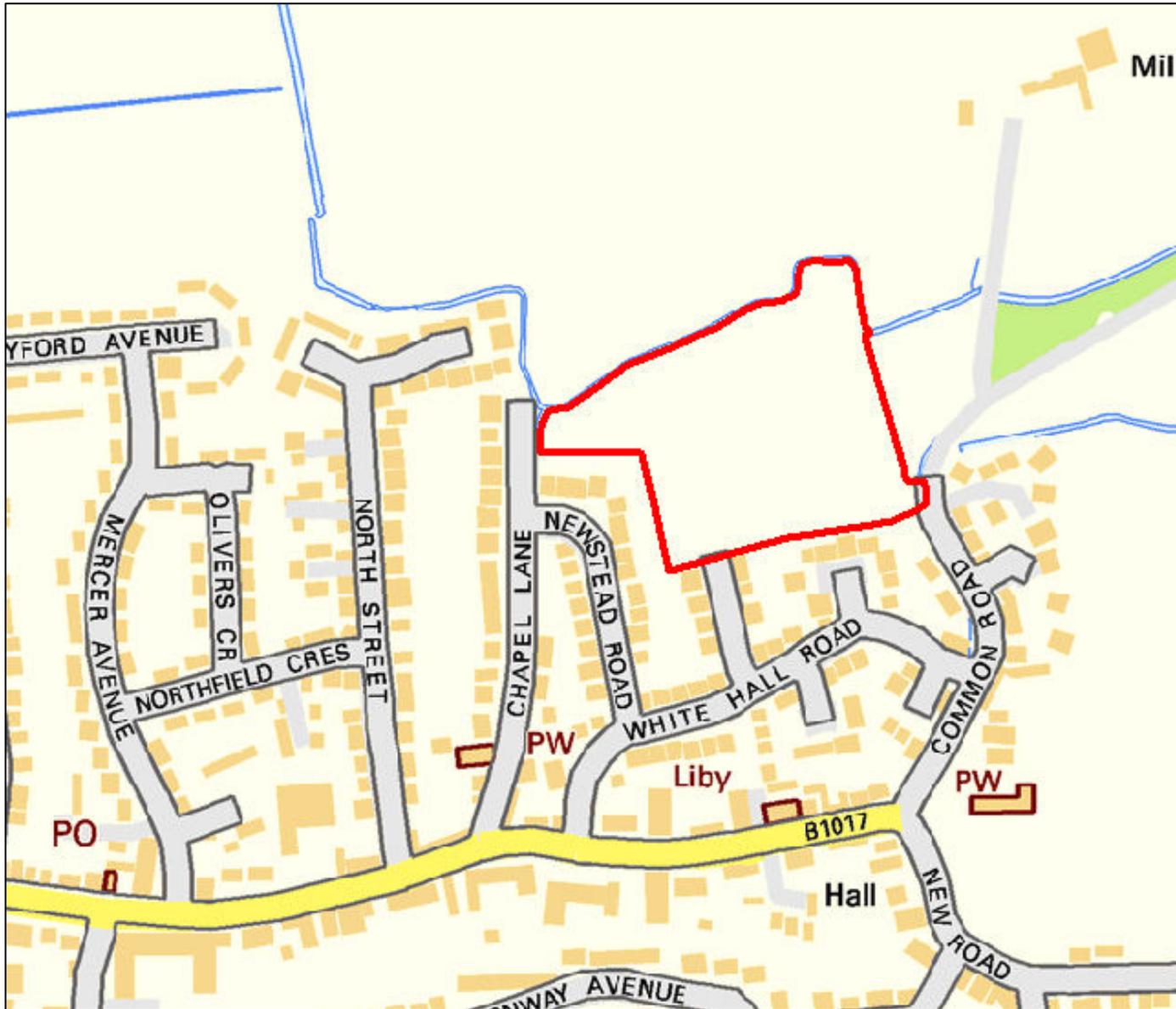
The site was put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

This site was not put forward for this purpose.



Site Details

Site Reference:	CFS154	Site size (Ha):	0.02
Site Address:	The Dell, Madrid Avenue, Rayleigh, SS6 9RJ		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Brick built dwelling and permanent outbuildings.		
Current Use:	Residential / Stables		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural		
Planning Permission History:	15/00837/DPDP1		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.02 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site
Access:	Existing access onto Madrid Avenue
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and therefore fails to meet the minimum size threshold to be considered suitable for employment land. The site also falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

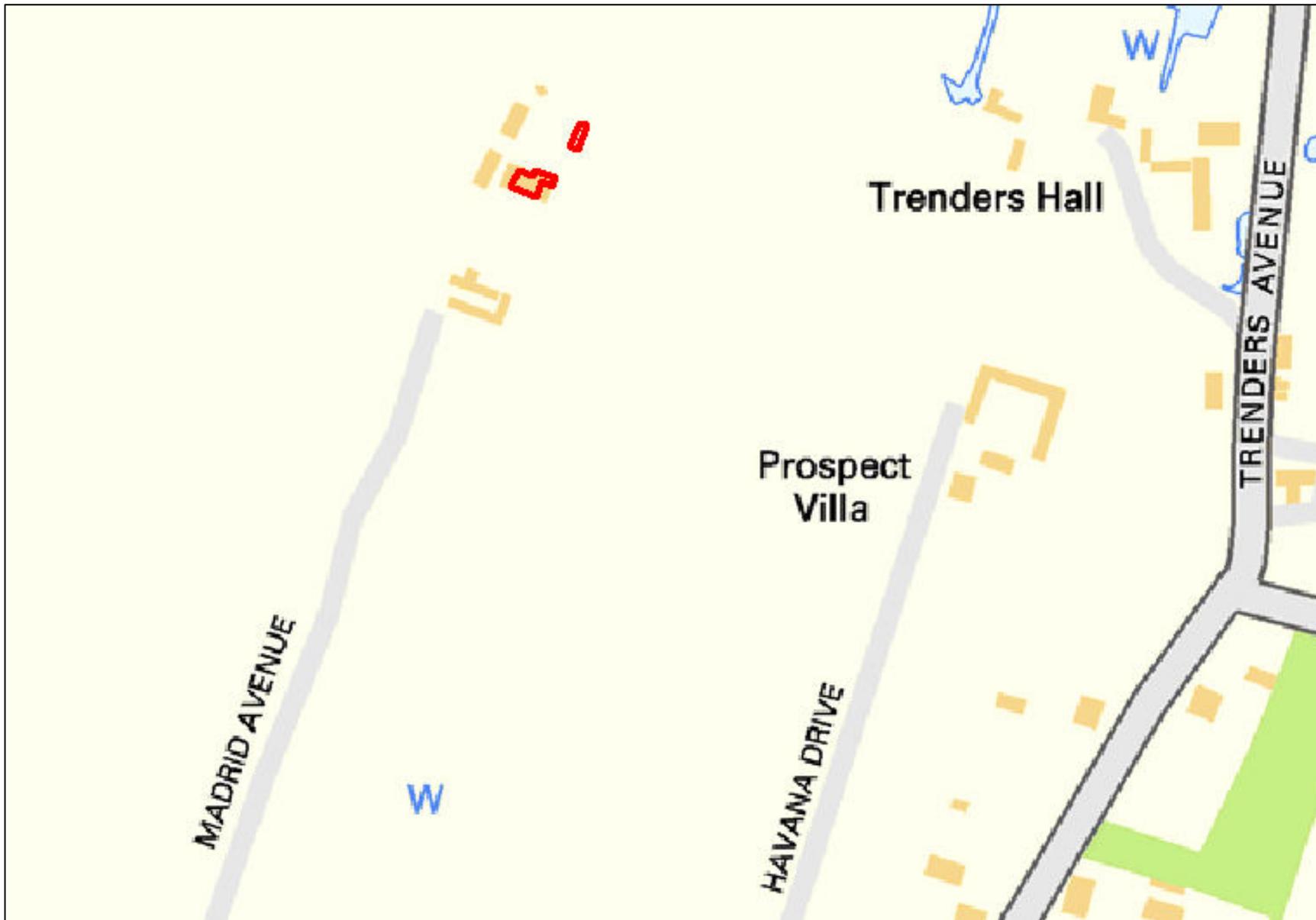
The site was put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

This site was not put forward for this purpose.



Site Details

Site Reference:	CFS155	Site size (Ha):	9.5
Site Address:	Land at Fossetts Farm, Rochford SS2 5QP		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large agricultural fields with thick vegetation consisting of hedges, bushes and trees along all boundaries		
Current Use:	Agricultural		
Proposed Use:	Residential, Mixed development		
Land Uses of Adjacent Sites:	Agricultural / Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Ancient Land		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	9.5 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat agricultural fields with vegetation to boundaries
Access:	Access from Sutton Road and Fossetts Way
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS156	Site size (Ha):	0.6
Site Address:	Lime Court and Poplar Court, Greensward Lane, Hockley, Essex, SS5 5HB & SS5 5JB		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Residential home with communal gardens, car park and reception		
Current Use:	Residential care home		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

V

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.6 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with some hard-standing surfacing. A few trees at the entrance and rear of the site (protected by TPOs)
Access:	Existing access onto Greensward Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Four TPOs on site
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is currently developed and sits within the existing built up area. The site is not subject to any significant constraints to its development, aside from some TPOs, and is therefore considered suitable for residential development.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is near to a town centre location and reasonably close to an existing employment designation. The site is sustainably located and away from any significant development constraints aside from some TPOs.

Available:

Yes

Availability Summary:

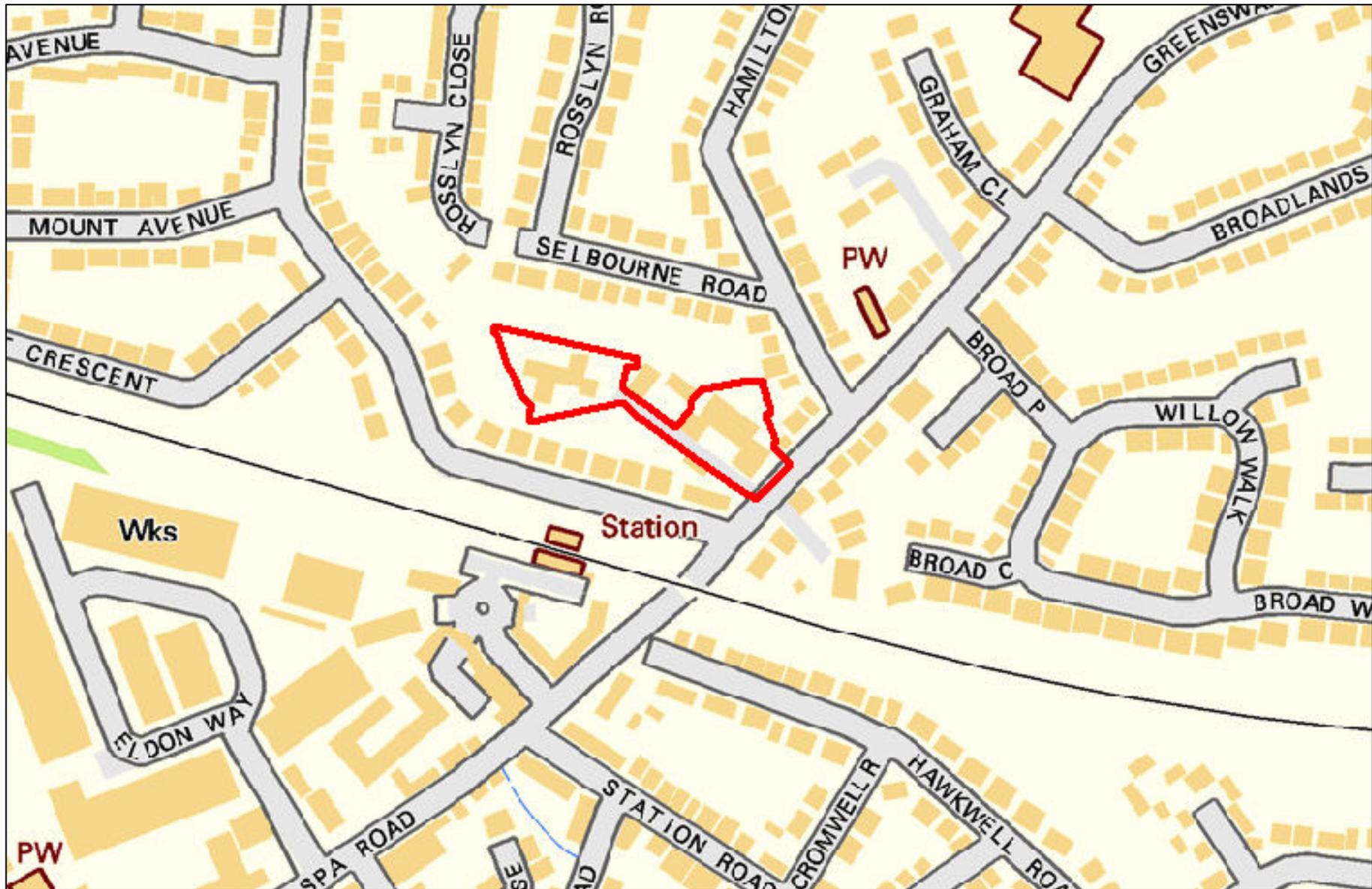
The site agent has put this site forward for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site agent has not put forward this site for this purpose.



Site Details

Site Reference:	CFS157	Site size (Ha):	0.31
Site Address:	Sangster Court, Church Road, Rayleigh, Essex, SS6 8PZ		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Residential care and support home with concrete drive and car park, neat gardens		
Current Use:	Residential care home		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.31 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat car parking area to the front of the site, the rest of the site has a slight incline to the east. There is a hedgerow along the west side of the entrance.
Access:	Existing access onto Church Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is currently developed and sits within the existing built up area. The site is not subject to any significant constraints to its development, aside from some TPOs, and is therefore considered suitable for residential development.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not located close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

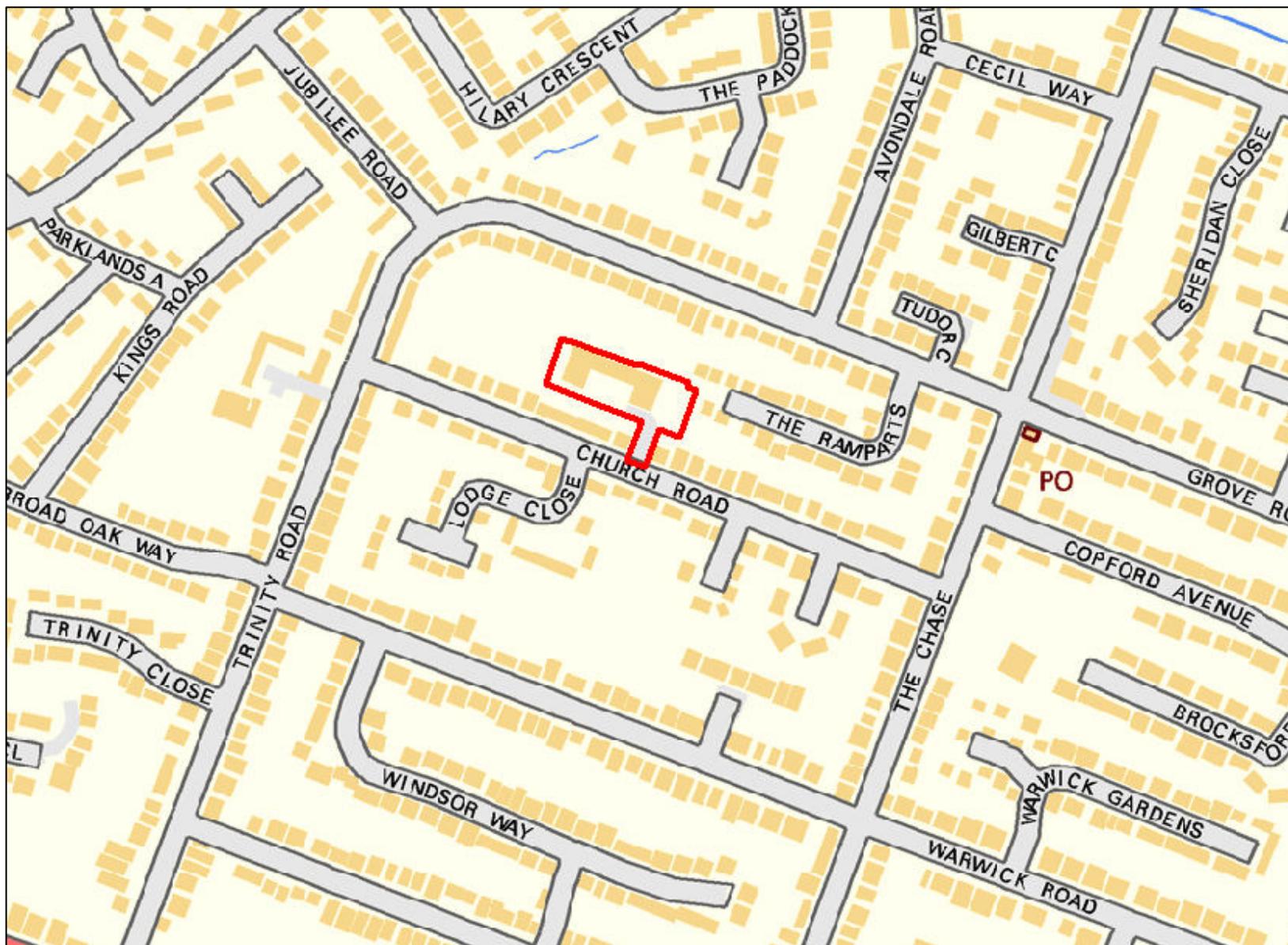
The site agent has put this site forward for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site agent has not put forward the site for this purpose.



Site Details

Site Reference:	CFS158	Site size (Ha):	1.4
Site Address:	St Luke's Place, Daly's Road, Rochford, Essex, SS4 1RA		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Large care home facility dominated with large, irregular shaped care home building. Boundaries of the site are landscaped grassy areas with hard-standing paths, driveway and parking facility. Some additional infrastructure on site including lighting.		
Current Use:	Care home		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.4 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site. The boundaries are landscaped with lawns and hard-standing
Access:	Existing access off of Dalys Road
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Two TPOs within site boundary
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The main building on site is a Grade II listed building
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is currently developed and sits within the existing residential area. The main building on site is Grade II listed and any development will have to be sympathetic to this listing. The site is not subject to any other significant development constraints.

Achievable:

No – landowner information

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not within or close to a town centre or existing employment land.

Available:

Yes

Availability Summary:

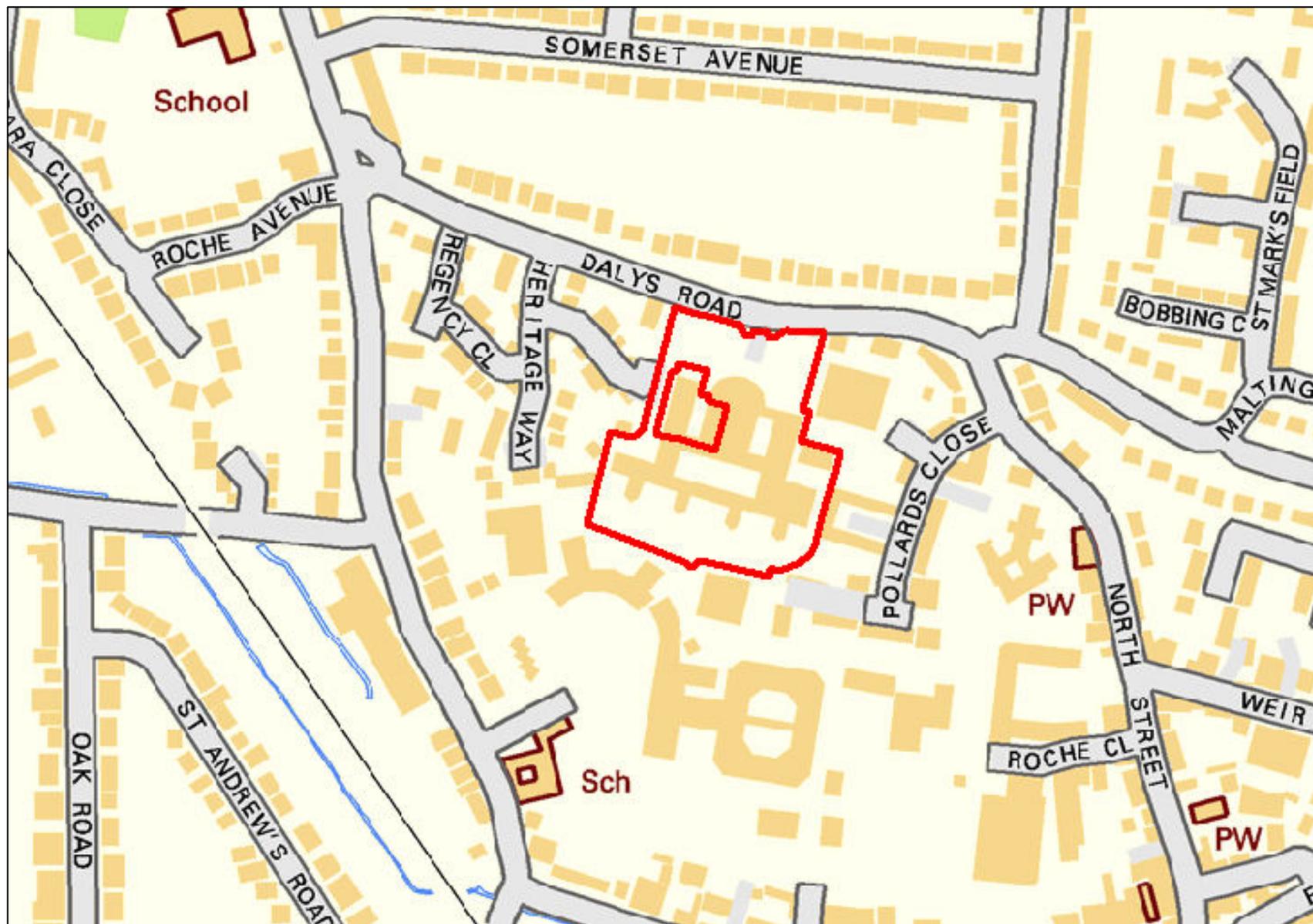
The site agent has put this site forward for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site agent has not put forward this site for this purpose.



Site Details

Site Reference:	CFS159	Site size (Ha):	0.3
Site Address:	563A Ashington Road and land adjacent to corner of the Chase SS4 3HX		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Vacant land / woodland with some debris on site and a ditch located along northern boundary		
Current Use:	Vacant / Woodland		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.3 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Incline to south and west. Dense woodland across the site.
Access:	Adjacent to Ashingdon Road and The Chase
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: TPO covers entire site
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

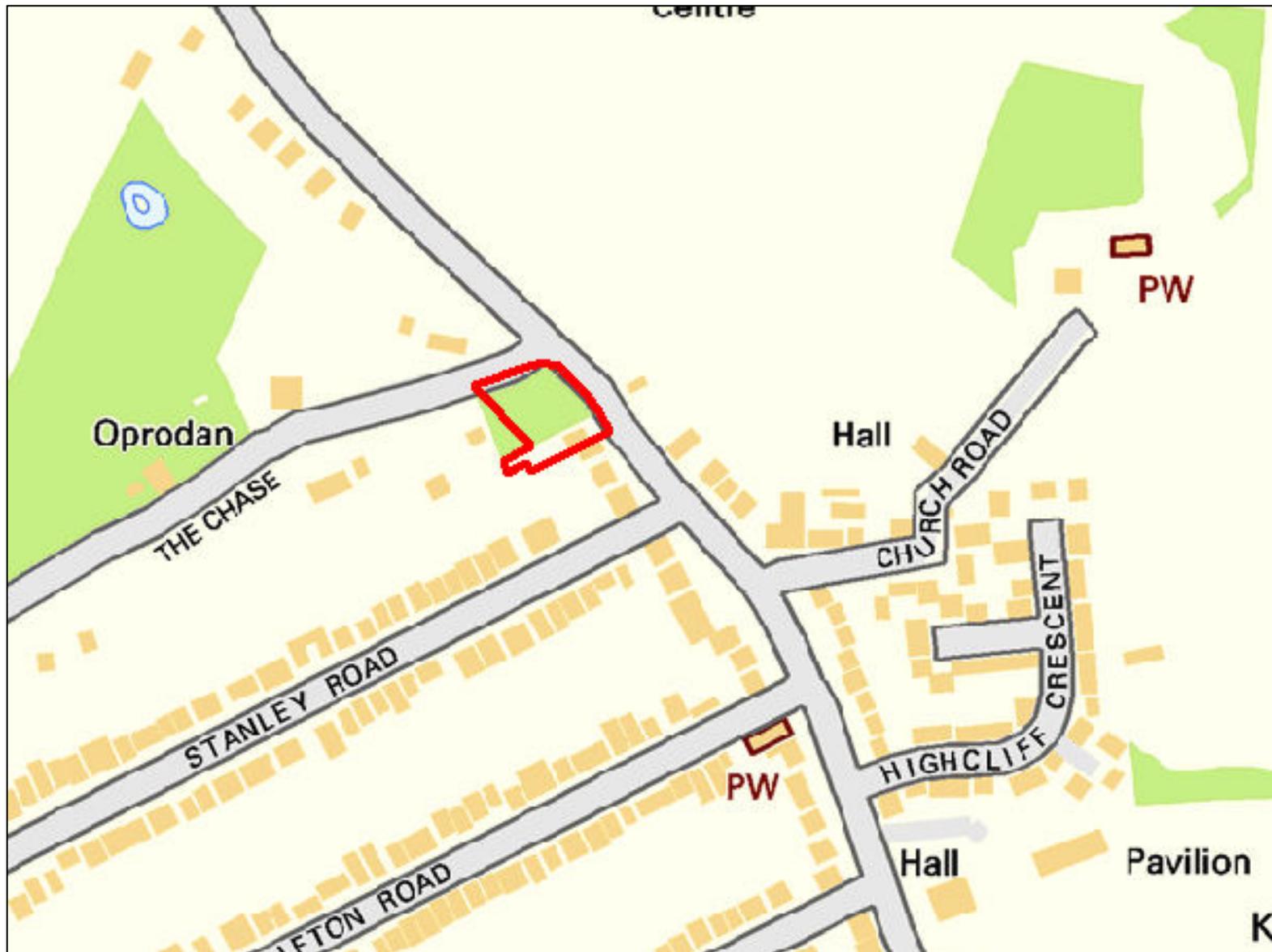
The site was put forward by the landowner for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS160	Site size (Ha):	5.94
Site Address:	Northlands Farm, 65 High Road, Hockley, Essex, SS5 4SZ		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	Large site with a segment of Hockley Woods to the south. Lots of trees and grassland on the site with a few buildings to the nearside (north). One longer thinner building appears to be mildly industrial.		
Current Use:	Farm		
Proposed Use:	Residential, Leisure/Recreation or Health		
Land Uses of Adjacent Sites:	Residential, water tower		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Country Wildlife Site		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input checked="" type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input checked="" type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	5.94 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat. Large area of ancient woodland to the southern side of the site. The rest of the site has a few scattered trees and more to the front of the site.
Access:	Existing access from B1013 High Road
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: One TPO on site
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Are there any physical constraints likely to restrict the density of development?
(e.g. flood risk, topographical issues etc.)

Yes No **Significant Environmental Constraints on part of site (SSSI, Local Wildlife Site)**

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The entire site does fall within the Metropolitan Green Belt and the southern portion of the site falls within Hockley Woods and has is therefore subject to significant environmental constraints. It is unlikely that the site would be suitable for any residential development.

Achievable:

-

Available:

Yes

Availability Summary:

The site was put forward for this purpose and no ownership, legal or physical constraints have been identified.

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Upper Roach Valley and is not located within or close to any town centres or existing employment areas. Parts of the site are also subject to significant environmental constraints which are likely to restrict any development.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS161	Site size (Ha):	1.6
Site Address:	57 High Road, Hockley, Essex, SS5 4SZ		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large dwelling with large grounds. Front garden consists of numerous trees. To the rear is a swimming pool. Gravel driveway and trees all around the site.		
Current Use:	Dwelling		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Water Tower / Residential / Farm /Woodland		
Planning Permission History:	PA/14/00103/PREAPP		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.6 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with trees scattered generously across the site.
Access:	Access from High Road (B1013)
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good to medium access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

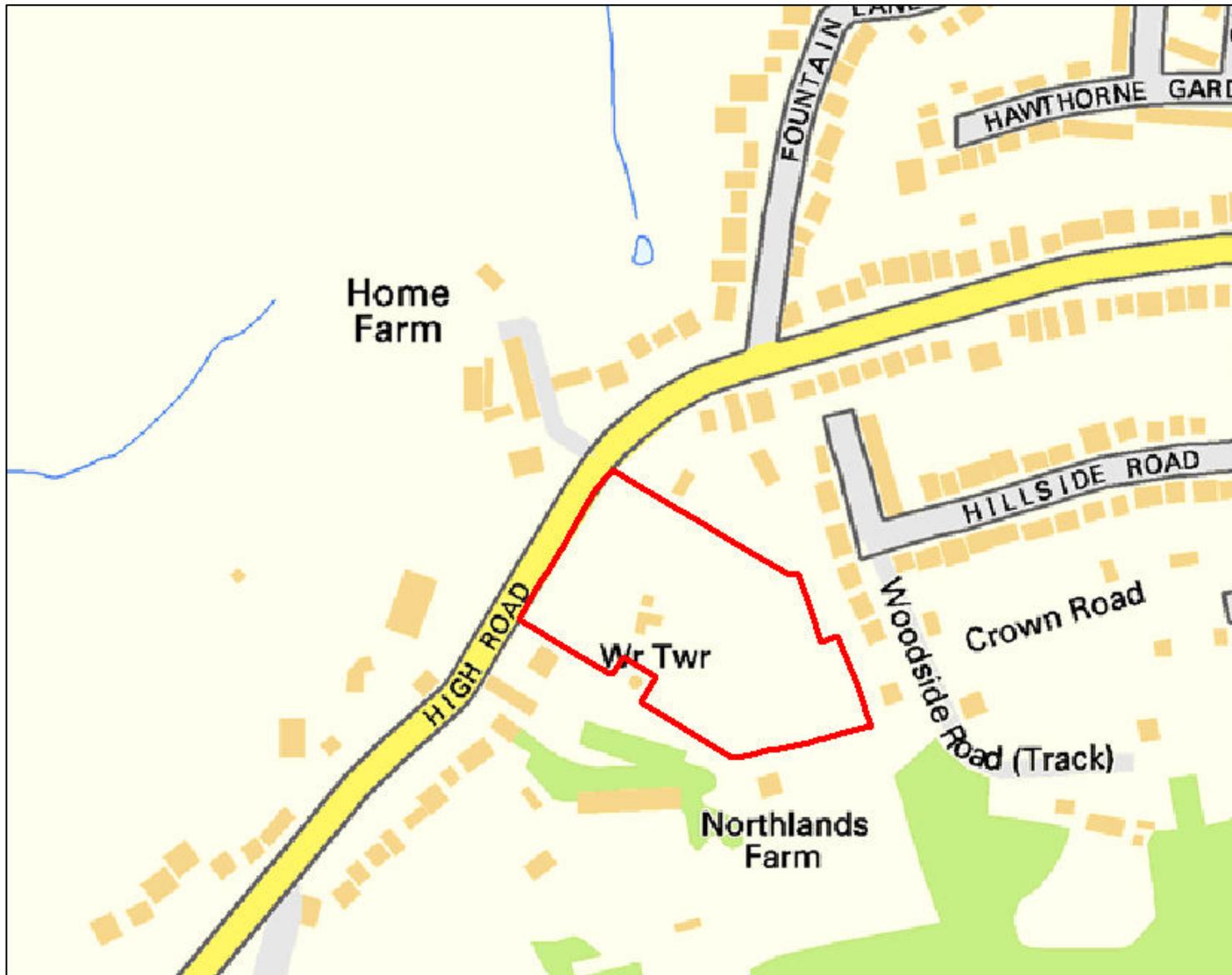
The site was put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

This site was not put forward for this purpose.



Site Details

Site Reference:	CFS162	Site size (Ha):	1.18
Site Address:	Land to the rear of 158 Rawreth Lane and west of Parkhurst Drive, Rayleigh, Essex, SS6 9RN		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Dwelling, residential garden and land to the rear, consisting of wooden store and a mix of concrete, brick and wooden buildings amongst overgrown vegetation and pond onsite		
Current Use:	Residential		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Vacant		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	1.18 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with a pond and lots of overgrown vegetation
Access:	Existing access onto Rawreth Lane and adjacent to Parkhurst Drive
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

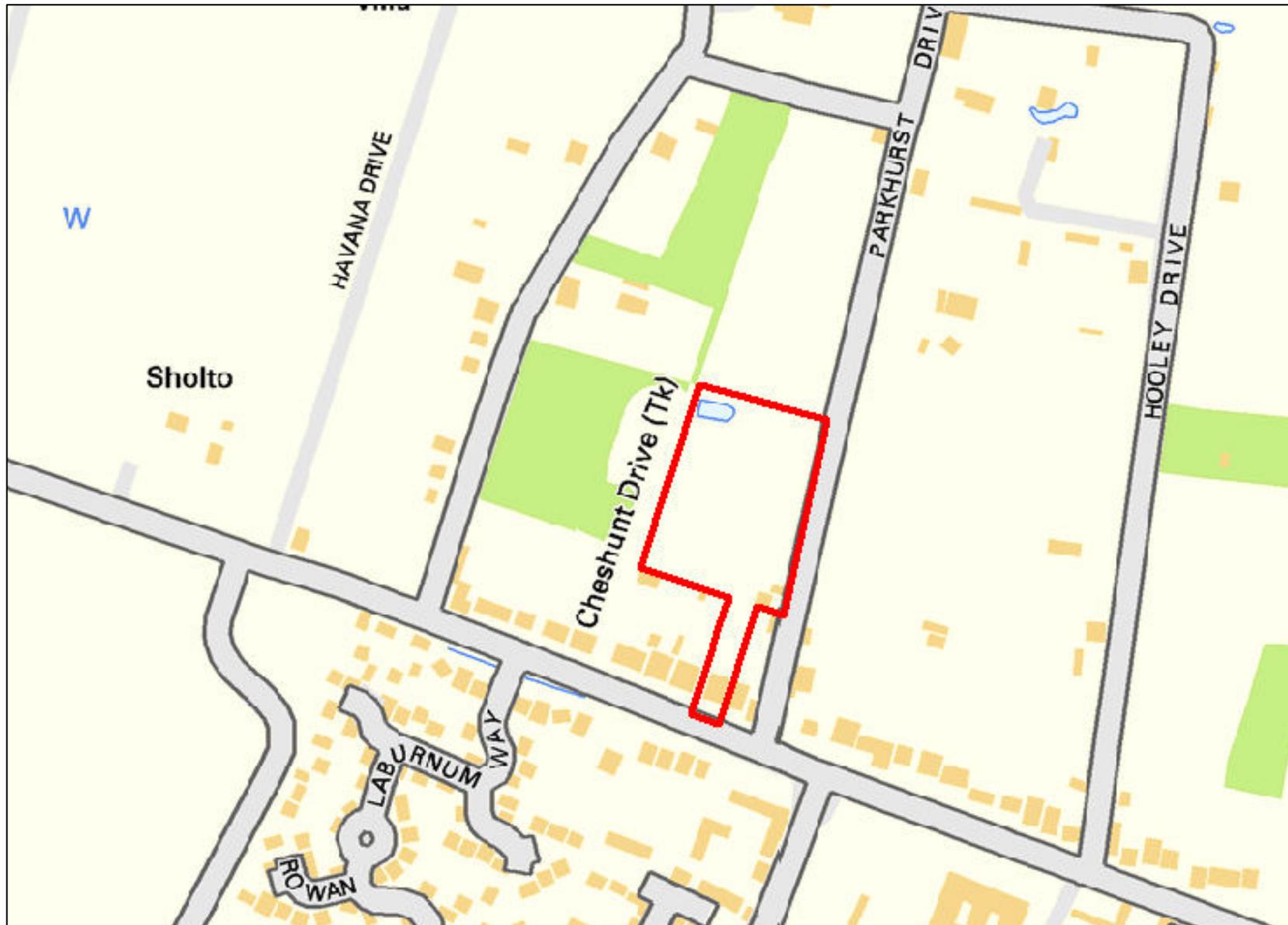
The site was put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

No

Availability Summary:

This site was not put forward for this purpose.



Site Details

Site Reference:	CFS163	Site size (Ha):	5.1
Site Address:	Land at Lubards Lodge Farm, Hullbridge Road, Rayleigh, SS6 9QG		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	One storey wooden and greenhouse style retail buildings with gravel car park and some industrial buildings, with hedgerows and iron gates. Some trees and telegraph poles scattered on site. Hedges surrounding the site with one or two trees.		
Current Use:	Retail, industrial		
Proposed Use:	Mixed		
Land Uses of Adjacent Sites:	Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	5.1 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site surrounded by hedgerows, one or two trees on the site.
Access:	Existing access onto Hullbridge Road
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: One TPO on site
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy Agreements
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. Parts of the site are likely to meet the definition of Previously Developed Land and would therefore be suitable for residential development as a result.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

No

Availability Summary:

The site was not put forward by a site agent for this purpose.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified. Some tenancies exist on the site which may impact on the availability of the site in the short term.



Site Details

Site Reference:	CFS164	Site size (Ha):	43.5
Site Address:	Land at Lubards Lodge Farm, Hullbridge Road, Rayleigh, SS6 9QG		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Large site, split into agricultural fields and grazing fields with dividing fences and hedgerows or conifer trees. Telegraph poles to southern and eastern boundaries. Some dwellings on site and gravel tracks and public paths		
Current Use:	Grazing land / Agricultural / Residential		
Proposed Use:	Residential / mixed development		
Land Uses of Adjacent Sites:	Residential / Retail / Vacant / Golf Club		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	43.5 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat with some slight variation in slope. Hedges and fencing divide fields and larger conifers are found between some fields.
Access:	Existing accesses onto Rawreth Lane and Hullbridge Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy Agreements
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership or physical constraints have been identified. Some tenancies exist on the site which may impact on the availability of the site in the short term.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership or physical constraints have been identified. Some tenancies exist on the site which may impact on the availability of the site in the short term.



Site Details

Site Reference:	CFS165	Site size (Ha):	93.1
Site Address:	Land east and west of Sutton Road, Rochford		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Large site dissected in east and west sections by Sutton Road. Western section is a large agricultural field with grassy area containing sports pitches to western boundary, and various farm structures in south-east corner. Eastern section contains large agricultural fields sub-divided by rows of vegetation. Both sites have vegetation to all boundaries.		
Current Use:	Agricultural		
Proposed Use:	Housing (incl. provision of starter homes, social housing, self build housing, retirement, extra-care, intermediate), Industrial, Offices, Mixed development, Infrastructure		
Land Uses of Adjacent Sites:	Agricultural / Employment land / Nurseries		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Due to large size of site, some parts have good proximity and some have medium proximity
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	91.62 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.48 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	1 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat agricultural fields with vegetation to all boundaries
Access:	Access onto both sections from Sutton Road
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Three TPOs on adjacent land
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Adjacent to listed New Hall
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Safeguarding Area – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. Small parts of the site are located within Flood Zones 2 and 3 which may impact on the suitability of those parts unless mitigation can be secured.

Achievable:

No

Employment Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located within the Metropolitan Green Belt The site may become suitable for employment development subject to a future Green Belt assessment. The site is otherwise located in a relatively suitable location, adjacent to the Temple Farm Industrial Estate and close to the strategic road network.

Available:

Yes

Availability Summary:

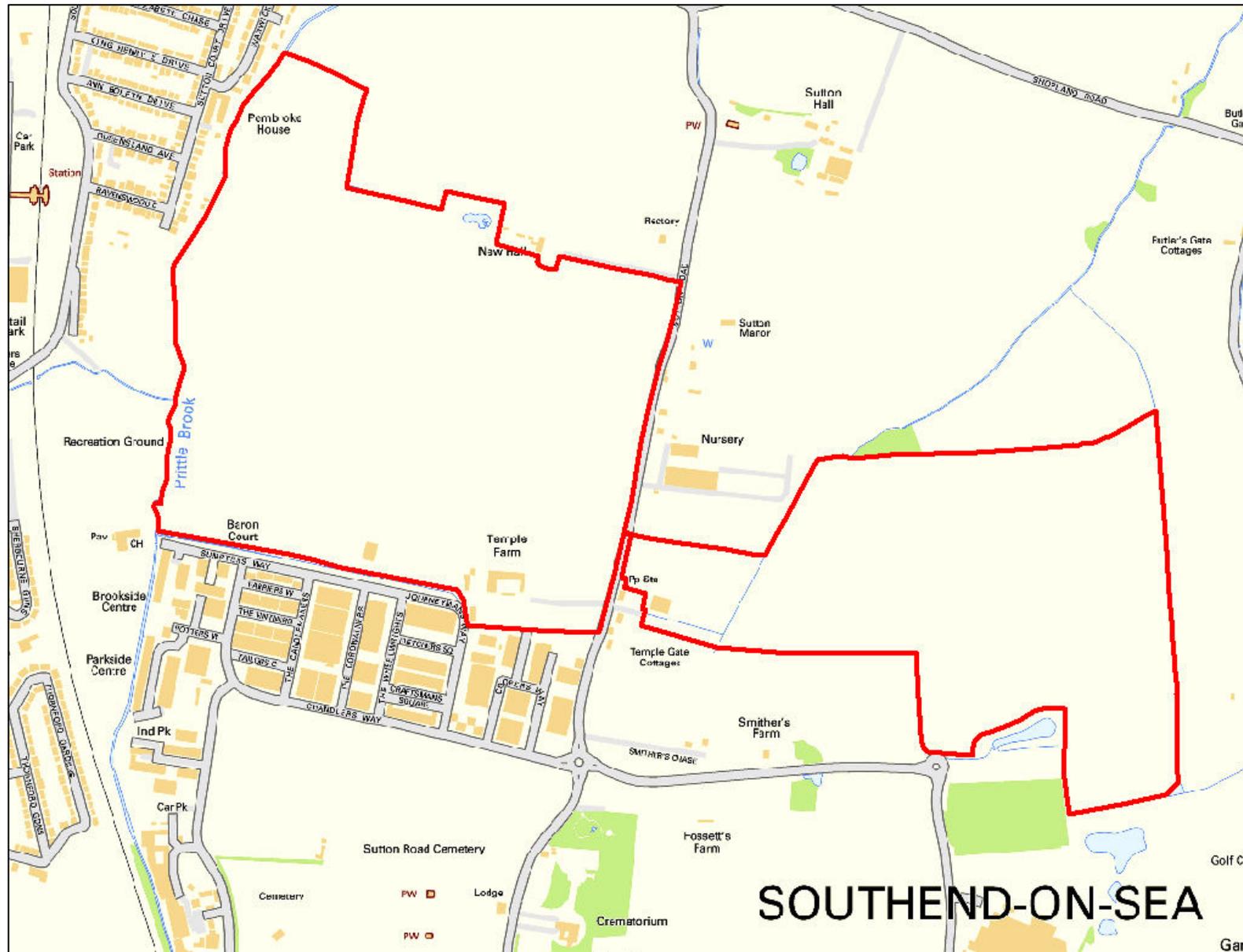
The site was put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS166	Site size (Ha):	2.5
Site Address:	Paglesham Church End SS4 2D		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural fields with a tree and bush lined boundary. Row of telegraph poles traversing the sites.		
Current Use:	Arable agricultural farmland		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural / Residential / Public house / Pond		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input checked="" type="checkbox"/> SLA	<input type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	N/A			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	2.5 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with bushes and trees along the boundaries with Paglesham Road and adjoining fields.
Access:	Adjacent to Paglesham Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Multiple Listed Buildings within close proximity
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Site is adjacent to Paglesham Church End Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mineral Workings – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy Agreement
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Risk

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site has relatively poor access to local services and falls within the Metropolitan Green Belt and Coastal Protection Belt. The suitability of the site is therefore unknown until a Green Belt assessment and Landscape Character assessment have been undertaken. The entire site also falls within Flood Zone 3 which may impact on the suitability of the site unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt, Coastal Protection Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site has been put forward by the landowner for this purpose and no ownership issues have been identified. A tenancy exists on the site which may impact its short term availability.

Available:

No

Availability Summary:

The site has not been put forward for this purpose.



Site Details

Site Reference:	CFS168	Site size (Ha):	5.0
Site Address:	Rayleigh (Carpenter's) Golf Range, Chelmsford Road, Rawreth, SS11 8TZ		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Golf range with tidy grassed area and targets. A single building to the south east of the site, with a gravel car park.		
Current Use:	Golf Range		
Proposed Use:	Housing, Education, Health, Leisure, Gypsy & Traveller site, Industrial, Offices, Cultural or Mixed		
Land Uses of Adjacent Sites:	Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	5.0 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with a single hedgerow along the eastern boundary
Access:	Accessed off of Chelmsford Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active Tenancy agreement
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is within the Metropolitan Green Belt where development is restricted. The site is not located close to any existing or allocated employment land or any established town centres.

Gypsy and Traveller Site Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose and no ownership or physical constraints have been identified. A tenancy exists on the site which may impact on the short term availability of the site.

Available:

Yes

Availability Summary:

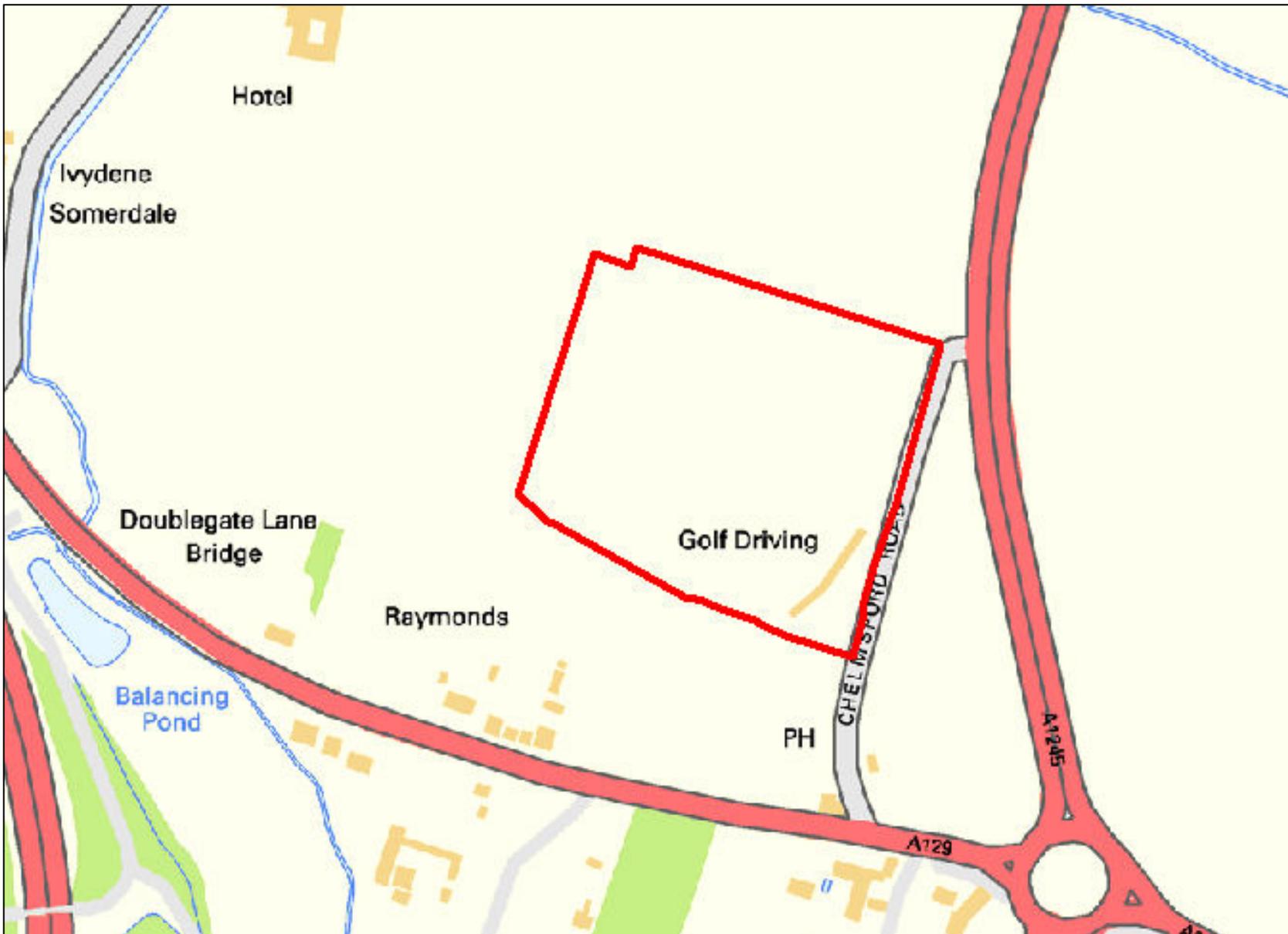
The site has been put forward for this purpose and no ownership or physical constraints have been identified. A tenancy exists on the site which may impact on the short term availability of the site.

Available:

Yes

Availability Summary:

The site has been put forward for this purpose and no ownership or physical constraints have been identified. A tenancy exists on the site which may impact on the short term availability of the site.



Site Details

Site Reference:	CFS169	Site size (Ha):	5.15
Site Address:	Meadowlands, Victor Gardens, Hockley, SS5 4DY		
Put forward by:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input type="checkbox"/> Other
Site Description:	Large garden area with long paved driveway to dwelling. Trees and two ponds onsite with some smaller buildings within garden area. Overhead cables run to the dwelling. Gated and walled entrance to the site.		
Current Use:	Residential with large garden		
Proposed Use:	Housing, education, health, leisure/recreation		
Land Uses of Adjacent Sites:	Woodland / Vacant / Clements Hall Listed Building / Railway Line		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input checked="" type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	2.78 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	2.14 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.23 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly Flat. Far eastern side of site has a slight incline to the west. Trees along all boundaries and some within the site, with a denser area of woodland to the east. Small pond to the western side of the site and a larger pond to the east of the site.
Access:	Existing access onto Victor Gardens
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: One TPO on adjacent site
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Curtilage of Grade II listed Clement Hall within 7 metres
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Are there any physical constraints likely to restrict the density of development?
(e.g. flood risk, topographical issues etc.)

Yes No **Flood Risk**

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out. . Part of the site also falls within Flood Zones 2 and 3 which may impact on the suitability of those parts unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by the landowner for this purpose and no ownership or legal constraints have been identified.

Available:

No

Availability Summary:

The site was put forward by the landowner for this purpose and no ownership or legal constraints have been identified.



Site Details

Site Reference:	CFS170	Site size (Ha):	3.1
Site Address:	Land North of Rawreth Lane, Rawreth SS11		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural field with some trees and vegetation along the boundaries.		
Current Use:	Agricultural		
Proposed Use:	Residential, Mixed		
Land Uses of Adjacent Sites:	Agricultural / Residential / Grazing land		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3.1 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with trees and vegetation along all boundaries
Access:	Adjacent to Rawreth Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	CFS171	Site size (Ha):	14.9
Site Address:	Land to the North of Rawreth Lane, Rawreth SS11 8S		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Other	
Site Description:	Agricultural fields with some trees and vegetation along the boundaries.		
Current Use:	Agricultural		
Proposed Use:	Residential, Mixed		
Land Uses of Adjacent Sites:	Agricultural / Residential / Cricket grounds / Woodland		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	14.9 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat, with vegetation along the boundaries. There are sparsely spread trees on some boundaries.
Access:	Adjacent to Rawreth Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site is located close to an existing residential area with good access to most basic services. The site does fall within the Metropolitan Green Belt and therefore the overall suitability of the site for development is unknown until a Green Belt assessment has been carried out.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.

Available:

Yes

Availability Summary:

The site was put forward by a site agent for this purpose and no ownership, legal or physical constraints have been identified.



Site Details

Site Reference:	SER8	Site size (Ha):	23.5
Site Address:	South East Ashingdon		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other- Allocated site without permission	
Site Description:	Square agricultural field with a public right of way across the centre of the site, running E-W, and pylon towards eastern boundary. Some vegetation and trees run along the boundaries and the path.		
Current Use:	Agriculture		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agriculture, Residential		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area - Allocated	
Other designations:	Air 15m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	23.5 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat agricultural field with some vegetation to boundaries
Access:	Currently pedestrian-only access off Ashingdon Road, Oxford Road, Percy Cottis Road and The Drive
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

This site is currently allocated for residential development and is therefore considered to be suitable.

Achievable:

Marginal

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is allocated for residential development in the current local development plan and is not located within or close to any town centres or existing employment areas.

Gypsy and Traveller Potential

Suitable:

No

Suitability Summary:

The site is allocated for residential development in the current local development plan.

Available:

Yes

Availability Summary:

The site is allocated for residential development in the current local development plan and on best information is still available for this type of development.

Available:

No

Availability Summary:

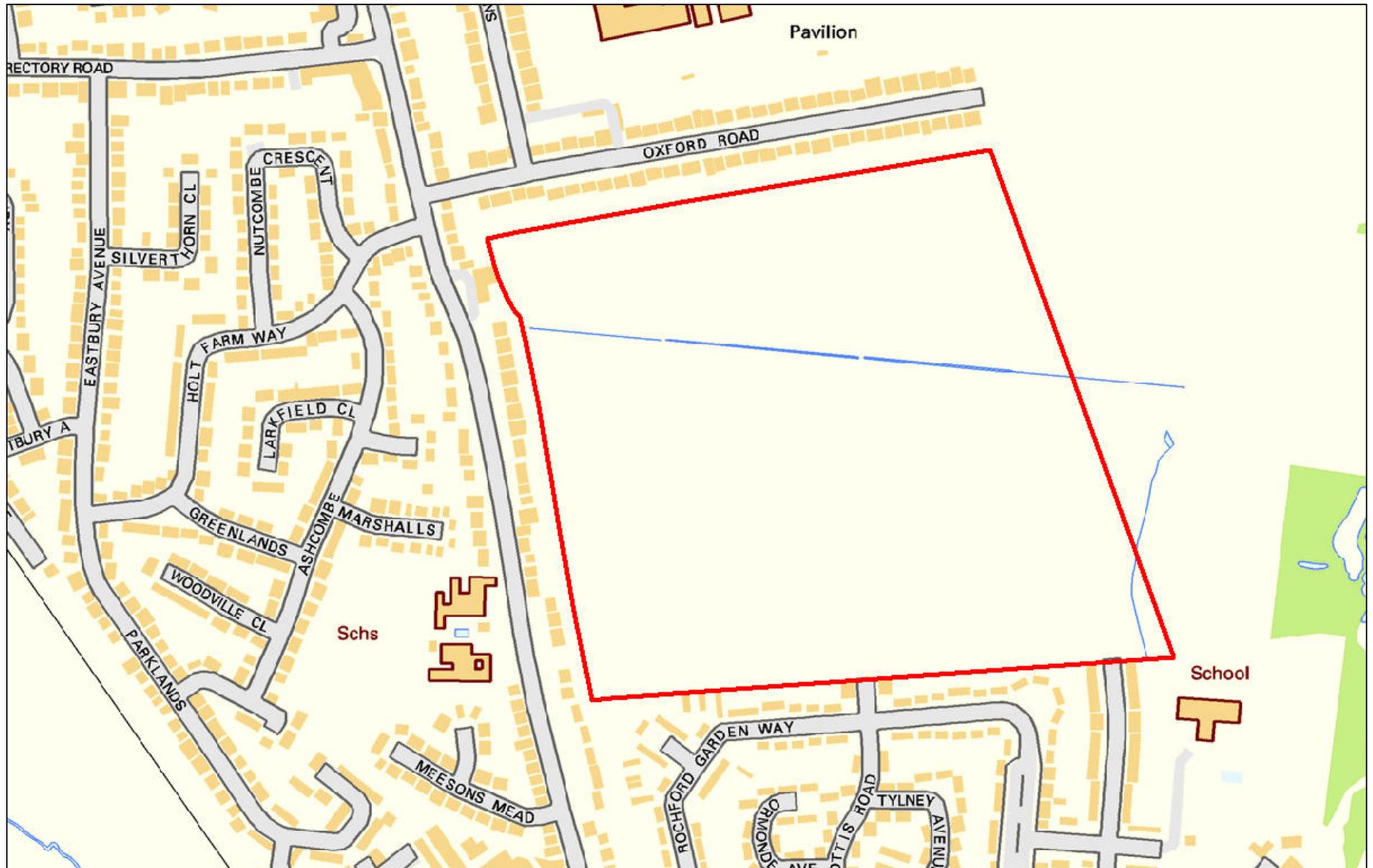
The site is allocated for residential development in the current local development plan and on best information is not available for this type of development.

Available:

No

Availability Summary:

The site is allocated for residential development in the current local development plan and on best information is not available for this type of development.



Site Details

Site Reference:	BFR1	Site size (Ha):	2.3
Site Address:	Star Lane Industrial Estate, Great Wakering SS3 0JP		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other- Allocated site without permission	
Site Description:	Site consists of a range of industrial buildings and structures.		
Current Use:	Industrial		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Local Wildlife Site		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	2.3 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat industrial site
Access:	Existing vehicular access from Star Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel and Final Stage Brickearth
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Multiple landowners
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active tenancy agreements
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and meets the definition of Previously Developed Land in the NPPF. The site is allocated for residential development in the current local development plan.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is currently used as employment land and is allocated for part- employment development.

Available:

Unknown

Availability Summary:

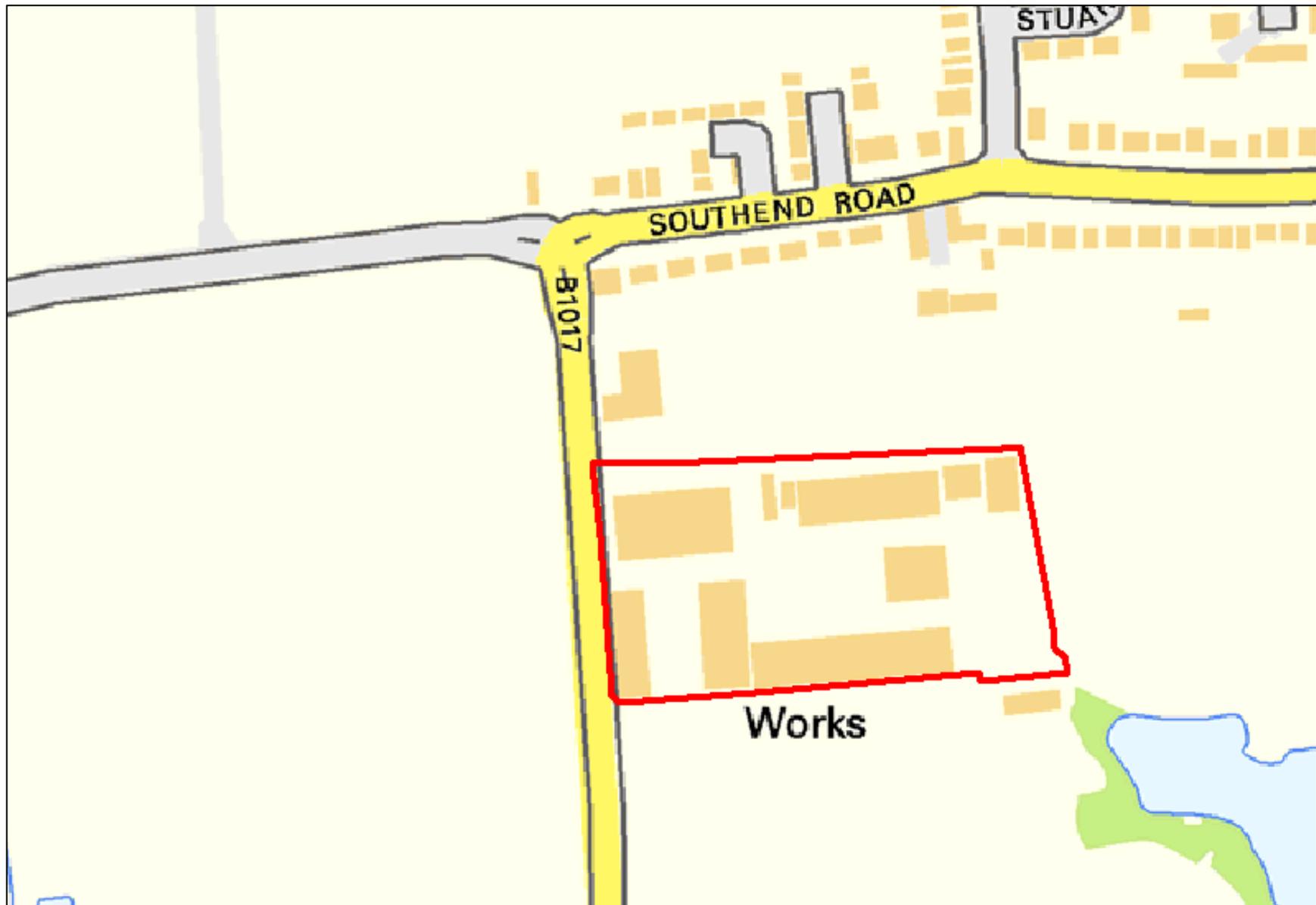
The site has multiple landowners and some active tenancy agreements which may restrict the availability of the site for residential development in the short or medium term. The site may still come forward in the long term.

Available:

Yes

Availability Summary:

The site is currently used as employment land and has a high level of occupation.



Site Details

Site Reference:	BFR2	Site size (Ha):	4.6
Site Address:	Eldon Way/Foundry Industrial Estate, Hockley		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other- Allocated site without permission	
Site Description:	Large site consisting of multiple industrial units of mixed uses and associated infrastructure including roads, hard-standing, SLA and landscaping		
Current Use:	Industrial / Leisure		
Proposed Use:	Residential / Commercial / Employment / Leisure		
Land Uses of Adjacent Sites:	Residential / Industrial		
Planning Permission History:	15/00144/OUT; 15/00616/FUL		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	4.6 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Fairly flat, densely built up industrial site.
Access:	Existing vehicular access from Eldon Way and Station Approach
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: One TPO in south-west corner of site
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Multiple landowners
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active tenancy agreements
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and meets the definition of Previously Developed Land in the NPPF. The site is part-allocated for residential development in the current local development plan.

Achievable:

Marginal

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is currently used as employment land and is allocated for part- employment development.

Available:

Unknown

Availability Summary:

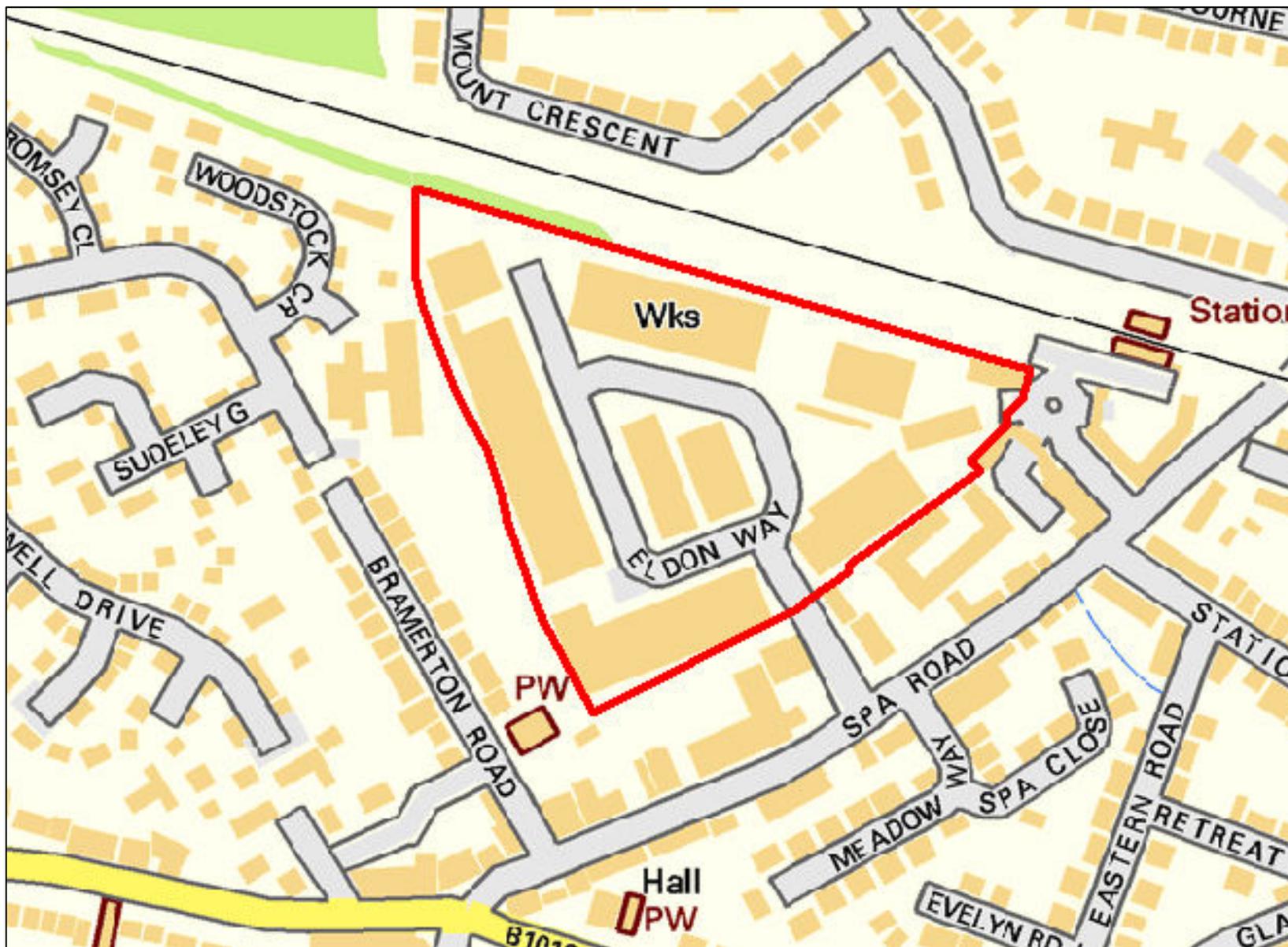
The site has multiple landowners and some active tenancy agreements which may restrict the availability of the site for residential development in the short or medium term. The site may still come forward in the long term.

Available:

Yes

Availability Summary:

The site is currently used as employment land and has a high level of occupation.



Site Details

Site Reference:	BFR4	Site size (Ha):	6.2
Site Address:	Rawreth Industrial Estate, Rayleigh		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other- Allocated site without permission	
Site Description:	Rectangular industrial estate site with multiple industrial units and accompanying hard standing and road infrastructure. Some trees and bushes dotted around the site.		
Current Use:	Industrial		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Allocated site for residential development / Retail		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	6.2 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with dense industrial units and associated infrastructure
Access:	The industrial estate is served by existing access roads off of Rawreth Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Part of site is covered by TPO
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Multiple landowners
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Active tenancy agreements
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and meets the definition of Previously Developed Land in the NPPF. The site is part-allocated for residential development in the current local development plan.

Achievable:

Marginal

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is currently used for employment uses and is well-connected to the strategic highway network.

Available:

Unknown

Availability Summary:

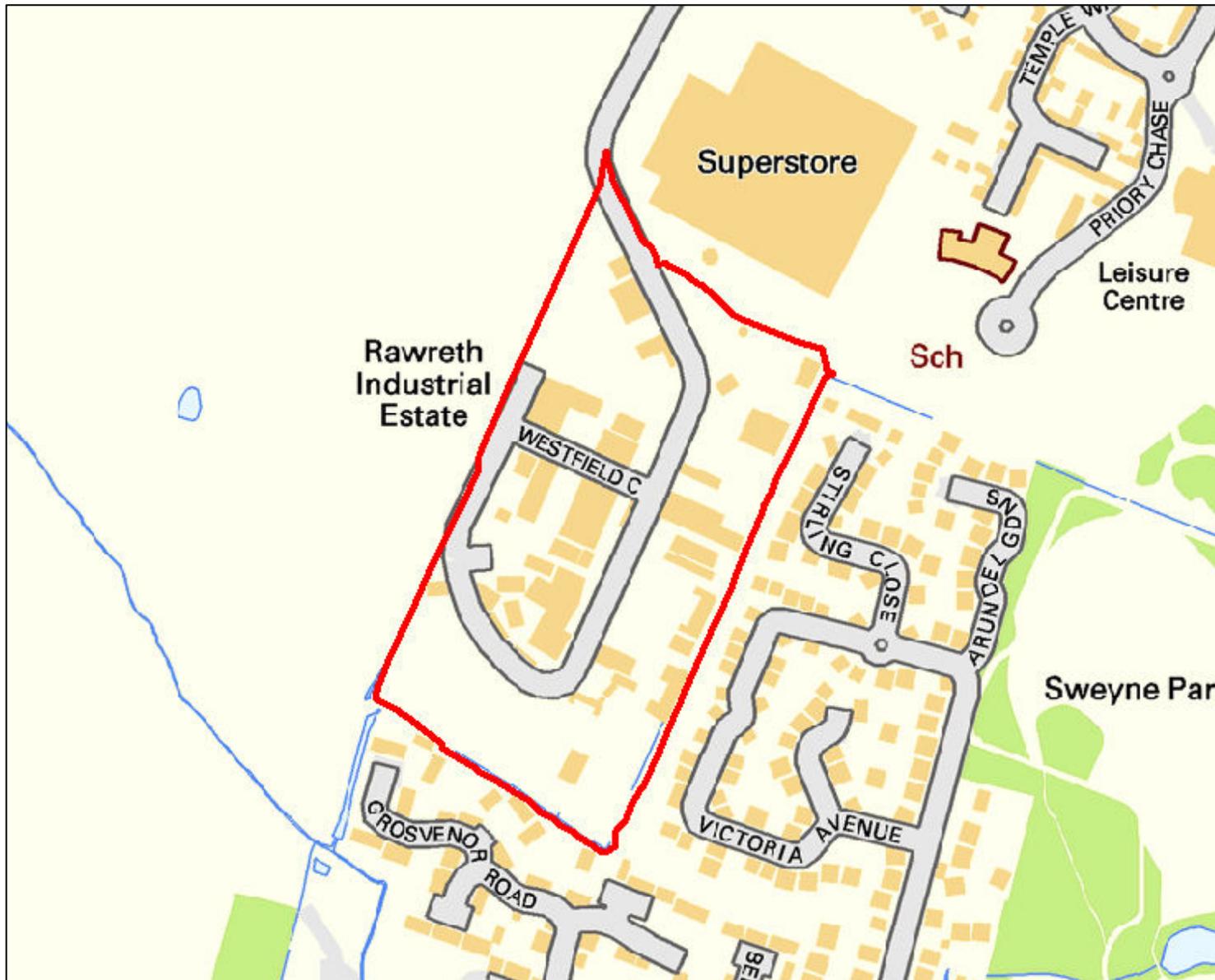
The site has multiple landowners and some active tenancy agreements which may restrict the availability of the site for residential development in the short or medium term. The site may still come forward in the long term.

Available:

Yes

Availability Summary:

The site is currently used for employment uses and has a high level of occupation.



Site Details

Site Reference:	NEL1 / GT1	Site size (Ha):	8.8
Site Address:	"Michelins Farm" West of the A1245, Rayleigh		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other- Allocated site without permission	
Site Description:	Large greenfield site with debris and vegetation across, some built structures also present.		
Current Use:	Open land with some rural structures		
Proposed Use:	Employment land / Gypsy and Traveller site		
Land Uses of Adjacent Sites:	Agriculture / Industrial / Highway		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Existing residential areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Improvements to existing access required			
Significant investment in utilities needed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Significant investment in sustainable transport needed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	8.8 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Sloping land, with notable increase in height at the northern end, and decrease in height at the southern end. Pylons are situated to the north west and south west of the site.
Access:	Currently accessed off of the A1245 and A127
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is allocated for employment and Gypsy and Traveller uses. The site has poor access to local services and is not considered suitable for a residential use.

Achievable:

Yes

Available:

No

Availability Summary:

The site has not been put forward nor allocated for a residential use.

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Most of the site is allocated as employment land in the current local development plan, and is well-connected to the strategic transport network.

Gypsy and Traveller Potential

Suitable:

Yes

Suitability Summary:

Part of the site is allocated for a Gypsy and Traveller use and is considered to be suitable for this use.

Available:

Yes

Availability Summary:

The site is considered to remain available for the allocated employment use.

Available:

Yes

Availability Summary:

The site is considered to remain available for the allocated Gypsy and Traveller use.



Site Details

Site Reference:	NEL2	Site size (Ha):	3.2
Site Address:	South of Great Wakering		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other- Allocated site without permission	
Site Description:	Mostly agricultural land with some trees to the west boundary. Dirt track to the north with some trees along the track.		
Current Use:	Agriculture		
Proposed Use:	Employment Land		
Land Uses of Adjacent Sites:	Residential / Agriculture / Local Wildlife Site		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	3.2 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat agricultural site
Access:	The site runs adjacent to Star Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel and Final Stage Brickearth
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is located close to the existing residential area with good access to most local services. However, it is currently allocated as employment land in the current local development plan.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is allocated as employment land in the current local development plan and has good access to the strategic highway network.

Available:

No

Availability Summary:

The site has not been put forward nor allocated for a residential use.

Available:

Yes

Availability Summary:

The site is considered to remain available for the allocated employment use.



Site Details

Site Reference:	BF01	Site size (Ha):	0.21
Site Address:	68-72 West Street, Rochford		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other- Brownfield from previous SHLAA	
Site Description:	Site on prominent corner location with large buildings and hard-standing across		
Current Use:	Bar / Restaurant / Car garage		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Retail		
Planning Permission History:	10/00823/COU; 09/00193/CON; 09/00192/FUL; 07/00704/CON; 07/00703/FUL; 05/00816/CON; 05/00815/FUL; 98/00300/FUL		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Conservation Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.19 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.02 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site dominated by large buildings and hard-standing
Access:	Corner plot accessed from Union Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rochford Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located within the existing built up area with good access to most basic services. The majority of the site is not subject to any significant constraints, however a small part of the site falls within Flood Zone 2 which may impact on the suitability of this section unless mitigation can be secured.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is smaller than 0.25 hectares in size but is located within the Rochford town centre which smaller scale employment uses such as offices are suitable.

Available:

Yes

Availability Summary:

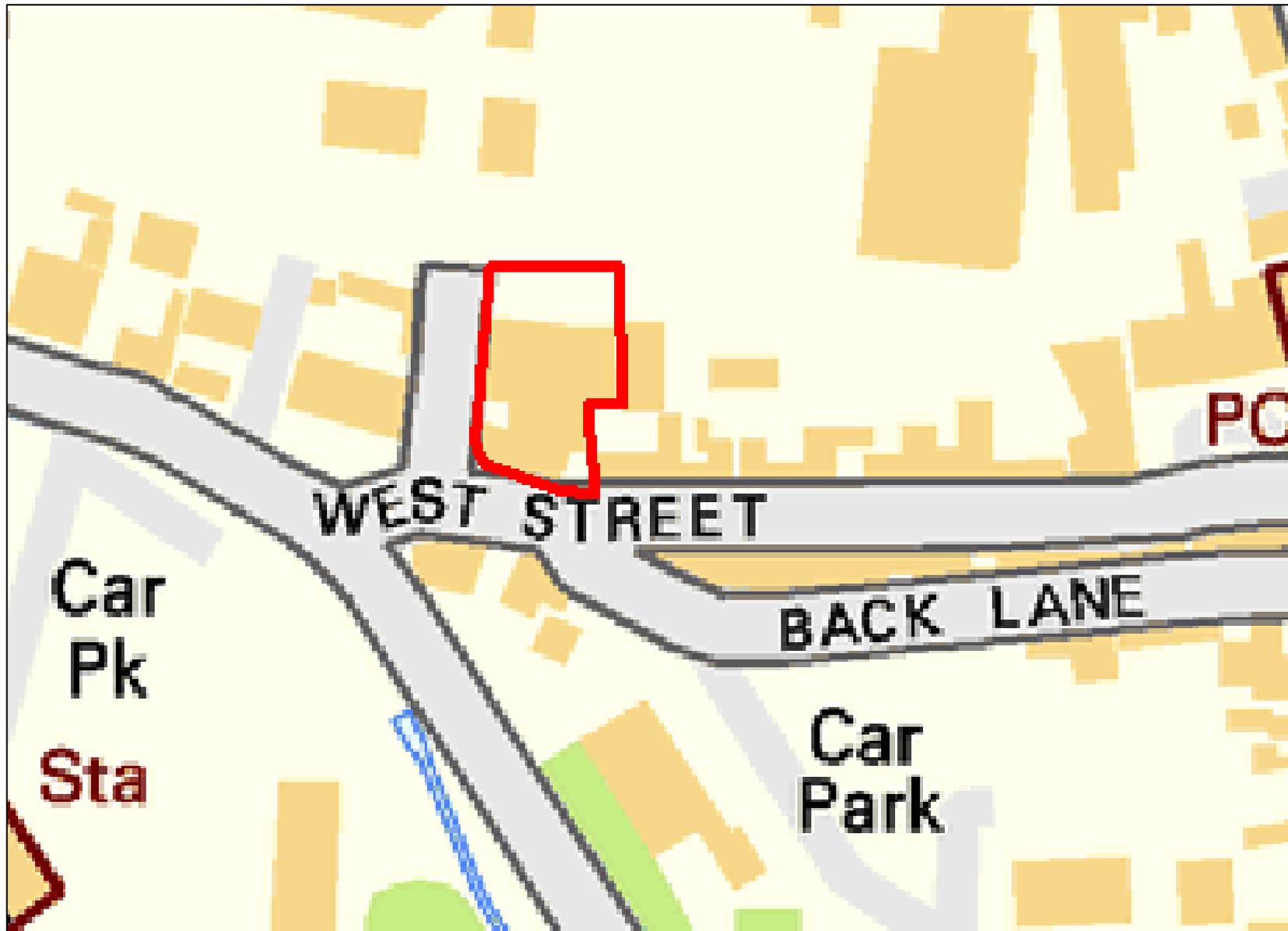
The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not known to be subject to any ownership or legal constraints and is considered to be available for development. It is also noted that the front part of the site is currently vacant and there have been numerous previous application to re-develop the site for residential uses. It is therefore considered that this site would be available for development.

Available:

Yes

Availability Summary:

The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not subject to any ownership or legal constraints and is considered to be available for development.



Site Details

Site Reference:	BF02	Site size (Ha):	0.17
Site Address:	162-168 High Street, Rayleigh, SS6 7BY		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other- Brownfield from previous SHLAA	
Site Description:	Office units to front with builder's yard to the rear		
Current Use:	Offices / Yard		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Commercial		
Planning Permission History:	10/00616/COU; 07/00668/FUL; 07/01096/FUL		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.17 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with Office units and hard-standing
Access:	Existing vehicular access off of High Street
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Falls outside but close to Rayleigh Town Centre Conservation Area
Proximity to Air Quality Management Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Falls within the Rayleigh High Street AQMA
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is smaller than 0.25 hectares in size but falls within the Rayleigh town centre where smaller scale employment uses such as offices are suitable.

Available:

Yes

Availability Summary:

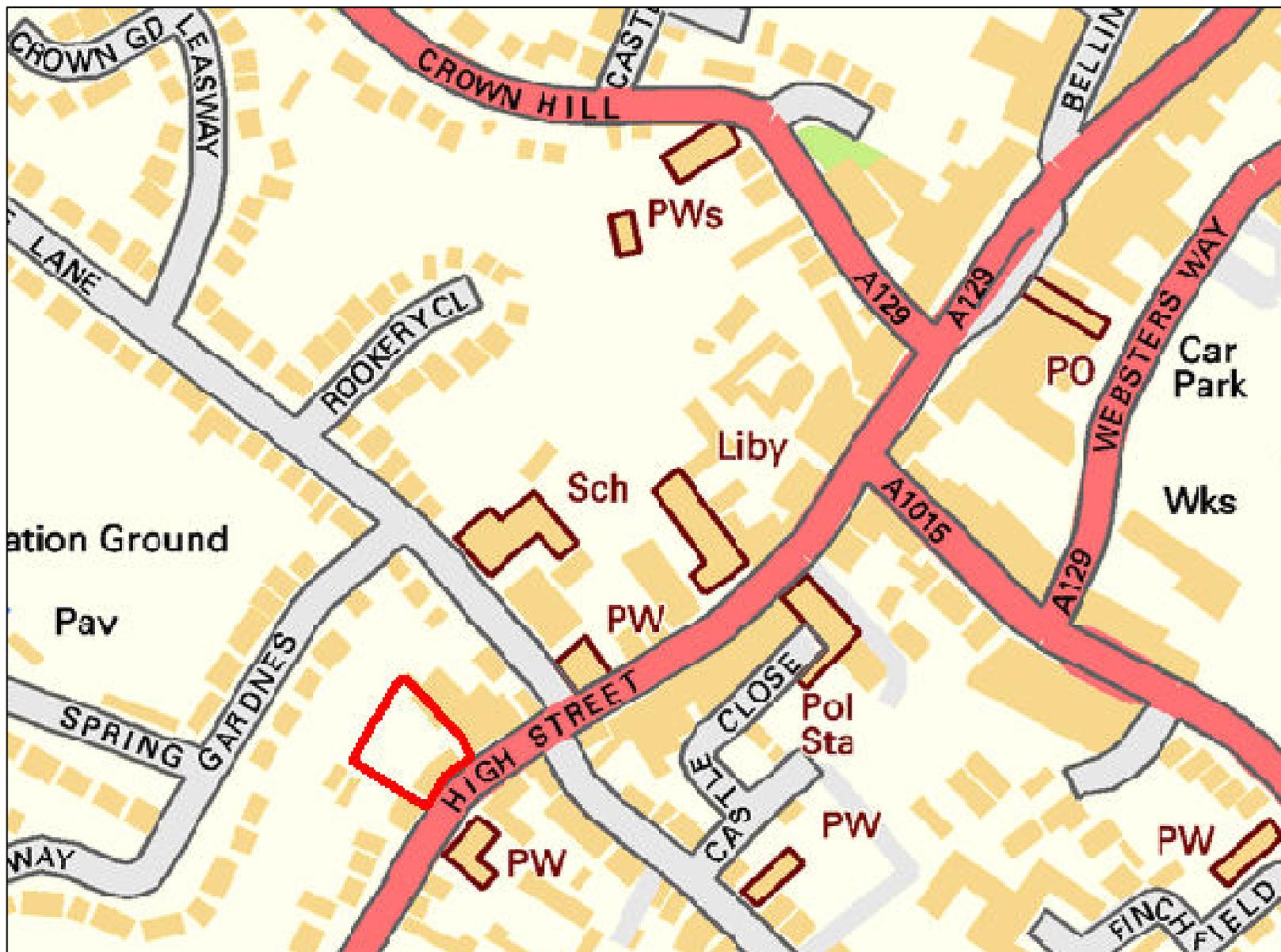
The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not known to be subject to any ownership or legal constraints and is considered to be available for development.

Available:

Yes

Availability Summary:

The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not subject to any ownership or legal constraints and is considered to be available for development.



Site Details

Site Reference:	BF03	Site size (Ha):	0.20
Site Address:	247 London Road, Rayleigh, SS6 9DW		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other- Brownfield from previous SHLAA	
Site Description:	Large car sales forecourt with hard-standing, offices and other associated infrastructure		
Current Use:	Offices / Car sales		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	12/00012/FUL; 09/00148/FUL; 08/00834/FUL; 06/01005/FUL; 06/01005/FUL, 05/00983/OUT		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.2 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat site with hard-standing across and significant built structures present
Access:	Corner plot, accessed off both London Road and Louis Drive West
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is currently in commercial use and has good connections to the strategic highway network, however it is smaller than 0.25 hectares in size and is not located within or close to any town centres or other employment land.

Available:

Yes

Availability Summary:

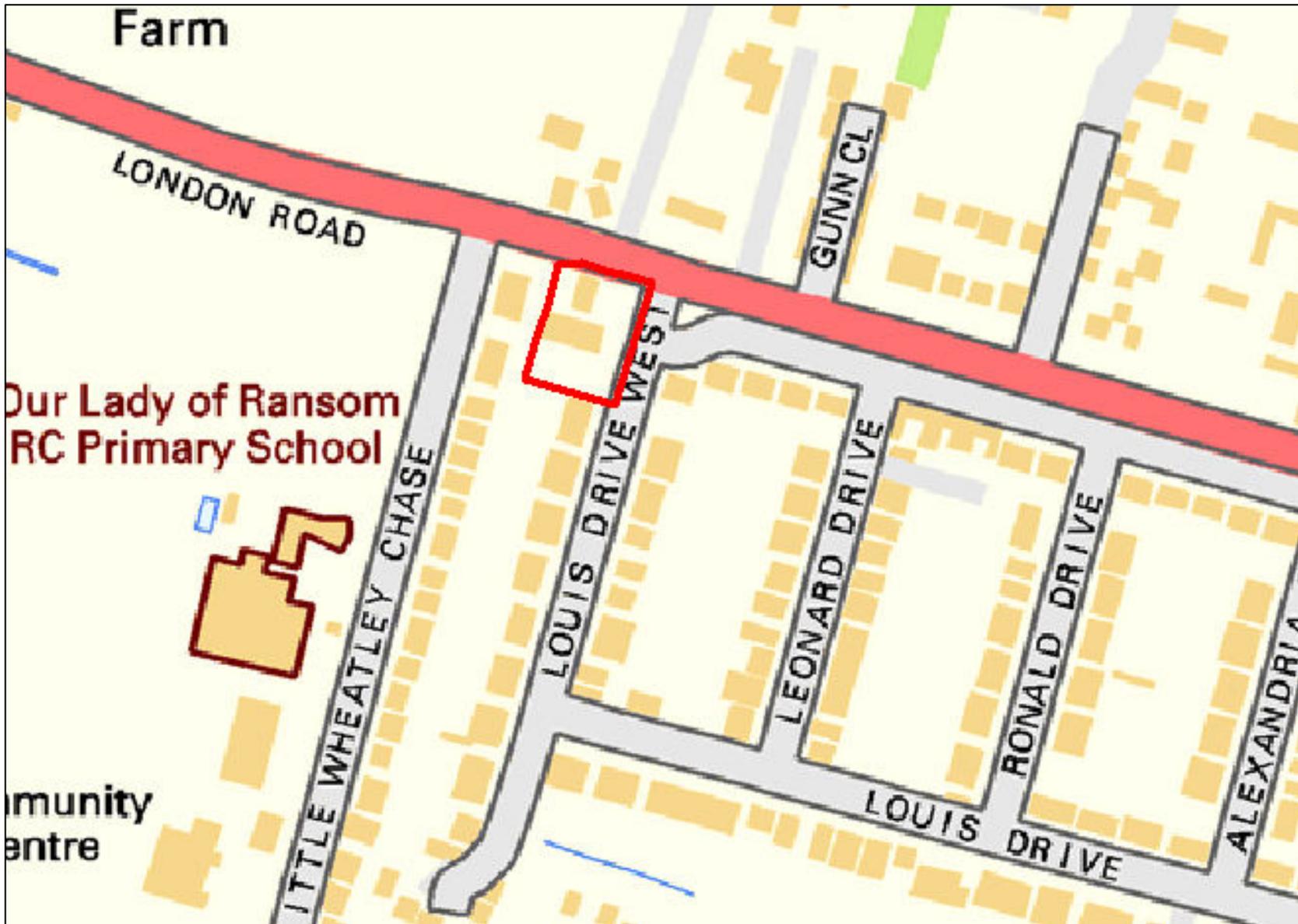
The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not known to be subject to any ownership or legal constraints and is considered to be available for development.

Available:

Yes

Availability Summary:

The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not subject to any ownership or legal constraints and is considered to be available for development.



Site Details

Site Reference:	BF04	Site size (Ha):	0.05
Site Address:	Garage Block, West Street, Rochford, SS4 1AU		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other- Brownfield from previous SHLAA	
Site Description:	Domestic garages at corner of West Street and Hall Road		
Current Use:	Domestic garages		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Rail station car park		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.04 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.01 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat hard-standing surface
Access:	Vehicular access off of Hall Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rochford Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located close to local services and the majority of the site is not subject to any significant development constraints. A small part of the site falls within Flood Zone 3 which may impact on the suitability of this part unless mitigation can be secured.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares in size and therefore it fails to meet the minimum size to be suitable for employment development. The site is also not located close to other employment areas within the town.

Available:

Yes

Availability Summary:

The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not known to be subject to any ownership or legal constraints and is considered to be available for development.

Available:

Yes

Availability Summary:

The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not subject to any ownership or legal constraints and is considered to be available for development.



Site Details

Site Reference:	BF05	Site size (Ha):	0.31
Site Address:	Castle Road Recycling Centre, Rayleigh, SS6 7RP		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other - Brownfield from previous SHLAA	
Site Description:	Recycling centre with associated infrastructure and significant hard-standing		
Current Use:	Recycling centre		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	97/00146/CPO		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.31 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat hard-surfaced recycling centre with associated infrastructure
Access:	Existing vehicular access off of Castle Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

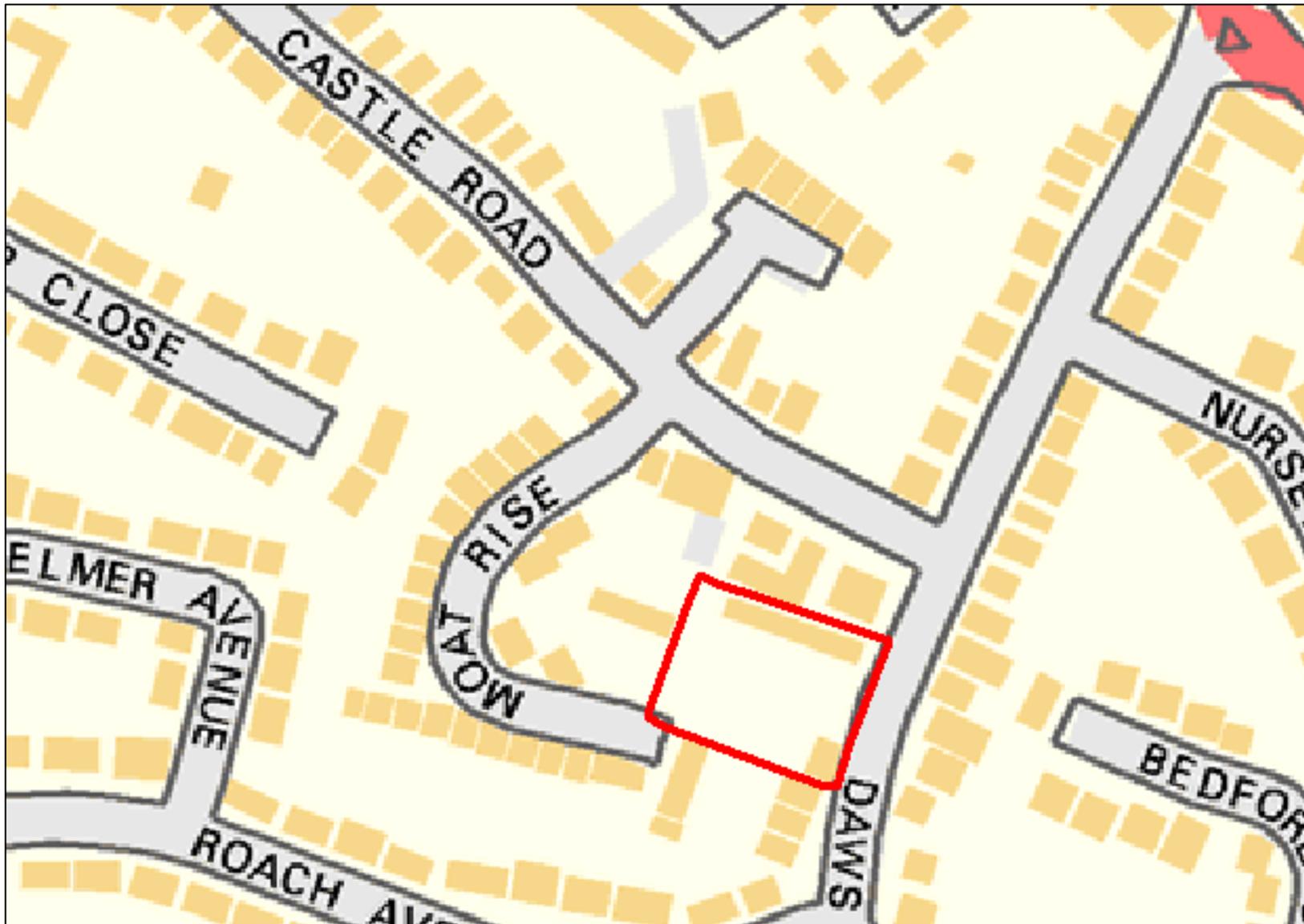
The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not known to be subject to any ownership or legal constraints and is considered to be available for development.

Available:

Yes

Availability Summary:

The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not subject to any ownership or legal constraints and is considered to be available for development.



Site Details

Site Reference:	GF01	Site size (Ha):	0.37
Site Address:	Land north west of Hockley Station, Hockley, SS5 5AE		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Site from previous SHLAA	
Site Description:	Wooded area backing onto Mount Crescent, no visible man made structures on site.		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Train Station		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.37 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat area with dense vegetation across
Access:	The site is adjacent to Mount Crescent
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

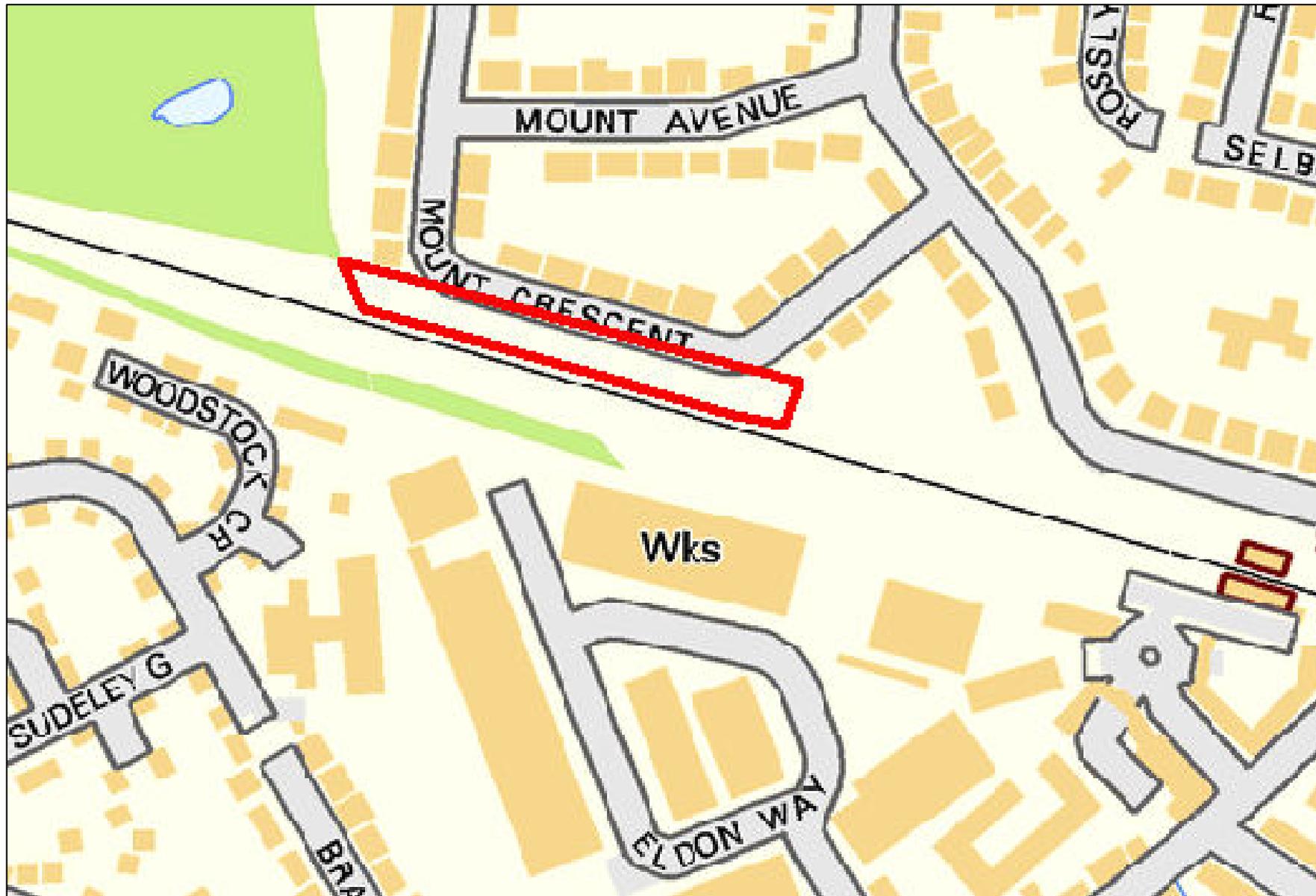
The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not known to be subject to any ownership or legal constraints and is considered to be available for development.

Available:

Yes

Availability Summary:

The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not subject to any ownership or legal constraints and is considered to be available for development.



Site Details

Site Reference:	GF02	Site size (Ha):	0.03
Site Address:	Land adjacent 213 High Street, Great Wakering, SS3 0HL		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public		<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Site from previous SHLAA
Site Description:	Vacant plot with overgrown vegetation on site, wooded area at the rear.		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield		<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.03 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat and vegetation plot
Access:	Gated access onto High Street
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and therefore fails to meet the minimum size threshold to be considered suitable for employment development. The site is also not close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

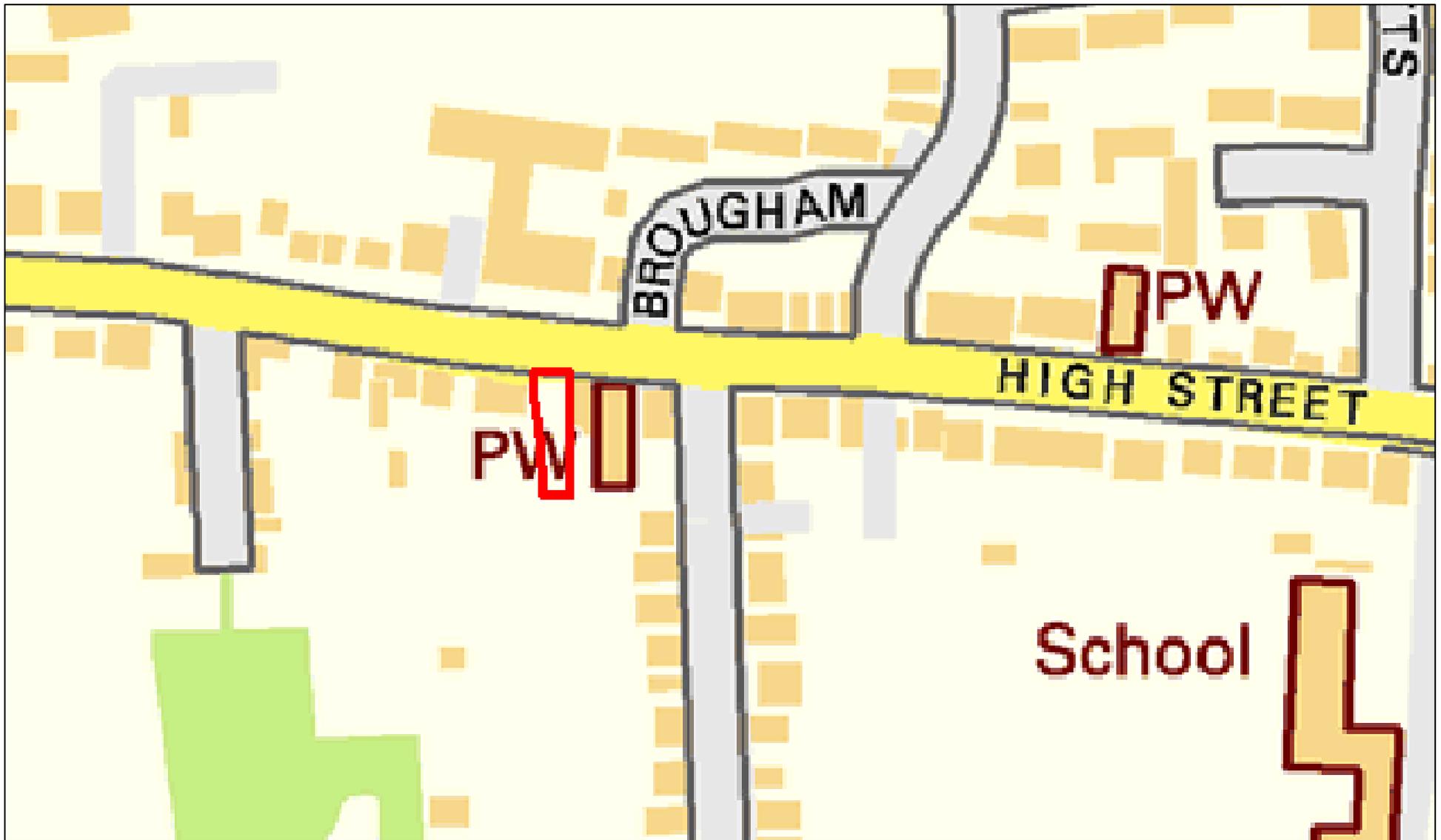
The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not known to be subject to any ownership or legal constraints and is considered to be available for development.

Available:

Yes

Availability Summary:

The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not subject to any ownership or legal constraints and is considered to be available for development.



Site Details

Site Reference:	GF03	Site size (Ha):	0.04
Site Address:	Land Between 35-43 Victoria Drive, Great Wakering, SS3 0AT		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Site from previous SHLAA	
Site Description:	Vacant plot with overgrown vegetation across site		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	14/00568/FUL, 15/00084/FUL – Application for Dwelling refused and Appeal dismissed		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	N/A			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.04 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with overgrown vegetation across site
Access:	The site is adjacent to Victoria Drive
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No - Flood Risk

Housing Development Potential

Suitable:

Unknown

Suitability Summary:

The site has good access to local services but falls entirely within Flood Zone 3 which is likely to impact on the suitability of the site unless appropriate mitigation can be secured.

Achievable:

Marginal

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and therefore fails to meet the minimum size threshold to be considered suitable for employment development. The site is also not close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

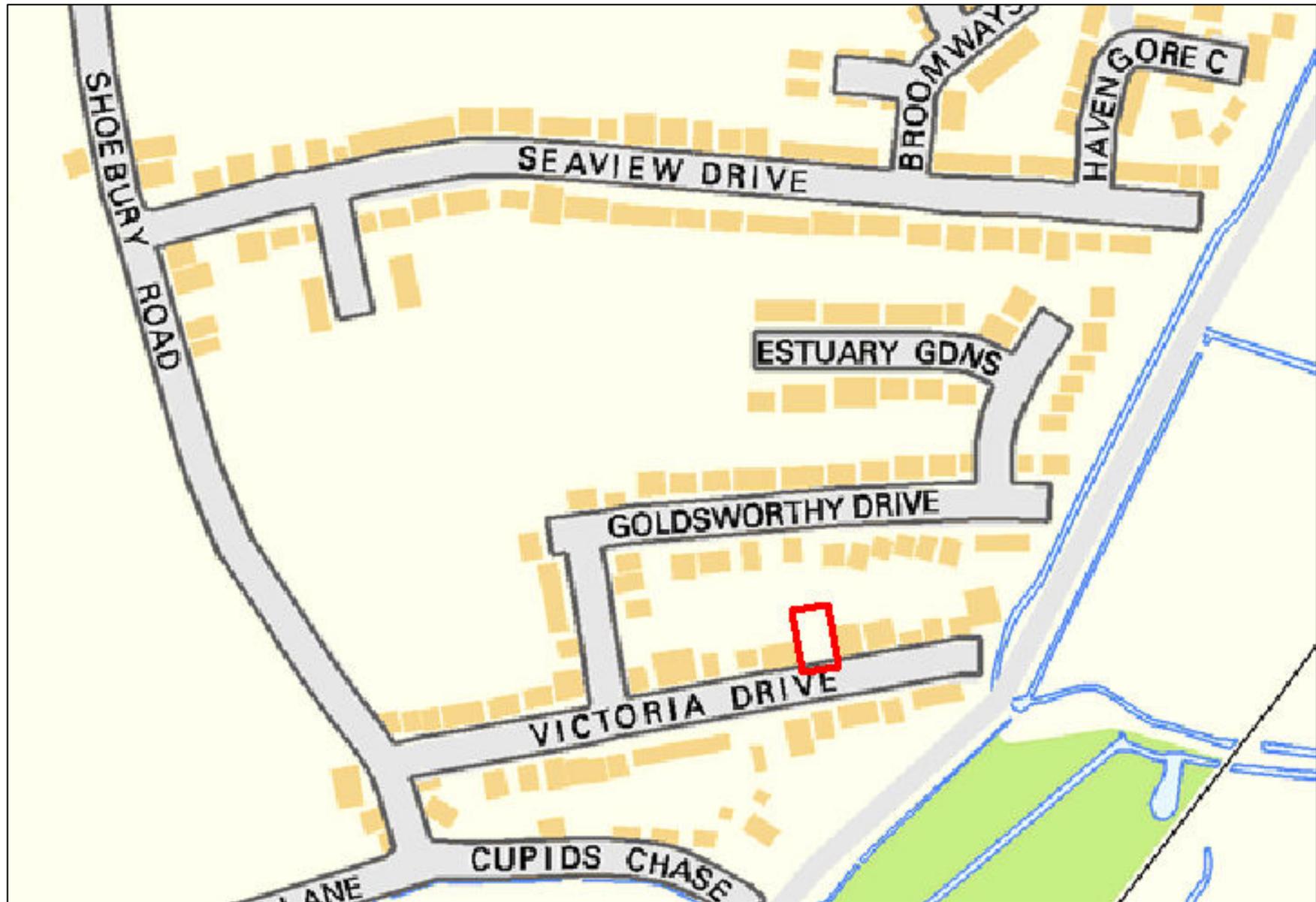
The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not known to be subject to any ownership or legal constraints and is considered to be available for development.

Available:

Yes

Availability Summary:

The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not subject to any ownership or legal constraints and is considered to be available for development.



Site Details

Site Reference:	GF04	Site size (Ha):	0.05
Site Address:	Land between 77-83 Keswick Avenue, Hullbridge, SS5 6JP		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Site from previous SHLAA	
Site Description:	Small plot of grassland with no obvious man made structures on site		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.05 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with untidy vegetation across
Access:	Pedestrian access off of Keswick Avenue, public footpath runs through site.
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and therefore fails to meet the minimum size threshold to be considered suitable for employment development. The site is also not close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

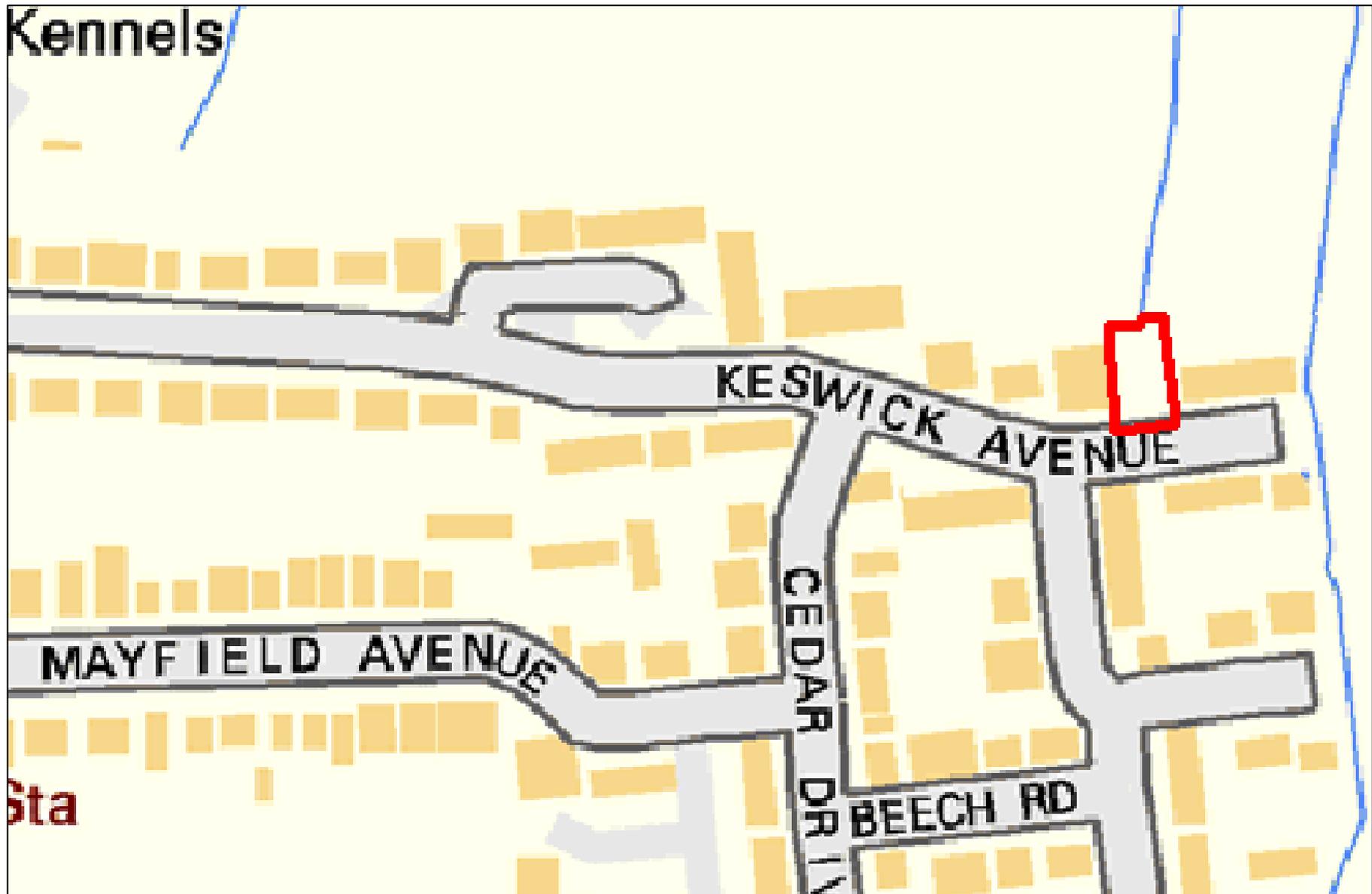
The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not known to be subject to any ownership or legal constraints and is considered to be available for development.

Available:

Yes

Availability Summary:

The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not subject to any ownership or legal constraints and is considered to be available for development.



Site Details

Site Reference:	GF05	Site size (Ha):	0.05
Site Address:	Land adjacent 97 Crouch Avenue, Hullbridge, SS5 6HW		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Site from previous SHLAA	
Site Description:	Vacant plot with overgrown vegetation across site		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.05 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with overgrown vegetation across
Access:	Site is adjacent to Crouch Avenue
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and therefore fails to meet the minimum size threshold to be considered suitable for employment development. The site is also not close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

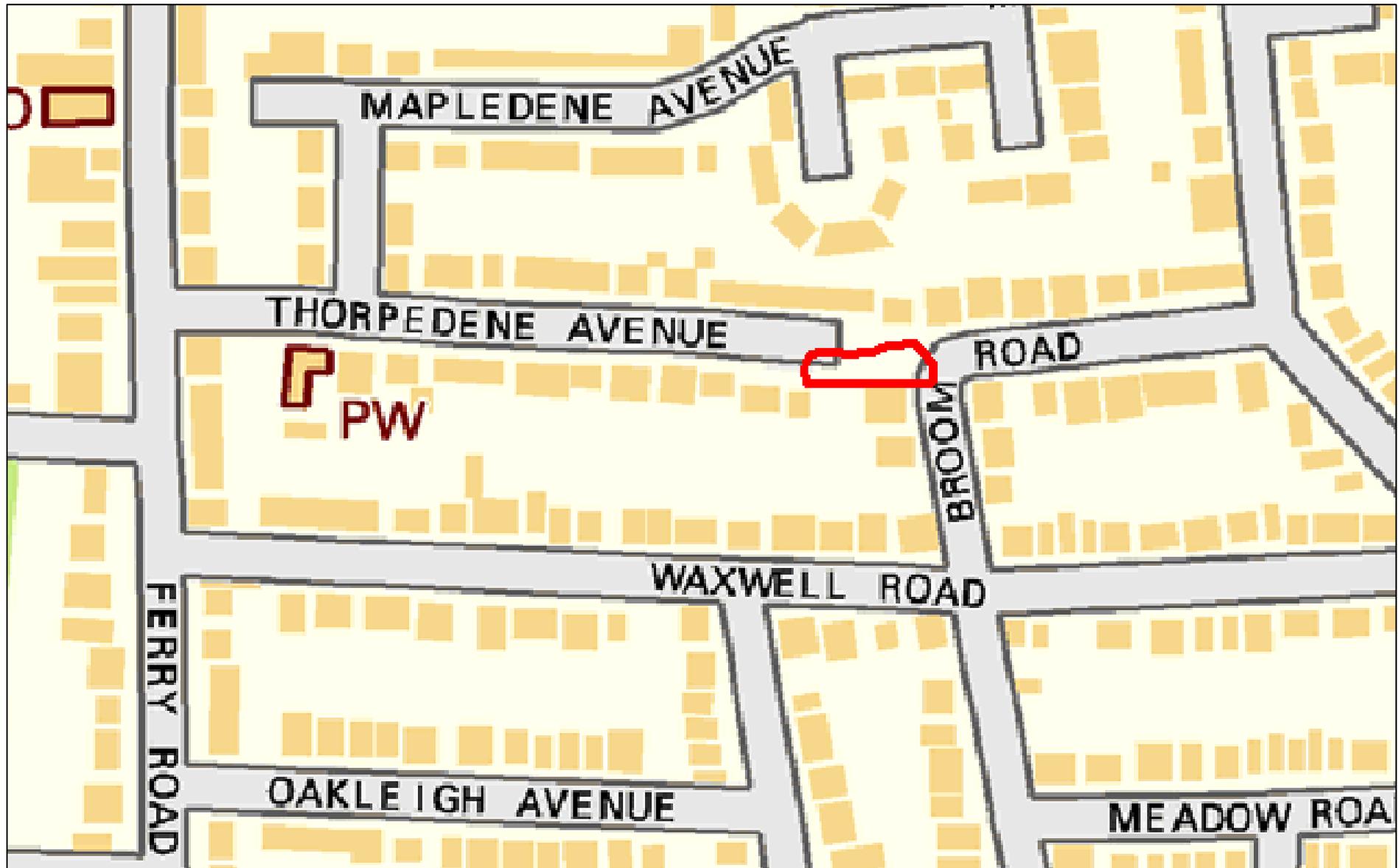
The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not known to be subject to any ownership or legal constraints and is considered to be available for development.

Available:

Yes

Availability Summary:

The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not subject to any ownership or legal constraints and is considered to be available for development.



Site Details

Site Reference:	GF06	Site size (Ha):	0.06
Site Address:	Land rear of 175 Bull Lane, Rayleigh, SS6 8NH		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Site from previous SHLAA	
Site Description:	Grassy site with a number of trees on the west of the site		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential / Coach facility		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.06 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat with slight gradient towards front of the site
Access:	Existing access onto Princess Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and therefore fails to meet the minimum size threshold to be considered suitable for employment development. The site is also not close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

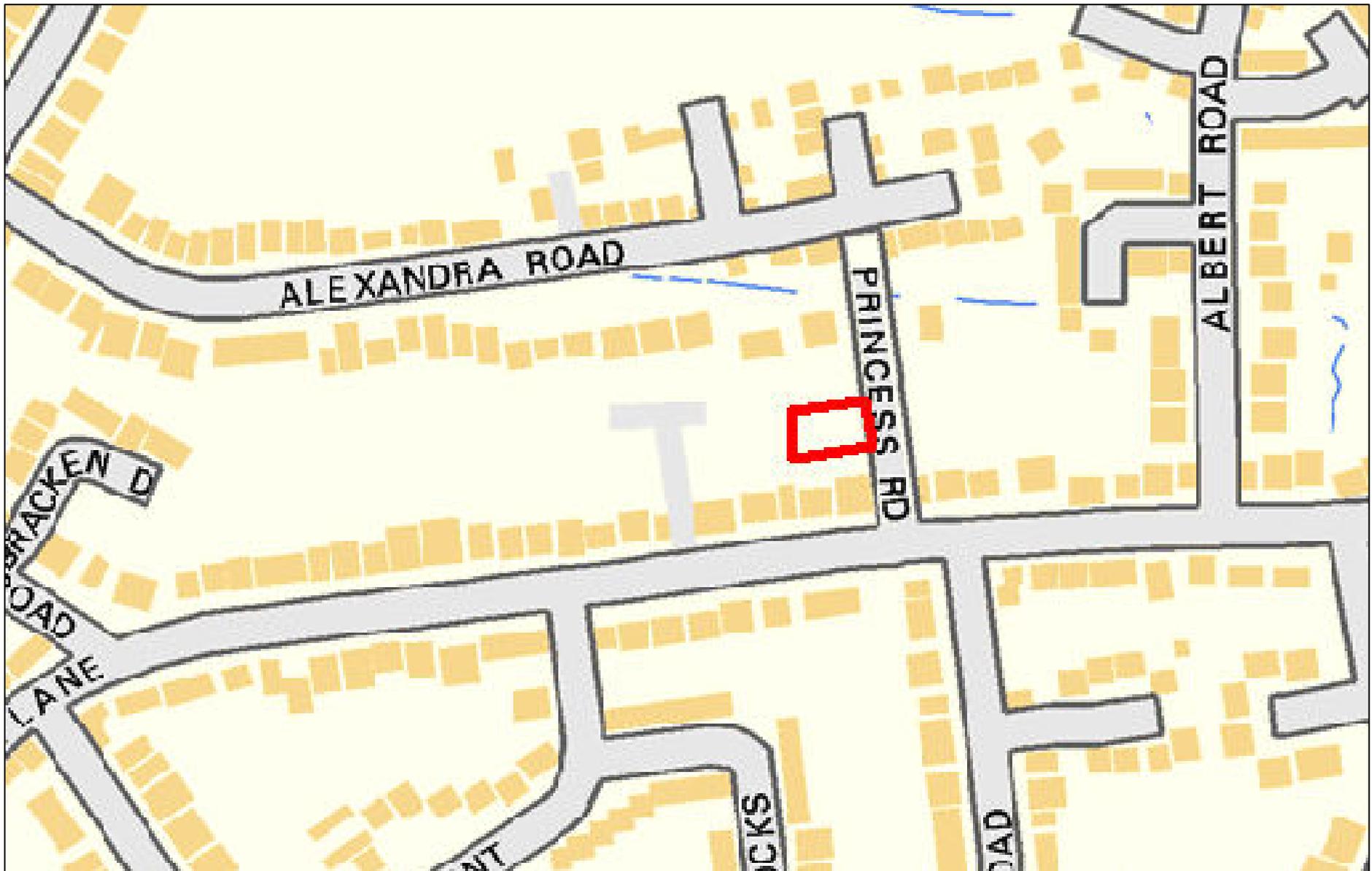
The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not known to be subject to any ownership or legal constraints and is considered to be available for development.

Available:

Yes

Availability Summary:

The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not subject to any ownership or legal constraints and is considered to be available for development.



Site Details

Site Reference:	GF07	Site size (Ha):	0.07
Site Address:	Land to the rear of 30-34 Lower Road, Hullbridge, SS5 6DE		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Site from previous SHLAA	
Site Description:	Small plot of grassland with no obvious man made structures on site		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	03/00735/OUT – Refused outline for residential development		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed; part of previously proposed access fell in Green Belt which made proposal inappropriate			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.07 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slight incline across site
Access:	The site can only be accessed through a narrow overgrown path off Lower Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and therefore fails to meet the minimum size threshold to be considered suitable for employment development. The site is also not close to any town centres or existing employment land.

Available:

Yes

Availability Summary:

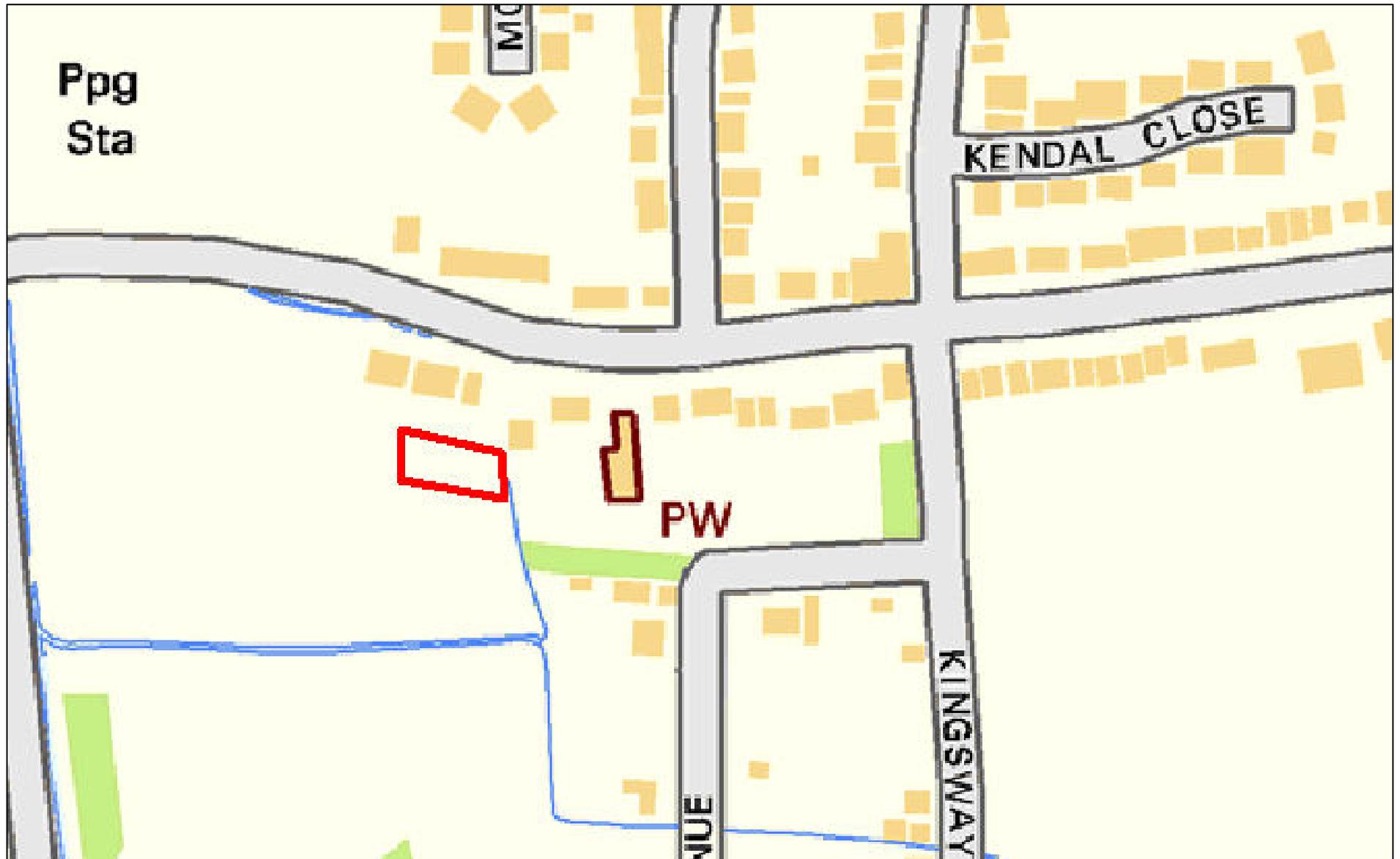
The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not known to be subject to any ownership or legal constraints and is considered to be available for development.

Available:

Yes

Availability Summary:

The site was identified from a previous SHLAA exercise and was not formally put forward, however the site is not subject to any ownership or legal constraints and is considered to be available for development.



Site Details

Site Reference:	COL03	Site size (Ha):	1.56
Site Address:	Rochford District Council Depot, South Street, Rochford, SS4 1GR		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Site	
Site Description:	Long irregularly shaped site with hard standing and industrial style buildings served by access road off South Street. Some shipping containers and goods on the site.		
Current Use:	Council Depot		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Residential, Industrial, River		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Conservation Area, Airport Public Safety Zone		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.7 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.57 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.29 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Significant hard-standing and industrial buildings present, otherwise a fairly flat site
Access:	Existing vehicular access onto South Street
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rochford Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is currently developed and has good access to local services. Parts of the site fall within Flood Zones 2 and 3 and any residential development on the site would have to mitigate against any flood risk.

Achievable:

Marginal

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is located close to the Rochford Town Centre and other employment uses.

Available:

Potentially long-term

Availability Summary:

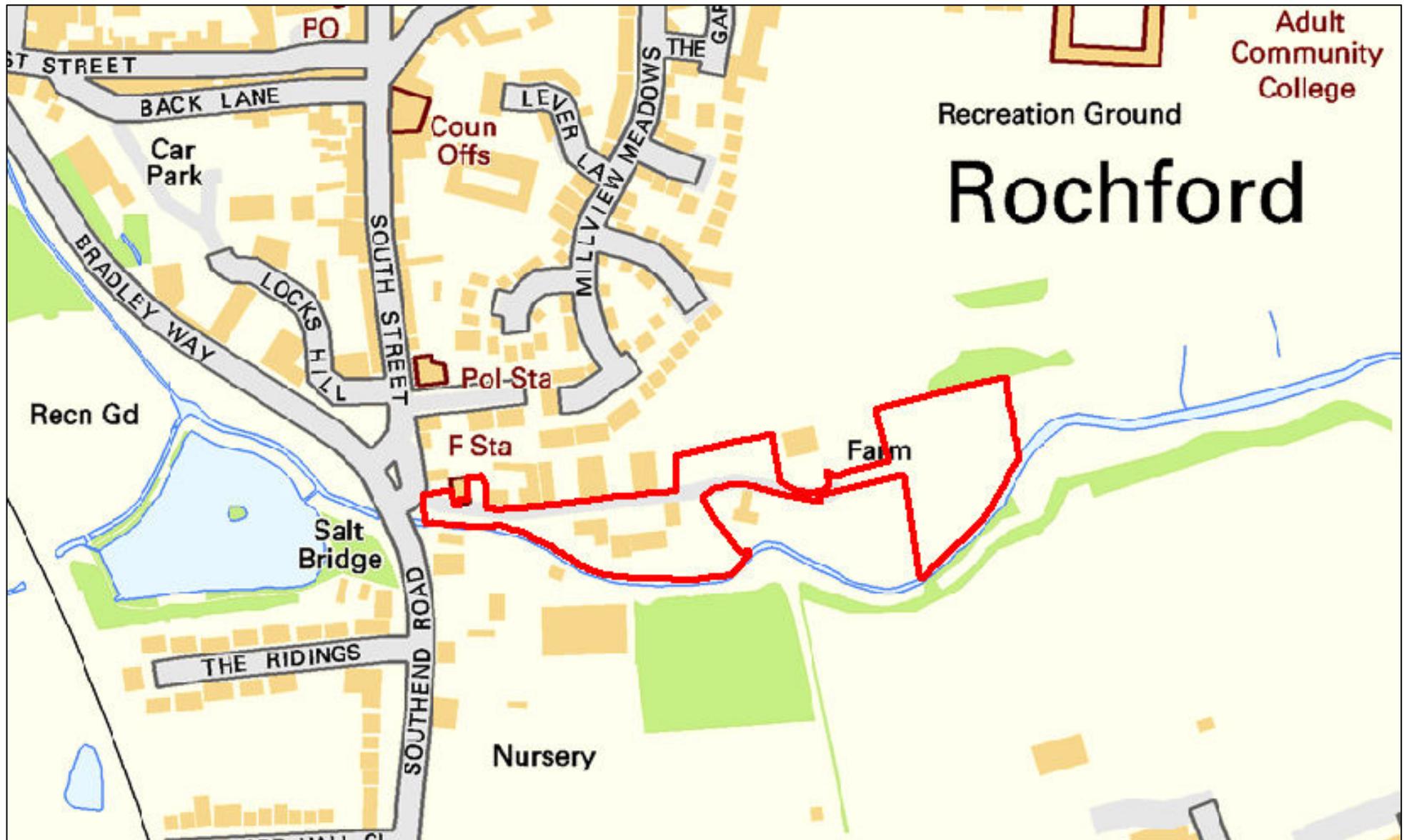
The site is Council-owned and could be made available for development in the future, if justified. The loss of employment land may need to be compensated elsewhere.

Available:

Yes

Availability Summary:

The site is already in employment use and it is considered to remain available for such a use.



Site Details

Site Reference:	COL13	Site size (Ha):	0.62
Site Address:	The Freight House, Bradley Way, Rochford, SS4 1BU		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Site	
Site Description:	Large 'Freight House' events venue; sits on sunken platform with steps on two sides leading up to an adjacent hard surfaced car park		
Current Use:	Events Venue		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Car park / Open space / Railway		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Conservation Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.62 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat platform, sunken relative to car park, but raised relative to open space
Access:	Access off of West Street through Rochford Rail Station car park
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rochford Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is close to Rochford town centre and other employment uses

Available:

Potentially long-term

Availability Summary:

The site is Council-owned and could be made available for development in the future, if justified.

Available:

Potentially long-term

Availability Summary:

The site is Council-owned and could be made available for development in the future, if justified.



Site Details

Site Reference:	COL21	Site size (Ha):	0.69
Site Address:	Council Offices, South Street and land at rear.		
Put forward by:	<input type="checkbox"/> Landowners(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	The site comprises many offices in single, two and three storeys with some outbuildings to the rear, hardstanding car parking area and some garden areas. There are trees and shrubs present with some walls, fences and paths.		
Current Use:	Offices/Car Parking/Office Gardens		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Offices, Residential, Listed Building		
Planning Permission History:	Part of site has listed building consent (17/00495/LBC) for use for conferencing, weddings and garden parties. A planning application is also currently under consideration for a residential development within the grounds of this site (17/00557/FUL)		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Ancient Land		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.69 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with numerous buildings ranging from a single storey to three storeys, small outbuildings, hardstanding and well kept garden areas. Some walls and paths to accompany.
Access:	Narrow access onto South street.
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Detail: TPOs found on adjacent site to the east, however the TPO buffer falls within the site.
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Are there any physical constraints likely to restrict the density of development?
(e.g. flood risk, topographical issues etc.)

Yes No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located within the existing residential area with good access to all basic services.

Achievable:

Marginal

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site falls partly within an existing town centre, is brownfield and in a sustainable location.

Available:

Potentially long-term

Availability Summary:

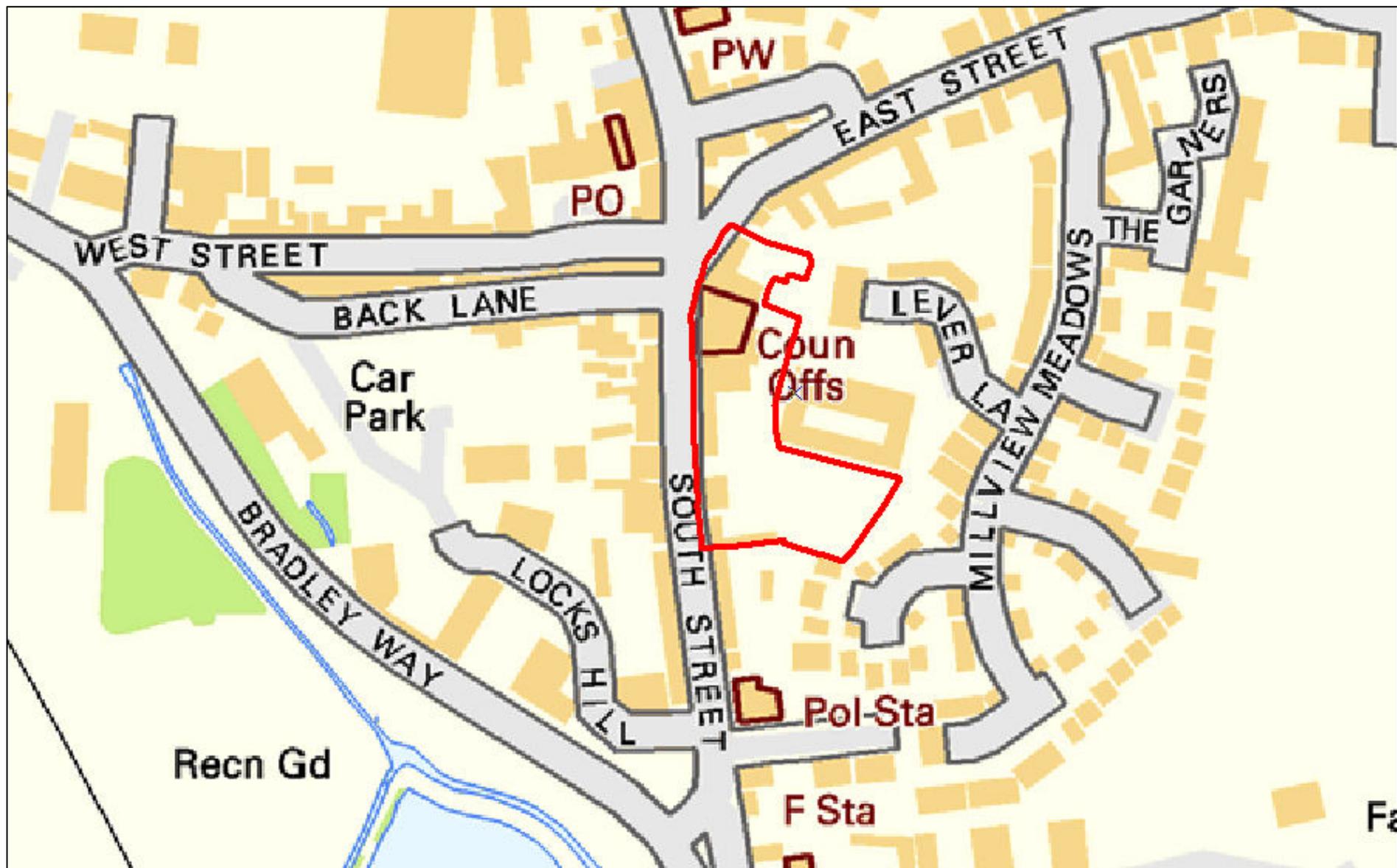
The site is in use as Council offices and is unlikely to be available in the short term. The Council may choose to make such the site available in the longer term, if justified, however the loss of employment space would likely have to be met elsewhere.

Available:

Yes

Availability Summary:

The site is already in use as employment land and is considered to remain available for such a use.



Site Details

Site Reference:	COL22	Site size (Ha):	0.24
Site Address:	Public Car Park, Southend Road, Hockley, SS5 4PZ		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Site	
Site Description:	Hard-surfaced public car park with some trees on the boundaries, irregular shape and includes an electric sub-station within boundary		
Current Use:	Public Car Park		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Residential / Retail / Dining / Healthcare		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	AIR 10m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.24 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat hard-surfaced car park
Access:	Access onto Southend Road (B1013)
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is smaller than 0.25 hectares in size but is located close to Hockley town centre where smaller scale employment uses, such as offices, are suitable.

Available:

Potentially long-term

Availability Summary:

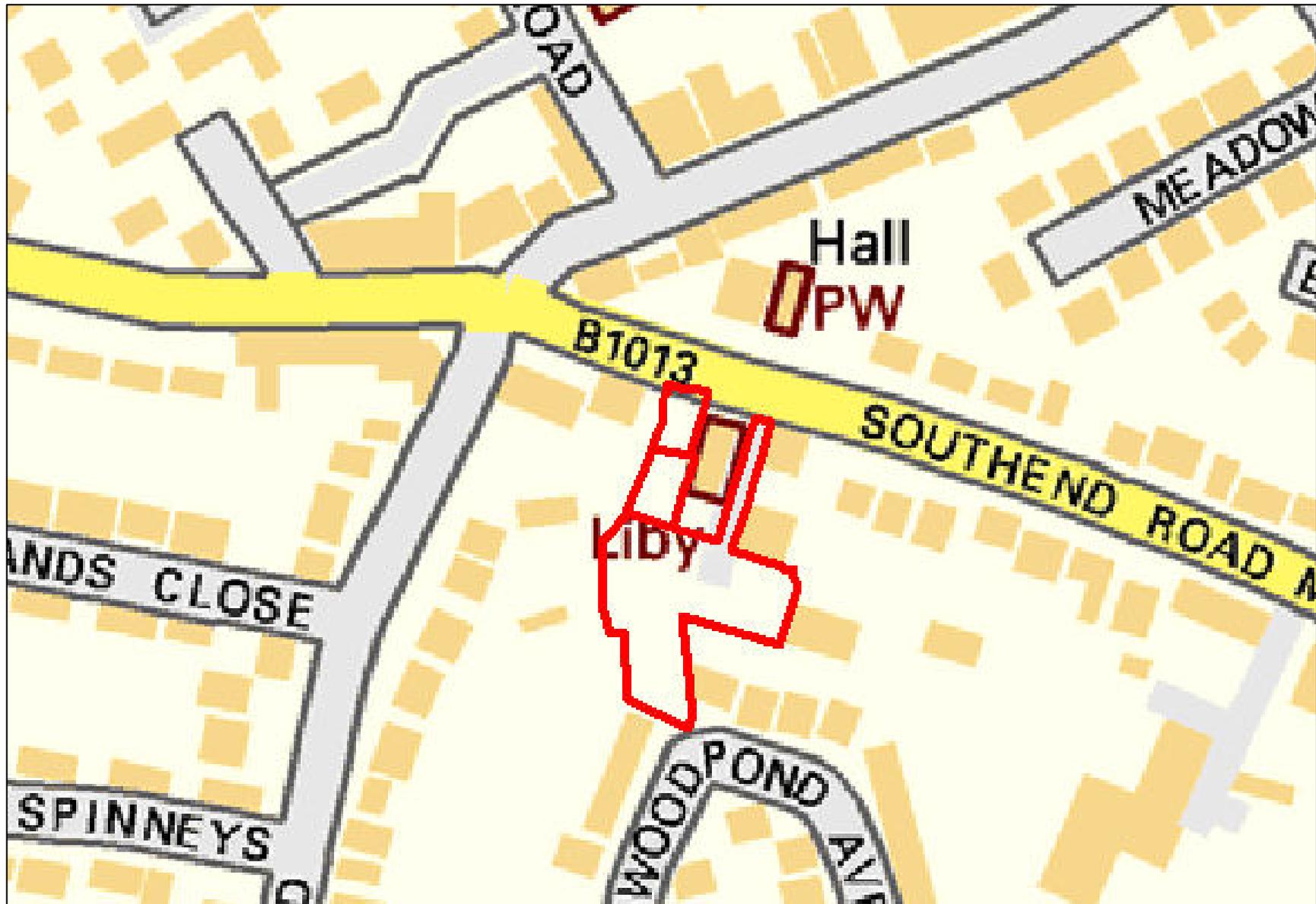
The site is in use as a public car park is unlikely to be available in the short term. The Council may choose to make such a site available in the longer term, if justified, however the loss of town centre car parking would likely have to be met elsewhere.

Available:

Potentially long-term

Availability Summary:

The site is in use as a public car park is unlikely to be available in the short term. The Council may choose to make such a site available in the longer term, if justified, however the loss of town centre car parking would likely have to be met elsewhere.



Site Details

Site Reference:	COL25	Site size (Ha):	0.04
Site Address:	Public Car Park, Old Ship Lane, Rochford, SS4 1DD		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Site	
Site Description:	Hard surfaced car park with associated infrastructure and light vegetation to the west of the site		
Current Use:	Public Car Park		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Restaurant / Residential		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Conservation Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.04 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat hard-surfaced car park
Access:	Vehicular access from Old Ship Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Adjacent to the Grade II listed Kings Hill Cottages
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rochford Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints

Achievable:

Marginal

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is smaller than 0.25 hectares in size but is located within the Rochford town centre where smaller scale employment uses, such as offices, are suitable.

Available:

Potentially long-term

Availability Summary:

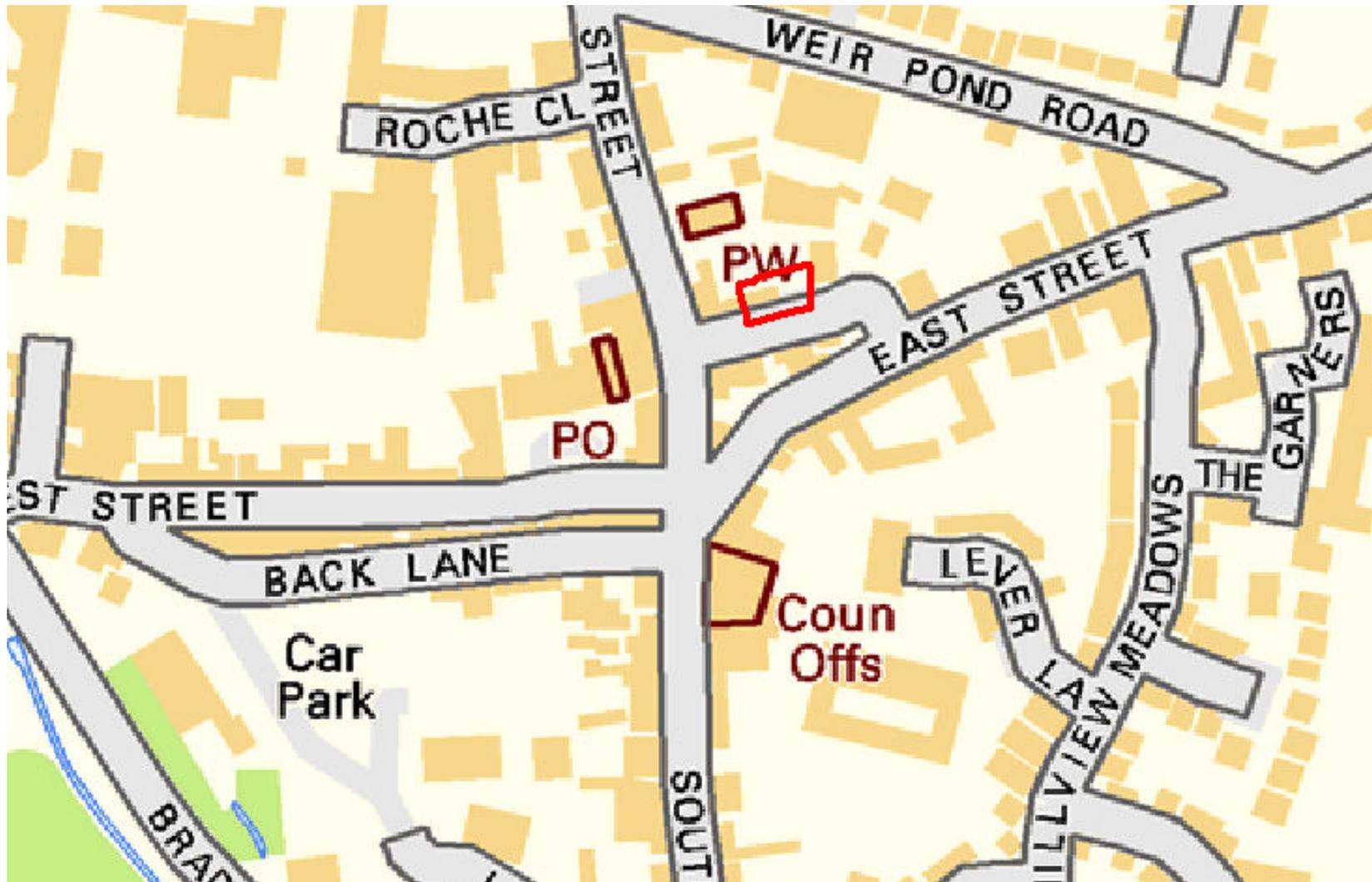
The site is in use as a public car park is unlikely to be available in the short term. The Council may choose to make such a site available in the longer term, if justified, however the loss of town centre car parking would likely have to be met elsewhere.

Available:

Potentially long-term

Availability Summary:

The site is in use as a public car park is unlikely to be available in the short term. The Council may choose to make such a site available in the longer term, if justified, however the loss of town centre car parking would likely have to be met elsewhere..



Site Details

Site Reference:	COL26	Site size (Ha):	0.68
Site Address:	Back Lane Car Park, Rochford, SS4 1AY		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Land	
Site Description:	Large hard-surfaced public car park including trees, landscaping and lighting. Brick built public toilets to the north.		
Current Use:	Public car park		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Hotel / Residential / Healthcare / Retail		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Conservation Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.65 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.03 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Hard-surfaced car park, mostly flat with slight incline towards east
Access:	Accessed off of Back Lane and Locks Hill
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Northern extent of site is close to multiple listed buildings along West Street, Rochford
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rochford Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and the majority of the site is not subject to any significant development constraints. A small part of the site falls within Flood Zone 2 and any residential development may have to mitigate against any flood risk.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to Rochford town centre and other employment uses

Available:

Potentially long-term

Availability Summary:

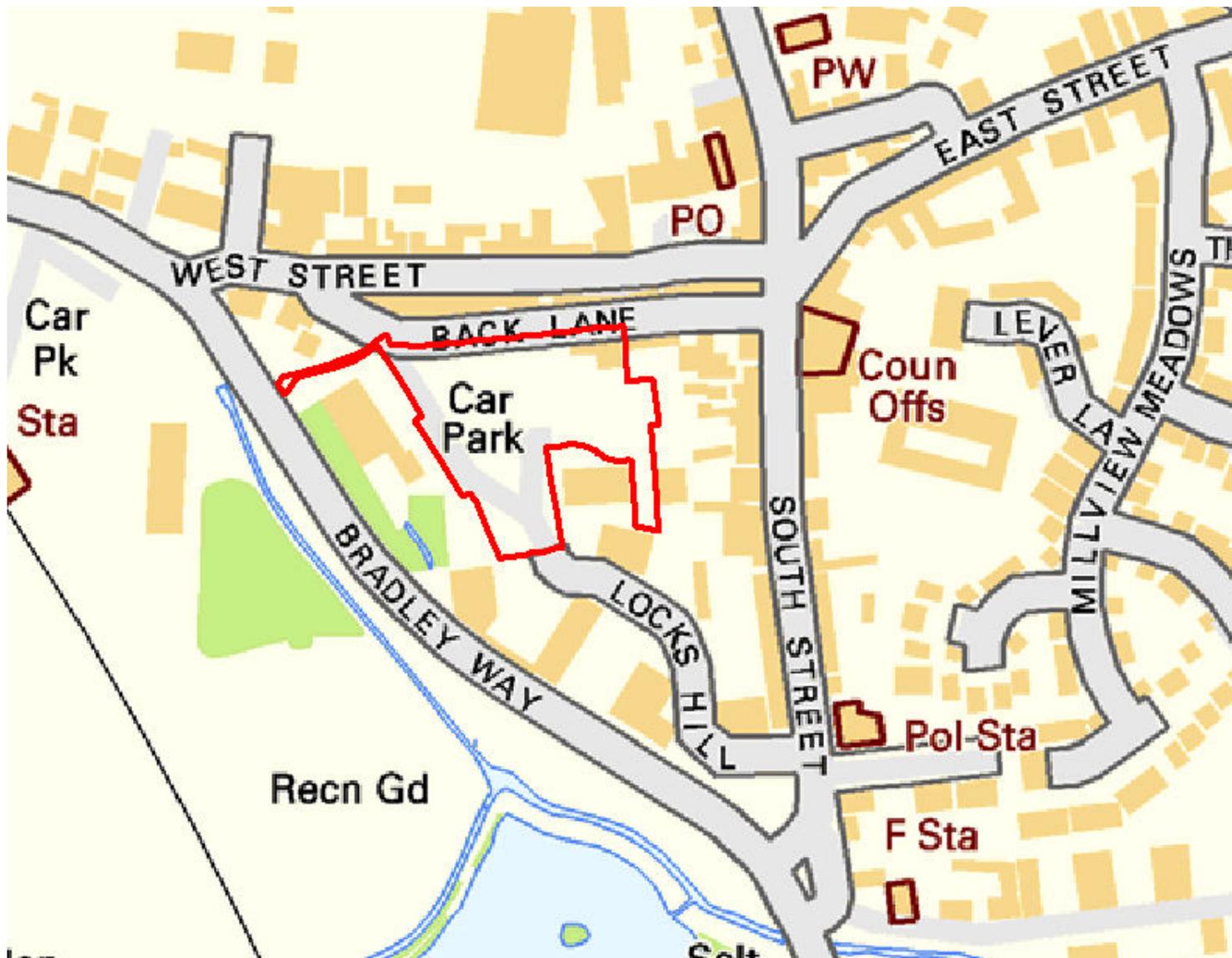
The site is in use as a public car park and is unlikely to be available in the short term. The Council may choose to make such a site available in the longer term, if justified, however the loss of town centre car parking would likely have to be met elsewhere.

Available:

Potentially long-term

Availability Summary:

The site is in use as a public car park and is unlikely to be available in the short term. The Council may choose to make such a site available in the longer term, if justified, however the loss of town centre car parking would likely have to be met elsewhere..



Site Details

Site Reference:	COL27	Site size (Ha):	0.4
Site Address:	Freight House Car Park, Rochford, SS4 1BU		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Land	
Site Description:	Public car park with significant hard-standing and associated infrastructure, site is on raised and uneven ground.		
Current Use:	Public car park		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Train station / Events venue / Open space		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Conservation Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.4 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Site is on uneven raised ground, but majority of car park is hard-surfaced and flat
Access:	Accessed through the rail station car park, off of West Street
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rochford Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is located close to Rochford town centre and other employment use

Available:

Potentially long-term

Availability Summary:

The site is in use as a public car park and is unlikely to be available in the short term. The Council may choose to make such a site available in the longer term, if justified, however the loss of town centre car parking would likely have to be met elsewhere.

Available:

Potentially long-term

Availability Summary:

The site is in use as a public car park is unlikely to be available in the short term. The Council may choose to make such a site available in the longer term, if justified, however the loss of town centre car parking would likely have to be met elsewhere.



Site Details

Site Reference:	COL28	Site size (Ha):	0.91
Site Address:	Public Car Park, Websters Way, Rayleigh, SS6 8J-		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Land	
Site Description:	Large hard-surfaced car park with associated infrastructure and light vegetation and landscaping scattered across site		
Current Use:	Public car park		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Retail / Open Space / Bowling Green		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Conservation Area, Air 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.91 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat hard-surfaced car park with light landscaping
Access:	Vehicular access from Websters Way
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Within Rayleigh Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Close to boundary with Rayleigh High Street Air Quality Management Area
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is close to Rayleigh town centre and other employment uses.

Available:

Potentially long-term

Availability Summary:

The site is in use as a public car park and is unlikely to be available in the short term. The Council may choose to make such a site available in the longer term, if justified, however the loss of town centre car parking would likely have to be met elsewhere.

Available:

Potentially long-term

Availability Summary:

The site is in use as a public car park and is unlikely to be available in the short term. The Council may choose to make such a site available in the longer term, if justified, however the loss of town centre car parking would likely have to be met elsewhere.



Site Details

Site Reference:	COL29	Site size (Ha):	0.25
Site Address:	Public Car Park, The Market, Hockley Road, Rayleigh		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Land	
Site Description:	Hard-surfaced car park with associated infrastructure		
Current Use:	Public car park		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Residential / Retail / Car park		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Conservation Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.25 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat hard-surfaced car park
Access:	Vehicular access from Hockley Road (B1013)
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rayleigh Conservation Area
Proximity to Air Quality Management Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rayleigh High Street Air Quality Management Area
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is close to Rayleigh town centre and other employment uses

Available:

Potentially long-term

Availability Summary:

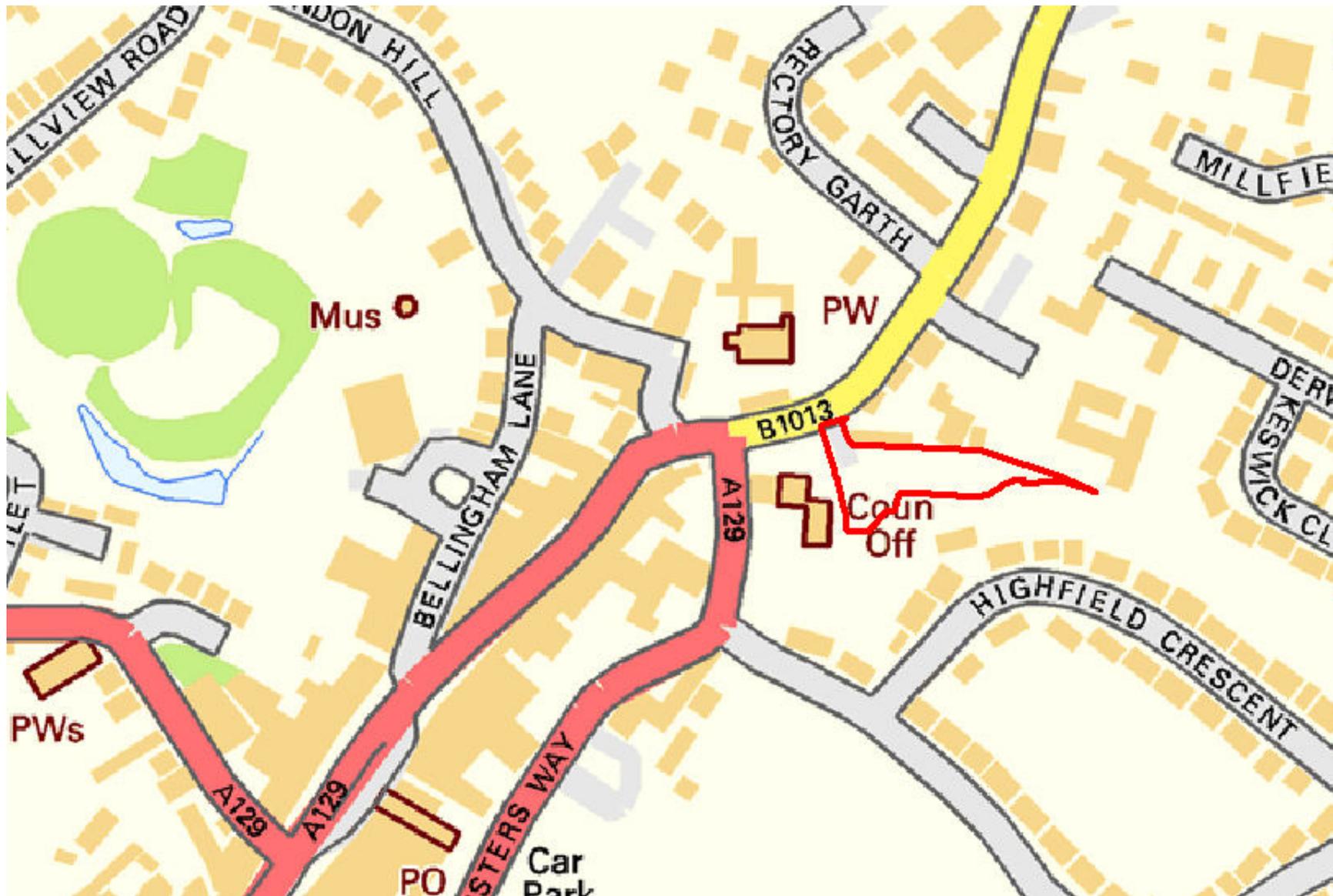
The site is in use as a public car park and is unlikely to be available in the short term. The Council may choose to make such a site available in the longer term, if justified, however the loss of town centre car parking would likely have to be met elsewhere.

Available:

Potentially long-term

Availability Summary:

The site is in use as a public car park is unlikely to be available in the short term. The Council may choose to make such a site available in the longer term, if justified, however the loss of town centre car parking would likely have to be met elsewhere.



Site Details

Site Reference:	COL30	Site size (Ha):	0.43
Site Address:	Public Car Park, Castle Road, Rayleigh		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Land	
Site Description:	Hard-surfaced car park with associated infrastructure		
Current Use:	Public car park		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Police Station / Residential / Retail		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:			

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.43 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat hard-surfaced car park
Access:	Two existing vehicular accesses onto Castle Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rayleigh High Street Air Quality Management Area
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is close to Rayleigh town centre and other employment uses

Available:

Potentially long-term

Availability Summary:

The site is in use as a public car park is unlikely to be available in the short term. The Council may choose to make such a site available in the longer term, if justified, however the loss of town centre car parking would likely have to be met elsewhere.

Available:

Potentially long-term

Availability Summary:

The site is in use as a public car park is unlikely to be available in the short term. The Council may choose to make such a site available in the longer term, if justified, however the loss of town centre car parking would likely have to be met elsewhere.



Site Details

Site Reference:	COL38	Site size (Ha):	0.1
Site Address:	Former Play Space, Malvern Road, Ashingdon, SS5 5HZ		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Land	
Site Description:	Grass field within residential area		
Current Use:	Undesignated open space		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Residential / Open Space / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:			

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.1 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Grassed site sloping to the north-west
Access:	Pedestrian access from south-east corner onto Malvern Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares in size and therefore fails to meet the minimum size threshold to be considered suitable for employment use. The site is also not close to any town centres or any other employment uses

Available:

Yes

Availability Summary:

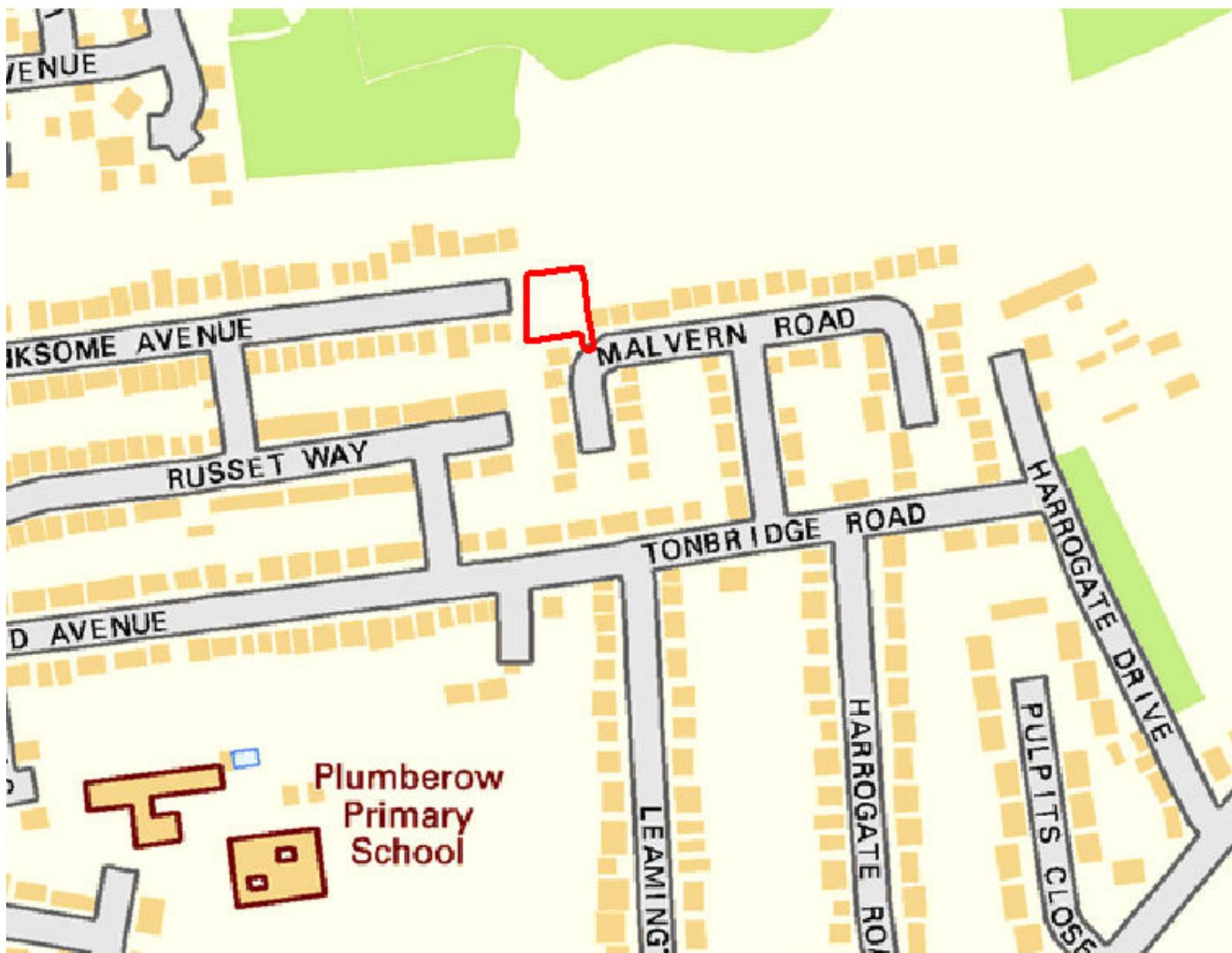
The site is vacant Council-owned land and could be made available for development

Available:

Yes

Availability Summary:

The site is vacant Council-owned land and could be made available for development



Site Details

Site Reference:	COL56	Site size (Ha):	0.03
Site Address:	Amenity Sites, Betts Farm Estate, Hockley (area e only), SS5 4UE		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Land	
Site Description:	Vacant plot		
Current Use:	Vacant land		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:			

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.03 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat vacant plot
Access:	Access onto Buckingham Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares in size and therefore fails to meet the minimum size threshold to be considered suitable for employment use. The site is also not close to any town centres or any other employment uses

Available:

Yes

Availability Summary:

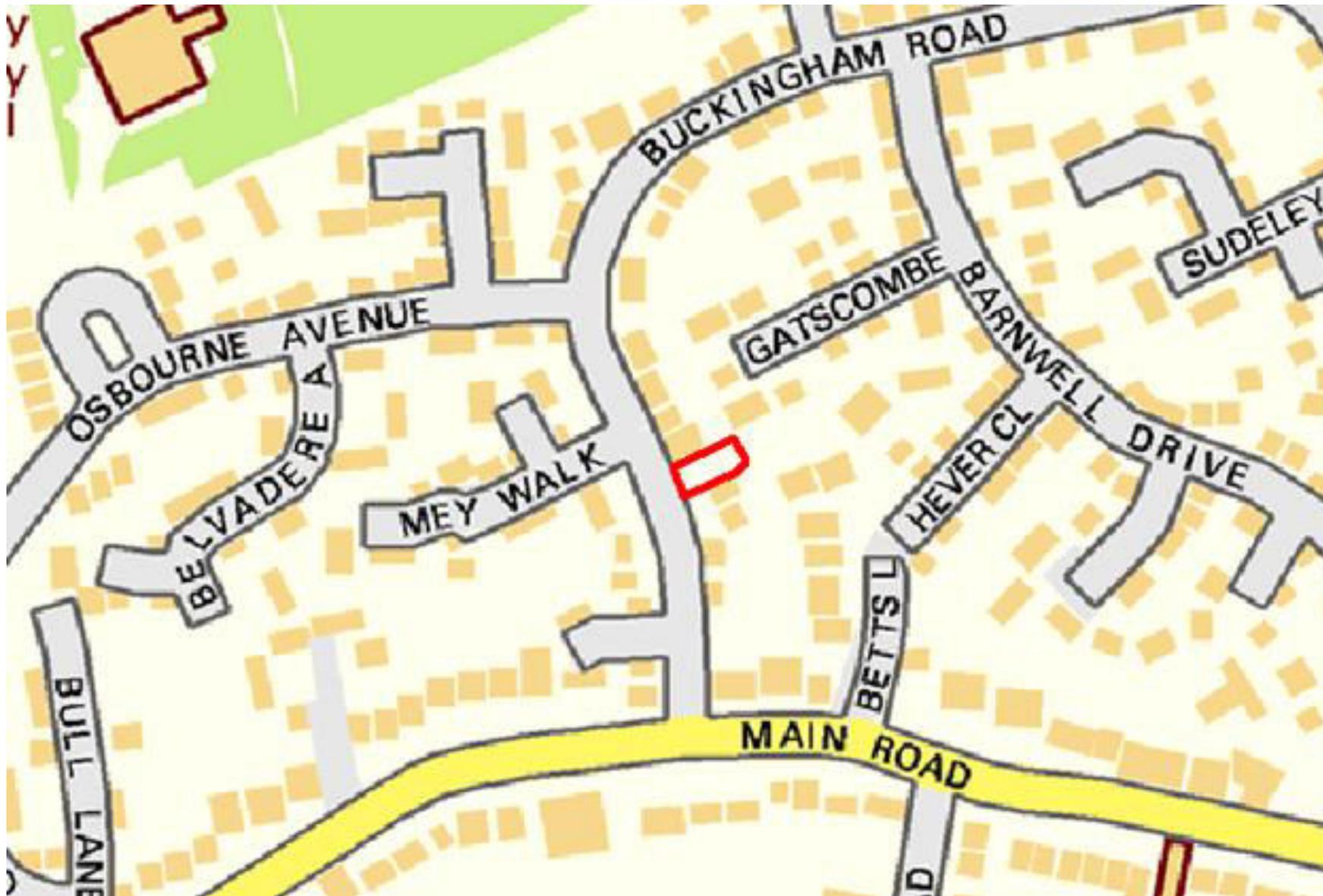
The site is vacant Council-owned land and could be made available for development.

Available:

Yes

Availability Summary:

The site is vacant Council-owned land and could be made available for development.



Site Details

Site Reference:	COL65	Site size (Ha):	0.08
Site Address:	21 London Hill, Rayleigh, Essex, SS6 7HW		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Land	
Site Description:	Densely vegetated site within urban area		
Current Use:	Vacant land		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Residential / Rayleigh Windmill		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Conservation Area, Air 45		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.08 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slight incline to the west with the whole site raised about 60cm from street level
Access:	Adjacent to London Hill but site currently inaccessible
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rayleigh Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Close to boundary of Rayleigh High Street Air Quality Management Area
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and not subject to any significant development constraints

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is smaller than 0.25 hectares in size but the site is located close to Rayleigh town centre where smaller-scale employment uses such as offices are suitable.

Available:

Yes

Availability Summary:

The site is vacant Council-owned land and could be made available for development.

Available:

Yes

Availability Summary:

The site is vacant Council-owned land and could be made available for development.



Site Details

Site Reference:	COL83	Site size (Ha):	2.88
Site Address:	Open space, Millview Meadows, Rochford SS4 1		
Put forward by:	<input type="checkbox"/> Landowners(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Land	
Site Description:	Open recreational space with a footpath, street furniture and landscaped trees and bushes.		
Current Use:	Open space		
Proposed Use:	Any		
Land Uses of Adjacent Sites:	Residential, Playing Fields		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Existing Open Space		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	2.88 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	<0.01 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat site with trees, bushes and shrubbery amongst a well kept grassed area. Some artificial hills present.
Access:	Footpath access from Townfield Road (via Rocheway) and from Millview Meadows cul-de-sac. Possible vehicular access could be had via Townfield Road.
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is adjacent to the existing residential area and in a reasonably sustainable location. However, the site is designated existing open space.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the Rochford town centre or existing employment uses, and its existing vehicular access is relatively poor. The site is also designated open space.

Available:

Potentially long-term

Availability Summary:

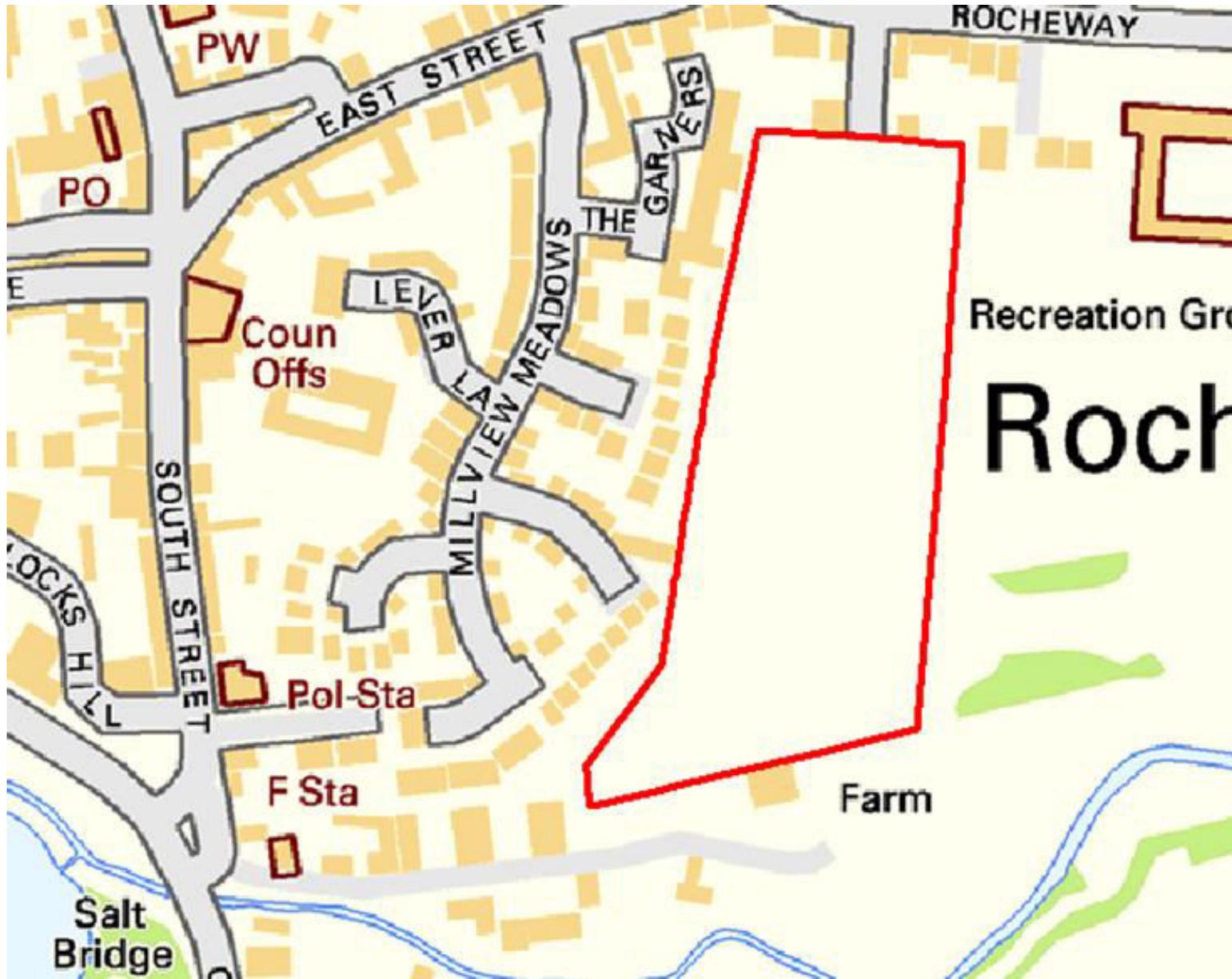
The site is in use as open space, and is unlikely to be available for development in the short-term. The Council may choose to make the site available for development in the long-term, if justified, however the loss of public open space would likely have to be met elsewhere.

Available:

Potentially long-term

Availability Summary:

The site is in use as open space, and is unlikely to be available for development in the short-term. The Council may choose to make the site available for development in the long-term, if justified, however the loss of public open space would likely have to be met elsewhere.



Site Details

Site Reference:	COL86	Site size (Ha):	0.06
Site Address:	Public Garden, Southend Road, Rochford, SS4 1HA		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Land	
Site Description:	Small area of neat grass, containing a couple of benches and small bordered plants. Hedges surround the site on three sides.		
Current Use:	Public Open Space		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	Existing Open Space		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.06 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with vegetation to three boundaries
Access:	Runs adjacent to Southend Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Adjacent to Grade II listed 17 and 19 Southend Road
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

No

Suitability Summary:

The site falls within the Metropolitan Green Belt and is designated Open Space.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares in size and falls within the Metropolitan Green Belt and an area of designated Open Space.

Available:

Potentially long-term

Availability Summary:

The site is in use as open space, and is unlikely to be available for development in the short-term. The Council may choose to make the site available for development in the long-term, if justified, however the loss of public open space would likely have to be met elsewhere.

Available:

Potentially long-term

Availability Summary:

The site is in use as open space, and is unlikely to be available for development in the short-term. The Council may choose to make the site available for development in the long-term, if justified, however the loss of public open space would likely have to be met elsewhere.



Site Details

Site Reference:	COL88	Site size (Ha):	0.03
Site Address:	Land Adjoining 57 South Street, Rochford, SS4 1BL		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Land	
Site Description:	Garden area to rear and side of building		
Current Use:	Vacant		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Residential / Vacant land		
Planning Permission History:	17/00530/FUL – Proposed re-development for residential uses		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Conservation Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely needed			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	N/A			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.02 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.01 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with vegetation across
Access:	Adjacent to South Street, Rochford
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rochford Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site would be suitable for residential development subject to flood risk being overcome.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is located close to the Rochford town centre and other employment uses.

Available:

Yes

Availability Summary:

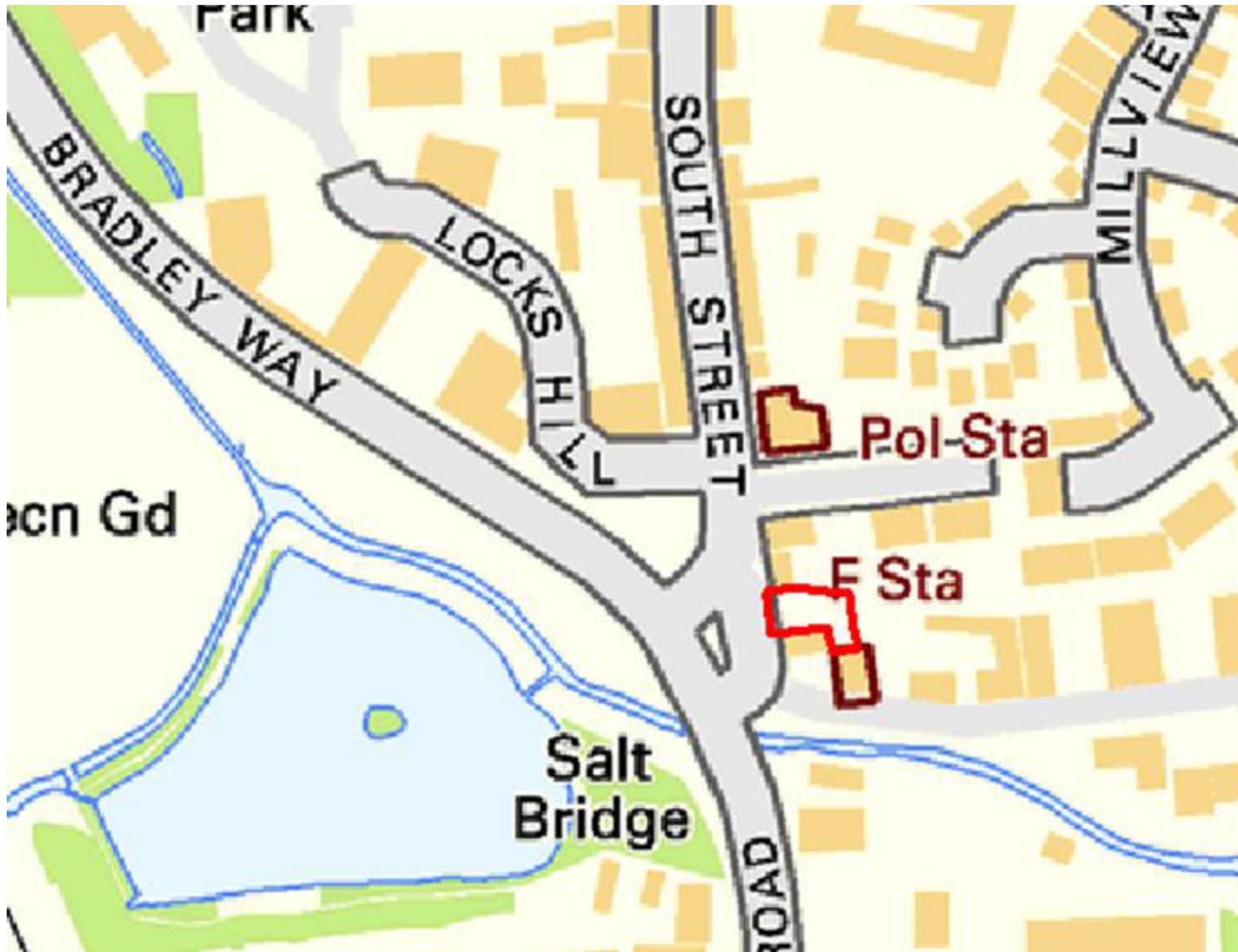
A planning application has been received (17/00530/FUL) which proposes the re-development of part of the site for residential purposes. The site is considered to be available for this use.

Available:

Yes

Availability Summary:

The site is Council-owned and could be made available for this type of development.



Site Details

Site Reference:	COL89	Site size (Ha):	0.01
Site Address:	St Theresa's, 57 South Street, Rochford, SS4 1BL		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council owned land	
Site Description:	Brick built house (formerly used as office space) with garden		
Current Use:	Vacant		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Vacant land		
Planning Permission History:	N/A		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Conservation Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	N/A			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.01 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site dominated with large brick built building
Access:	Fronts onto South Street, Rochford
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rochford Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site would be suitable for residential development subject to flood risk being overcome.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is located close to the Rochford town centre and other employment uses.

Available:

Yes

Availability Summary:

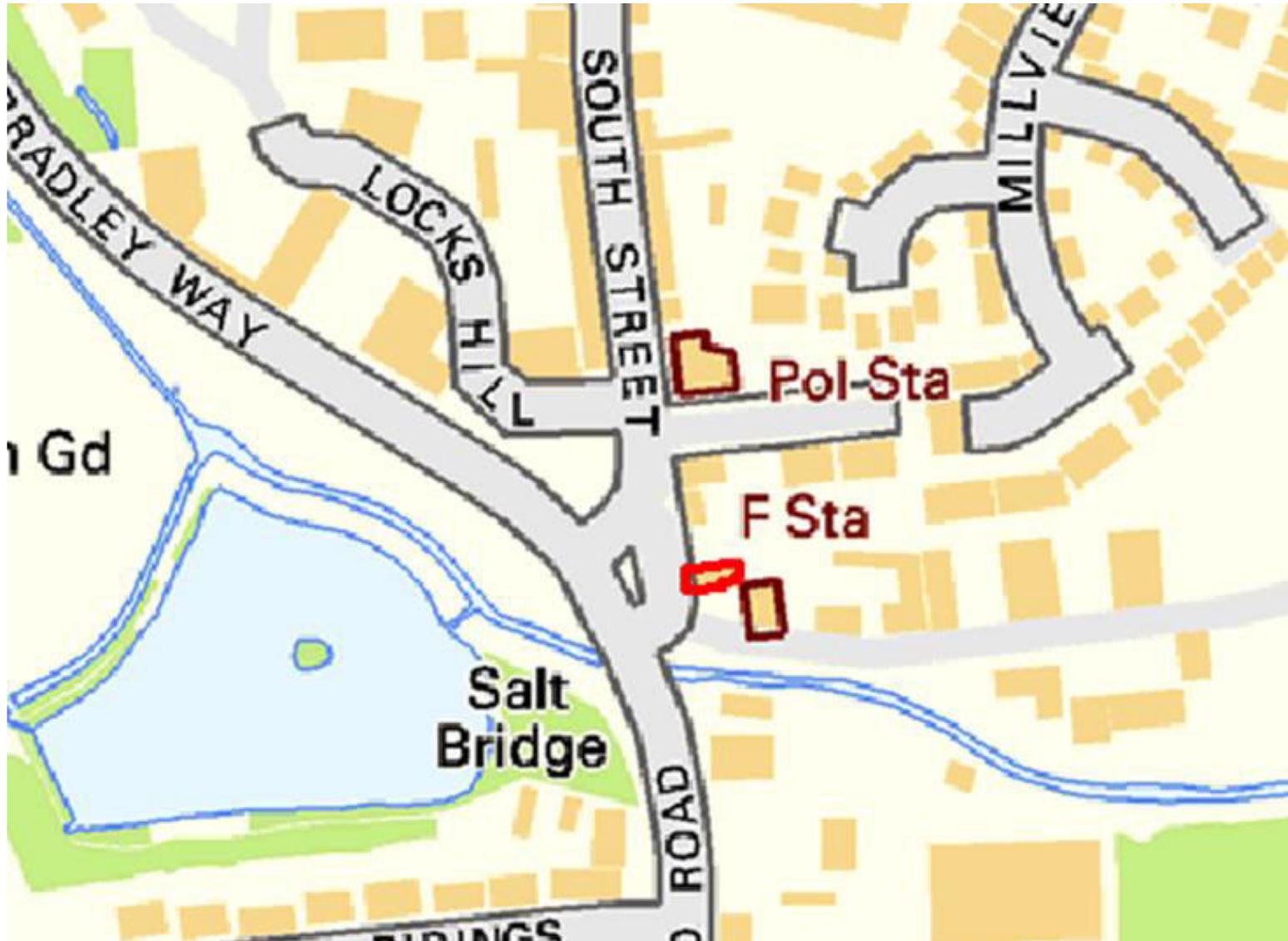
A planning application has been received (17/00530/FUL) which proposes the re-development of part of the site for residential purposes. The site is considered to be available for this use.

Available:

Yes

Availability Summary:

The site is Council-owned and could be made available for development.



Site Details

Site Reference:	COL91	Site size (Ha):	0.01
Site Address:	Vacant Land, Cagefield Road, Stambridge, SS4 2BE		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	Vacant area of rough grassland used as an 'unofficial' car parking area with dedicated road access. Concrete bollards to the front (north) of the site. Multiple telegraph cables run overhead.		
Current Use:	Vacant / Unofficial car park		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	17/00070/OUT		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Air 15		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.01 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site
Access:	Fronts onto Cagefield Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Brickearth, Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and is not located within or close to any town centres or existing employment uses.

Available:

Yes

Availability Summary:

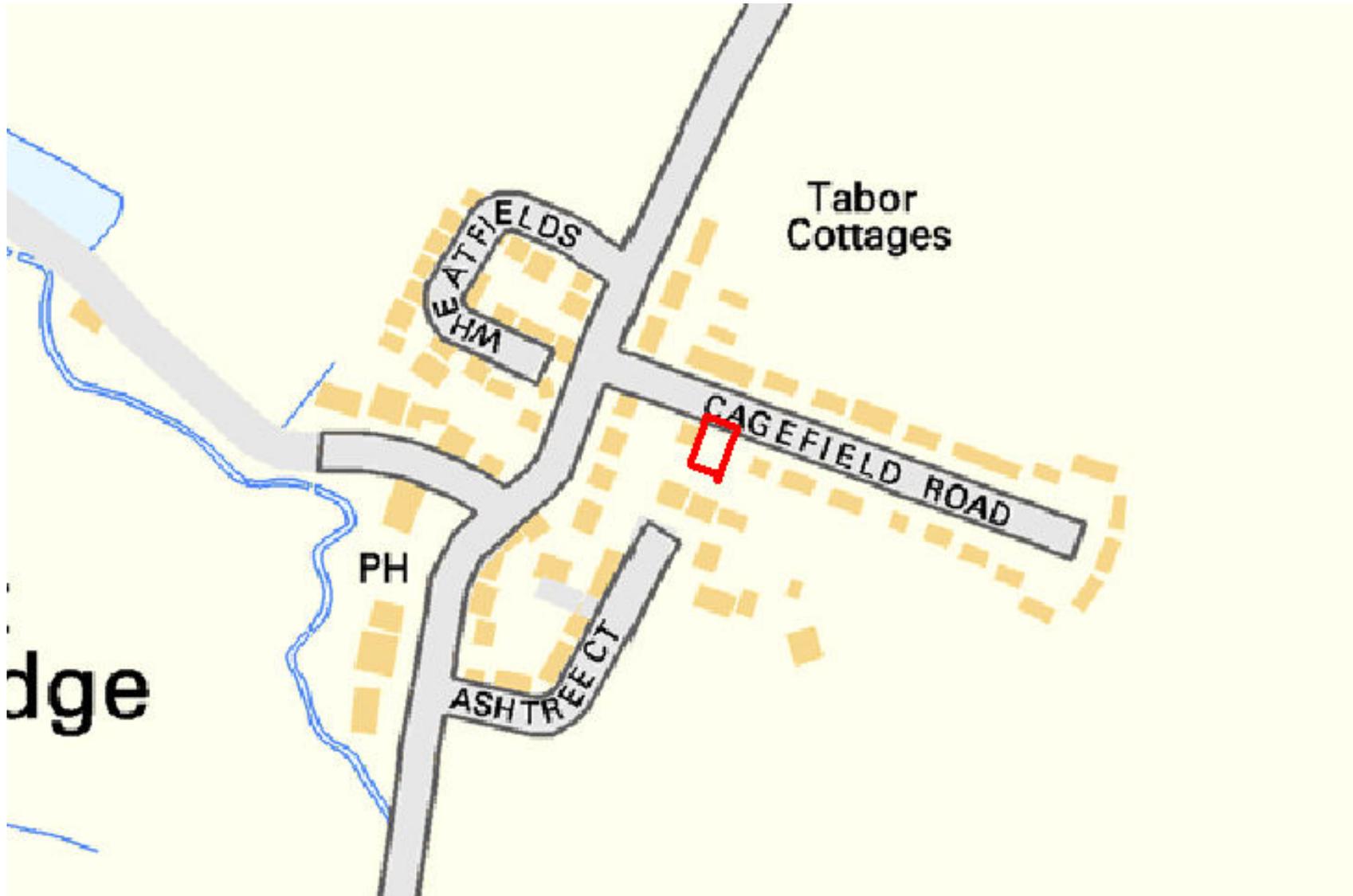
The Council had outline planning permission granted in March 2017 to develop the site for residential purposes.

Available:

No

Availability Summary:

The Council has had outline planning permission granted in March 2017 to develop the scheme for residential purposes, therefore at the present time it is unlikely that the site would be available for an alternative use.



Site Details

Site Reference:	COL91A	Site size (Ha):	0.03
Site Address:	Land adjacent 14 Hambro Close, Rayleigh, SS6 8BZ		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Land	
Site Description:	Neat grassed area with a single tree in place		
Current Use:	Vacant		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	03/01117/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:			

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.03 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slight incline to the north-west
Access:	Site directly adjoins Hambro Close
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and is not located within or close to any town centres or existing employment uses.

Available:

Yes

Availability Summary:

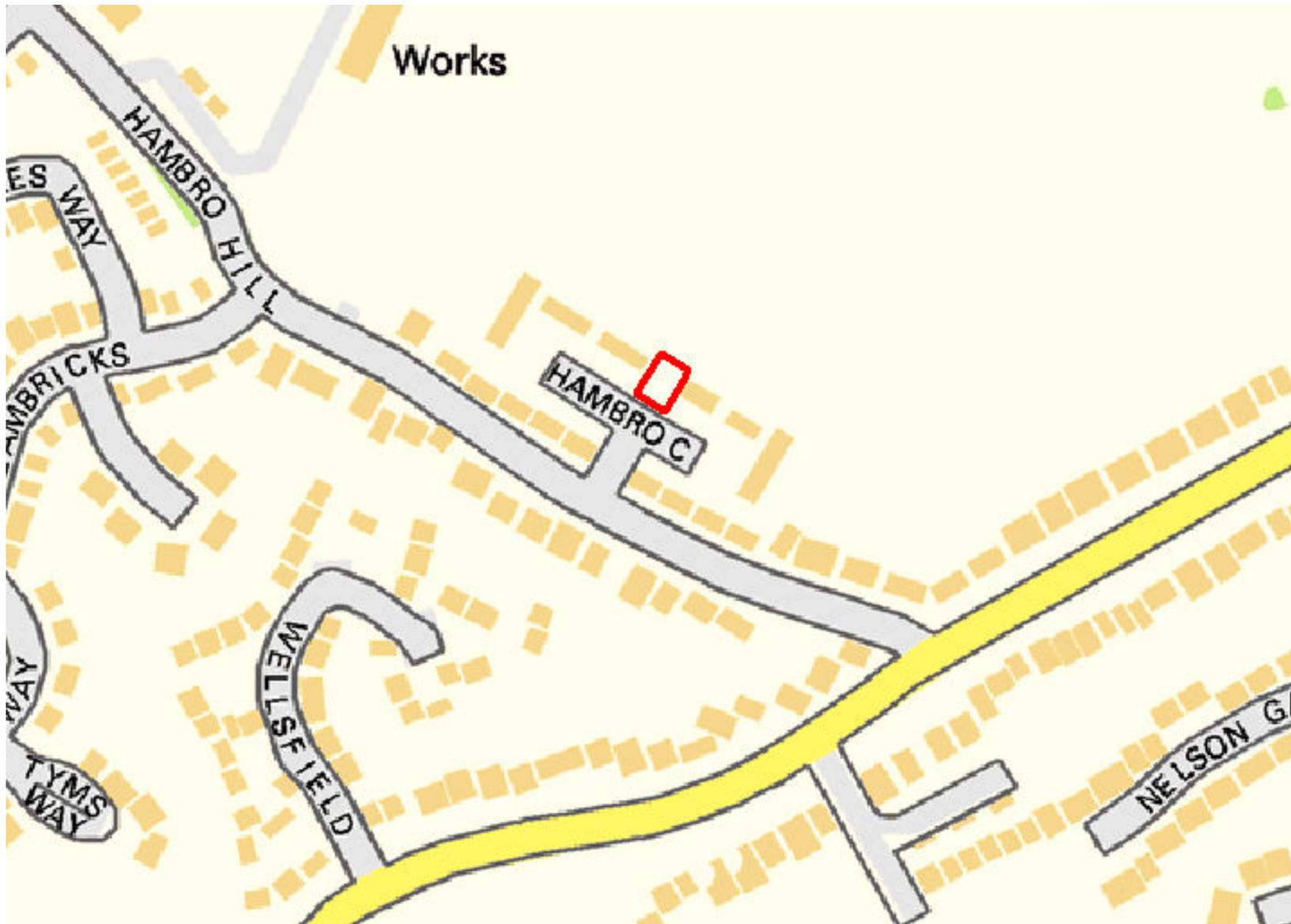
The site is vacant Council-owned land and could be made available for development.

Available:

Yes

Availability Summary:

The site is vacant Council-owned land and could be made available for development.



Site Details

Site Reference:	COL91B	Site size (Ha):	0.04
Site Address:	Land in and around Hartford Close and Maine Crescent, Rayleigh, SS6 9DQ		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Land	
Site Description:	Vacant plot, currently tidy grass with some hard-standing to the east, potentially used for some informal off street parking. A couple of signs present		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.04 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat grassy site
Access:	Adjacent to Hartford Close and Maine Crescent
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and is not located within or close to any town centres or existing employment uses.

Available:

Yes

Availability Summary:

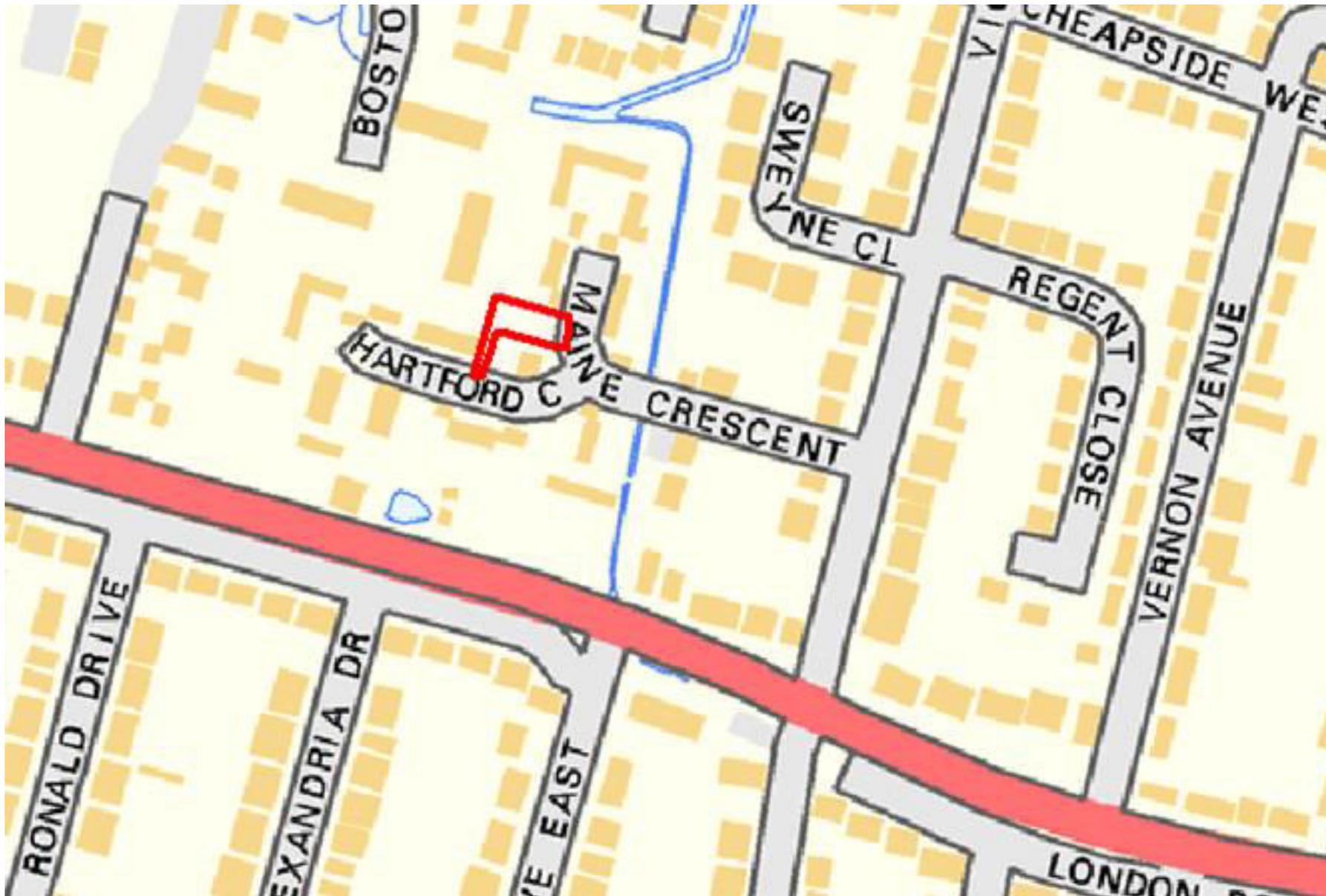
The site is vacant Council-owned land and could be made available for development.

Available:

Yes

Availability Summary:

The site is vacant Council-owned land and could be made available for development.



Site Details

Site Reference:	COL91C	Site size (Ha):	0.03
Site Address:	Land adjacent Malting Villas Road and Stambridge Road, Rochford, SS4 1AE		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Land	
Site Description:	Two vacant plots of land on the corners of Malting Villas Road and Stambridge Road. Some trees amongst the tidy grass on these plots		
Current Use:	Vacant		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.03 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat vacant land with trees
Access:	Adjacent to both Malting Villas Road and Stambridge Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and not subject to any significant constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and is not located within or close to any town centres or existing employment uses.

Available:

Yes

Availability Summary:

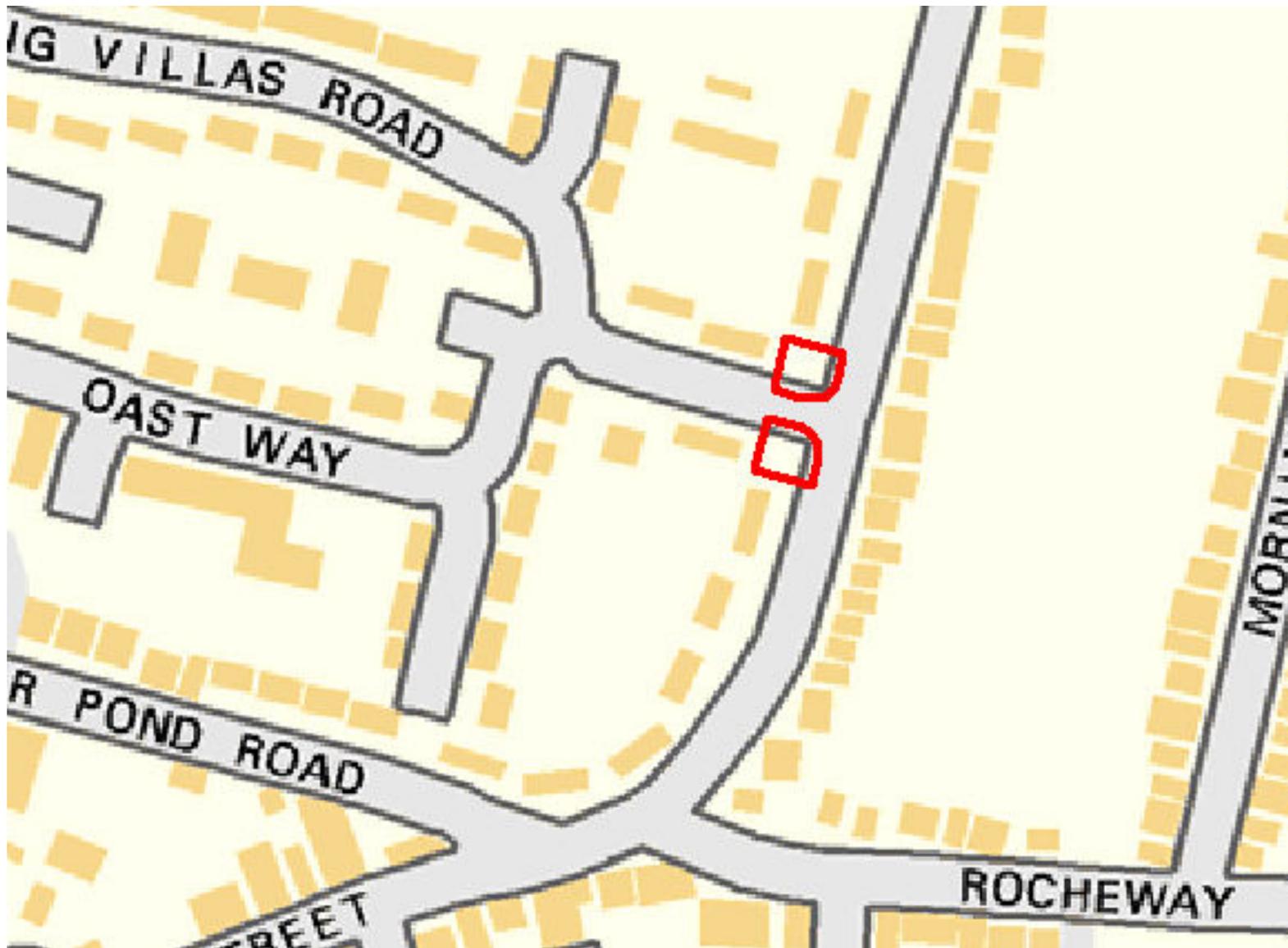
The site is vacant Council-owned land and could be made available for development.

Available:

Yes

Availability Summary:

The site is vacant Council-owned land and could be made available for development.



Site Details

Site Reference:	COL96	Site size (Ha):	0.07
Site Address:	Grass SLA, Appleyard Avenue, Hockley, SS5 5AY		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Owned Land	
Site Description:	Area of woodland with a narrow concrete track leading to the site		
Current Use:	Vacant woodland		
Proposed Use:	Residential / Employment land		
Land Uses of Adjacent Sites:	Residential / Open space / Agricultural		
Planning Permission History:	N/A		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:			

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.07 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat wooded area
Access:	Pedestrian track off of Appleyard Avenue
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is smaller than 0.25 hectares and is not located within or close to any existing town centres or employment uses.

Available:

Yes

Availability Summary:

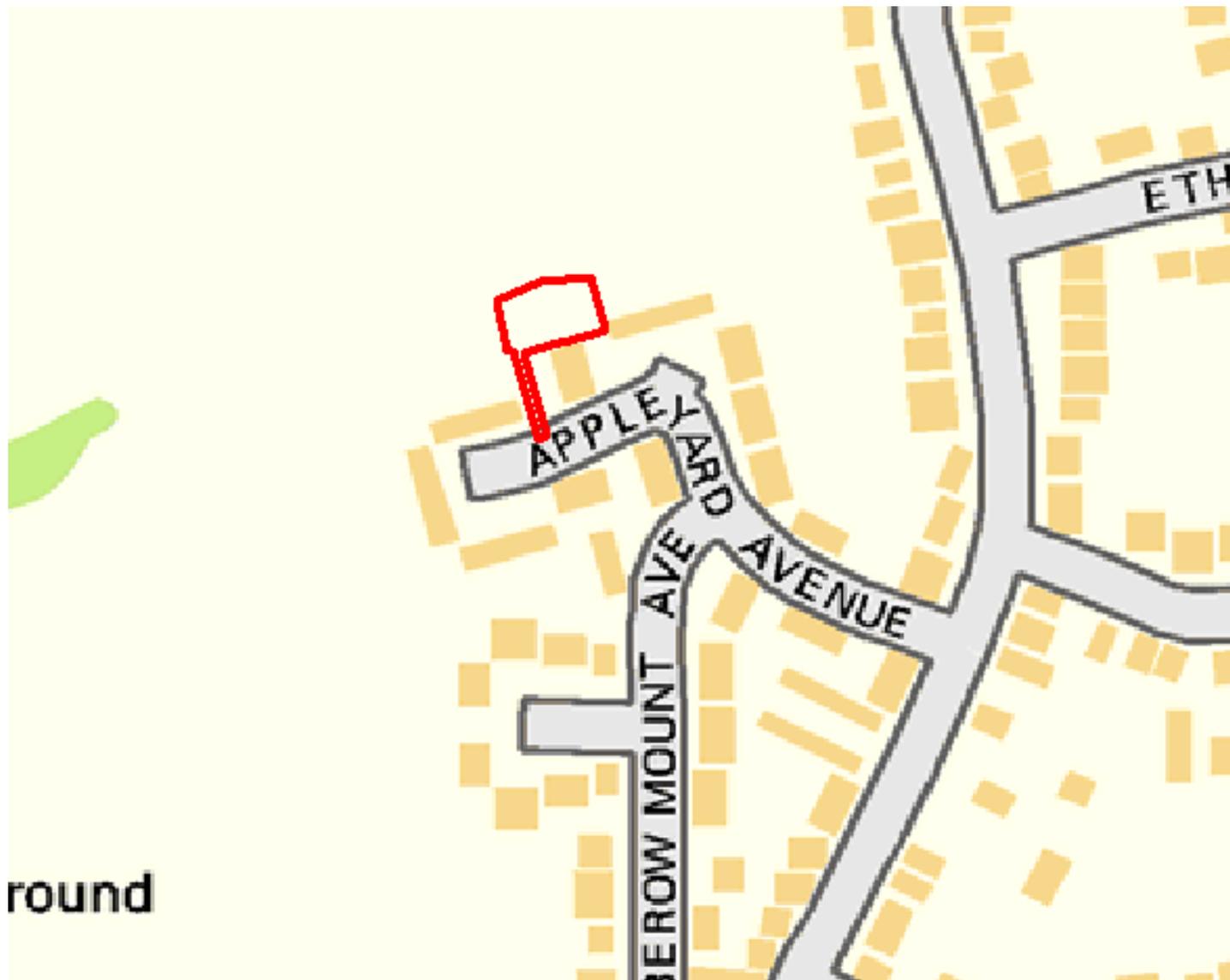
The site is vacant Council-owned land and could be made available for development.

Available:

Yes

Availability Summary:

The site is vacant Council-owned land and could be made available for development.



Site Details

Site Reference:	GY01	Site size (Ha):	0.47
Site Address:	Pumping Station, Rawreth		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other- Unauthorised Gypsy or Traveller site	
Site Description:	Former pumping station with area of hard-standing in centre. Single storey pumping station still on site, along with caravan for Gypsy and Traveller occupation.		
Current Use:	Unauthorised Gypsy or Traveller site		
Proposed Use:	Gypsy or Traveller site		
Land Uses of Adjacent Sites:	Agricultural / Pumping Station		
Planning Permission History:	16/00558/COU – Appeal in Progress		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Existing access inadequate			
Significant investment in utilities needed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.47 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Generally flat site with some vegetation across and to boundaries
Access:	There is an existing access onto the site from unclassified road Watery Lane, however the local highway authority has indicated on a recent representation that they consider this is access to be sub-standard and that it would likely require investment to bring into safe regular use.
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Are there any physical constraints likely to restrict the density of development?
(e.g. flood risk, topographical issues etc.)

Yes No

Gypsy and Traveller Potential

Suitable:

Unknown

Suitability Summary:

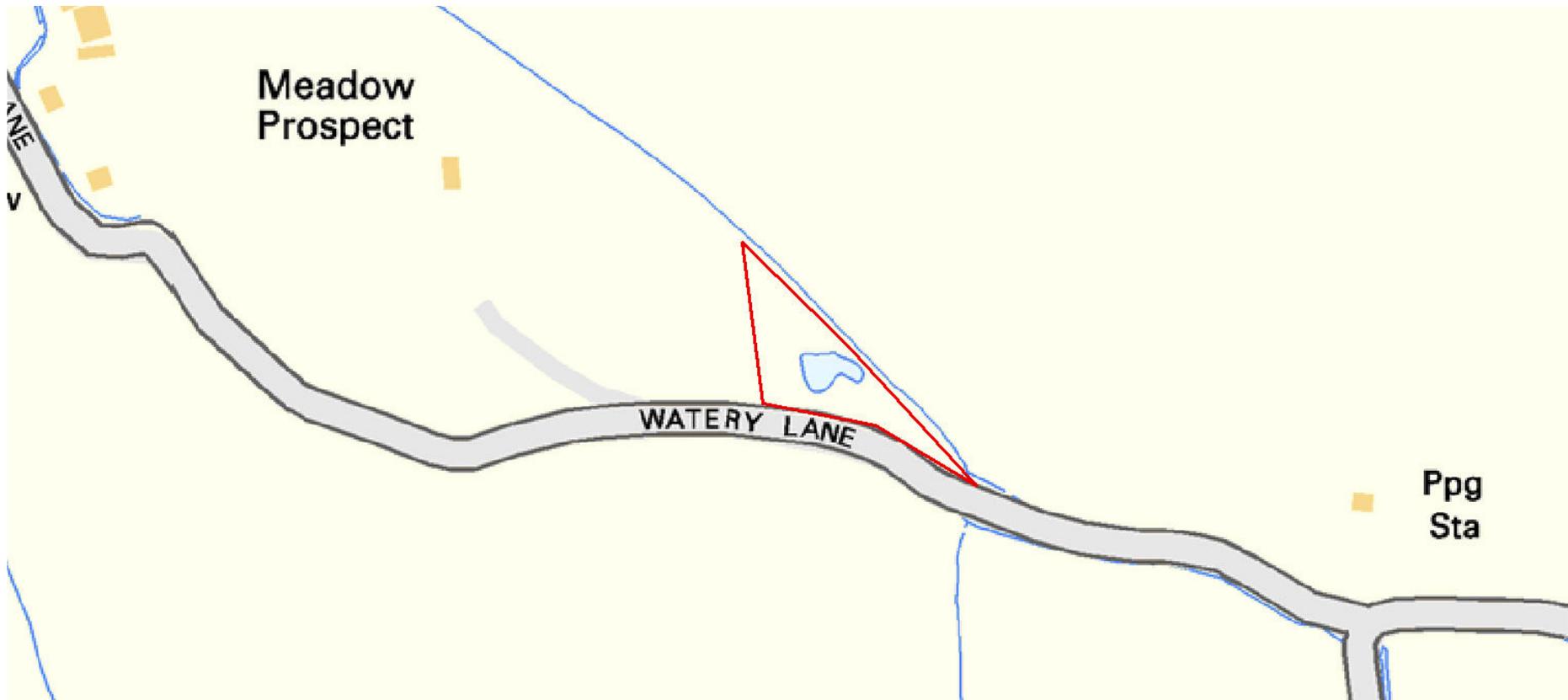
The site has relatively good access to local services but falls within the Metropolitan Green Belt. The suitability of the site is therefore unknown until a Green Belt assessment has been undertaken.

Available:

Yes

Availability Summary:

The site is currently occupied as an unauthorised Gypsy and Traveller pitch and on best information, will remain available for such a use in the future.



Site Details

Site Reference:	GY02	Site size (Ha):	0.23
Site Address:	Land west of Pumping Station, Rawreth		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other- Unauthorised Gypsy or Traveller site	
Site Description:	Grassland site with active Gypsy and Traveller use, some paraphernalia present on site in relation to the keeping of animals		
Current Use:	Unauthorised Gypsy or Traveller site		
Proposed Use:	Gypsy or Traveller site		
Land Uses of Adjacent Sites:	Agricultural		
Planning Permission History:	09/00553/COU; 10/00312/FUL; 13/00392/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.23 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat site with vegetation across and to boundaries
Access:	Existing access from 'cut-through' in hedge on unclassified Watery Lane. Access may need investment to bring up to standard for safe regular use.
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Gypsy and Traveller Potential

Suitable:

Unknown

Suitability Summary:

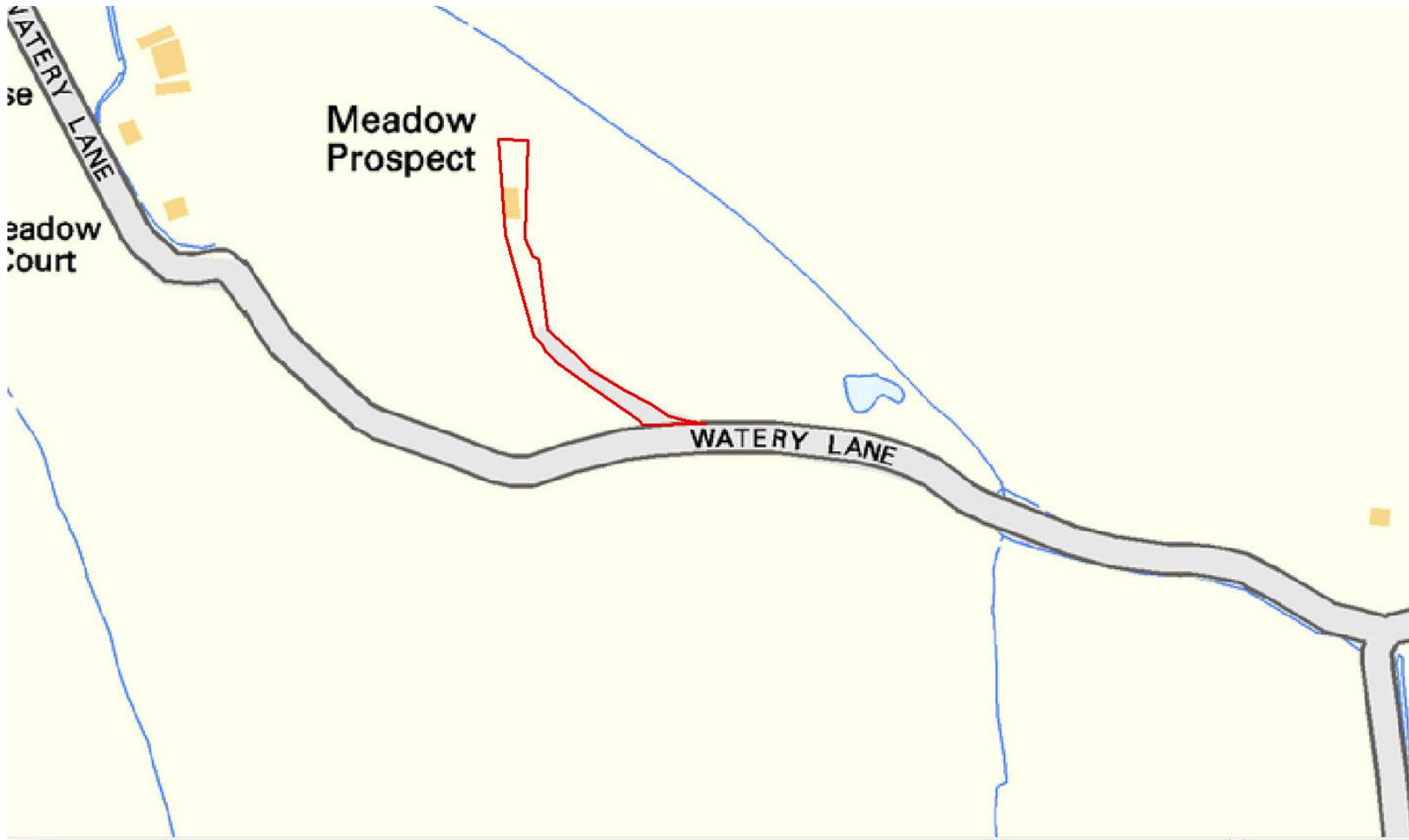
The site has relatively good access to local services but falls within the Metropolitan Green Belt. The suitability of the site is therefore unknown until a Green Belt assessment has been undertaken.

Available:

Yes

Availability Summary:

The site is currently occupied as an unauthorised Gypsy and Traveller pitch and on best information, will remain available for such a use in the future.



Site Details

Site Reference:	GY03	Site size (Ha):	0.16
Site Address:	Little Orchard, Vanderbilt Avenue, Rayleigh		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other- Unauthorised Gypsy and Traveller site	
Site Description:	Large mobile home on domestic site		
Current Use:	Unauthorised Gypsy or Traveller site		
Proposed Use:	Gypsy or Traveller site		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	16/00763/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.16 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Fairly flat domestic site with domestic paraphernalia present
Access:	Existing vehicular access from Vanderbilt Avenue
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Gypsy and Traveller Potential

Suitable:

Unknown

Suitability Summary:

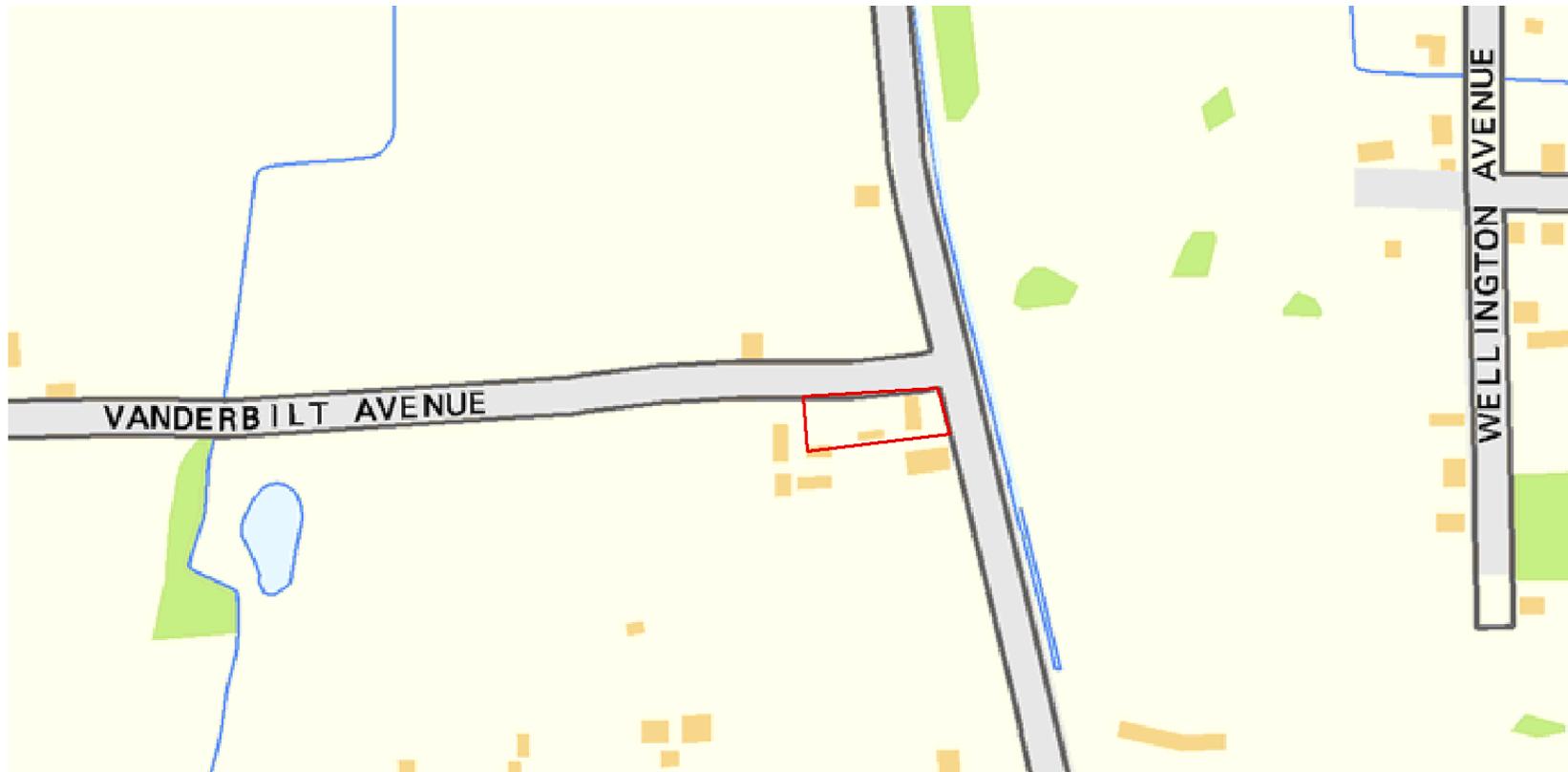
The site has relatively good access to local services but falls within the Metropolitan Green Belt. The suitability of the site is therefore unknown until a Green Belt assessment has been undertaken.

Available:

Yes

Availability Summary:

The site is currently occupied as an unauthorised Gypsy and Traveller pitch and on best information, will remain available for such a use in the future.



Site Details

Site Reference:	GY04	Site size (Ha):	0.18
Site Address:	Meadow View, Rayleigh		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other- Unauthorised Gypsy and Traveller site	
Site Description:	Flat grassland site with mobile homes present		
Current Use:	Unauthorised Gypsy or Traveller site		
Proposed Use:	Gypsy or Traveller site		
Land Uses of Adjacent Sites:	Residential / Agricultural		
Planning Permission History:	94/00025/COU		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.18			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat grassland site with mobile homes present
Access:	Existing track access from Maple Drive
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Gypsy and Traveller Potential

Suitable:

Unknown

Suitability Summary:

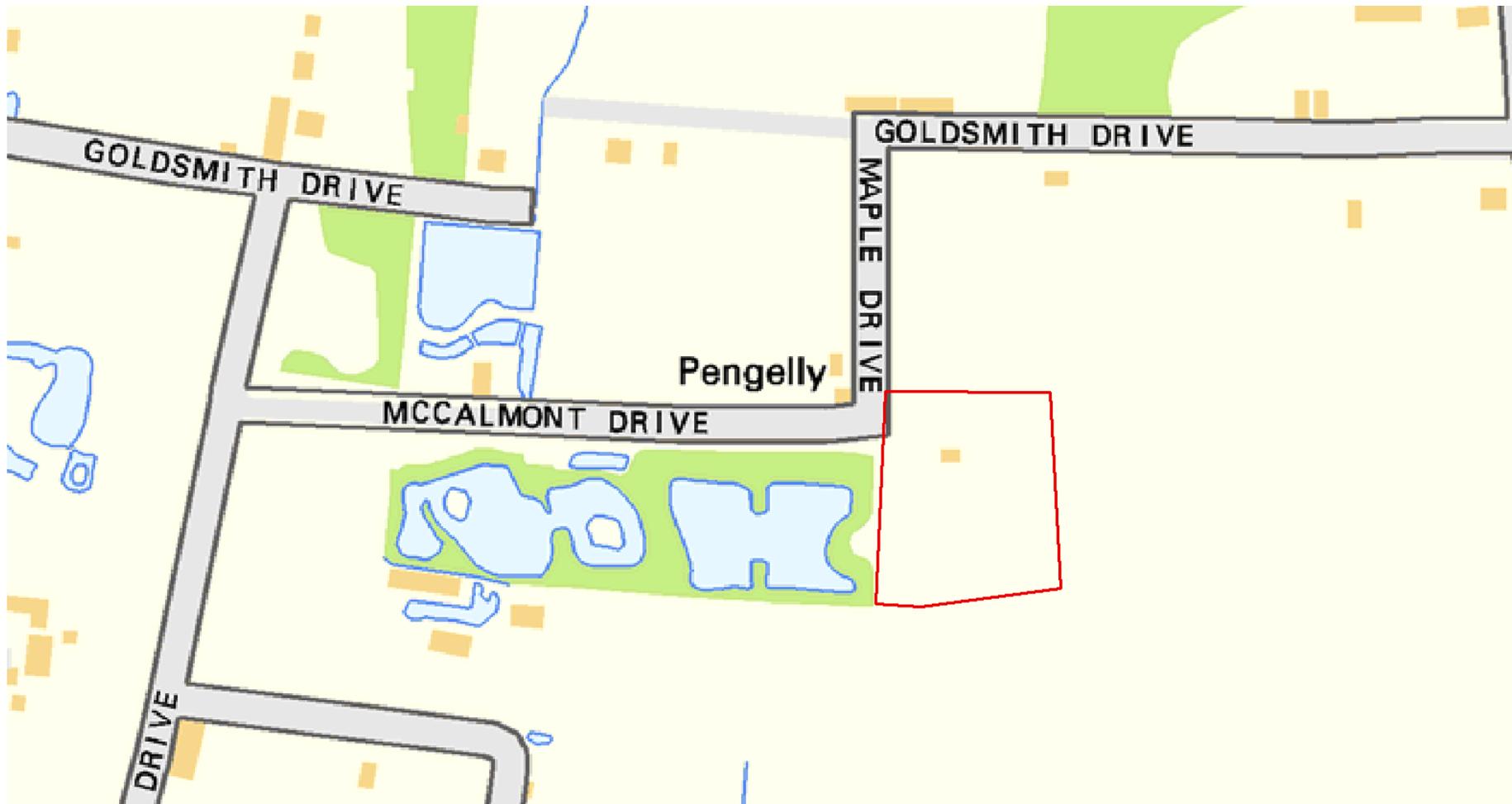
The site has relatively good access to local services but falls within the Metropolitan Green Belt. The suitability of the site is therefore unknown until a Green Belt assessment has been undertaken.

Available:

Yes

Availability Summary:

The site is currently occupied as an unauthorised Gypsy and Traveller pitch and on best information, will remain available for such a use in the future.



Site Details

Site Reference:	EXP03	Site size (Ha):	0.11
Site Address:	18 Albert Road, Ashingdon SS4 3EX		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Records	
Site Description:	Small plot of grassland with no man made structures on site		
Current Use:	Greenfield / Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	92/00508/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.11 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with vegetation to the rear of the site
Access:	Site fronts onto Albert Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site previously had planning permission for residential development and therefore the site was suitable at a point in time. There are not considered to have been any significant changes in planning policy which mean this site is now considered unsuitable. The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

This site is smaller than 0.25 hectares in size and therefore fails to meet the minimum size threshold to be suitable for employment development. The site is also not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

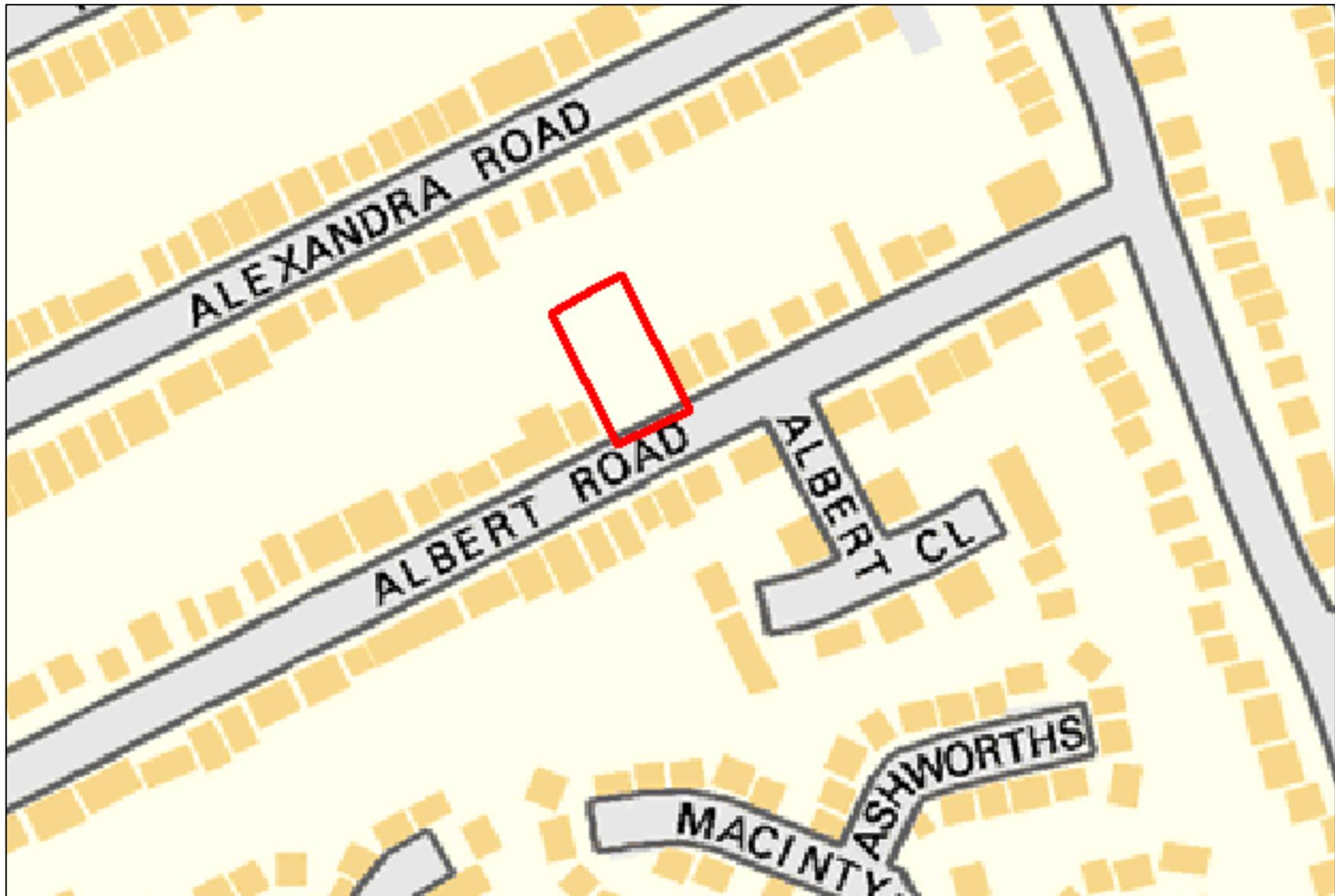
This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.



Site Details

Site Reference:	EXP04	Site size (Ha):	0.06
Site Address:	Adjacent 200 Ashingdon Road SS4 1TA		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other – Council Records	
Site Description:	Residential to the south and parade of retail units to the north. Pillbox at the rear of the site		
Current Use:	Car Park		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential, Retail		
Planning Permission History:	99/00791/OUT; 99/00075/OUT		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:			

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.06 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat hard-standing surface
Access:	Existing access onto Ashingdon Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site previously had planning permission for residential development and therefore the site was suitable at a point in time. There are not considered to have been any significant changes in planning policy which means this site is now considered unsuitable. The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Marginal

Employment Development Potential

Suitable:

No

Suitability Summary:

This site is smaller than 0.25 hectares in size and therefore fails to meet the minimum size threshold to be suitable for employment development. The site is also not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

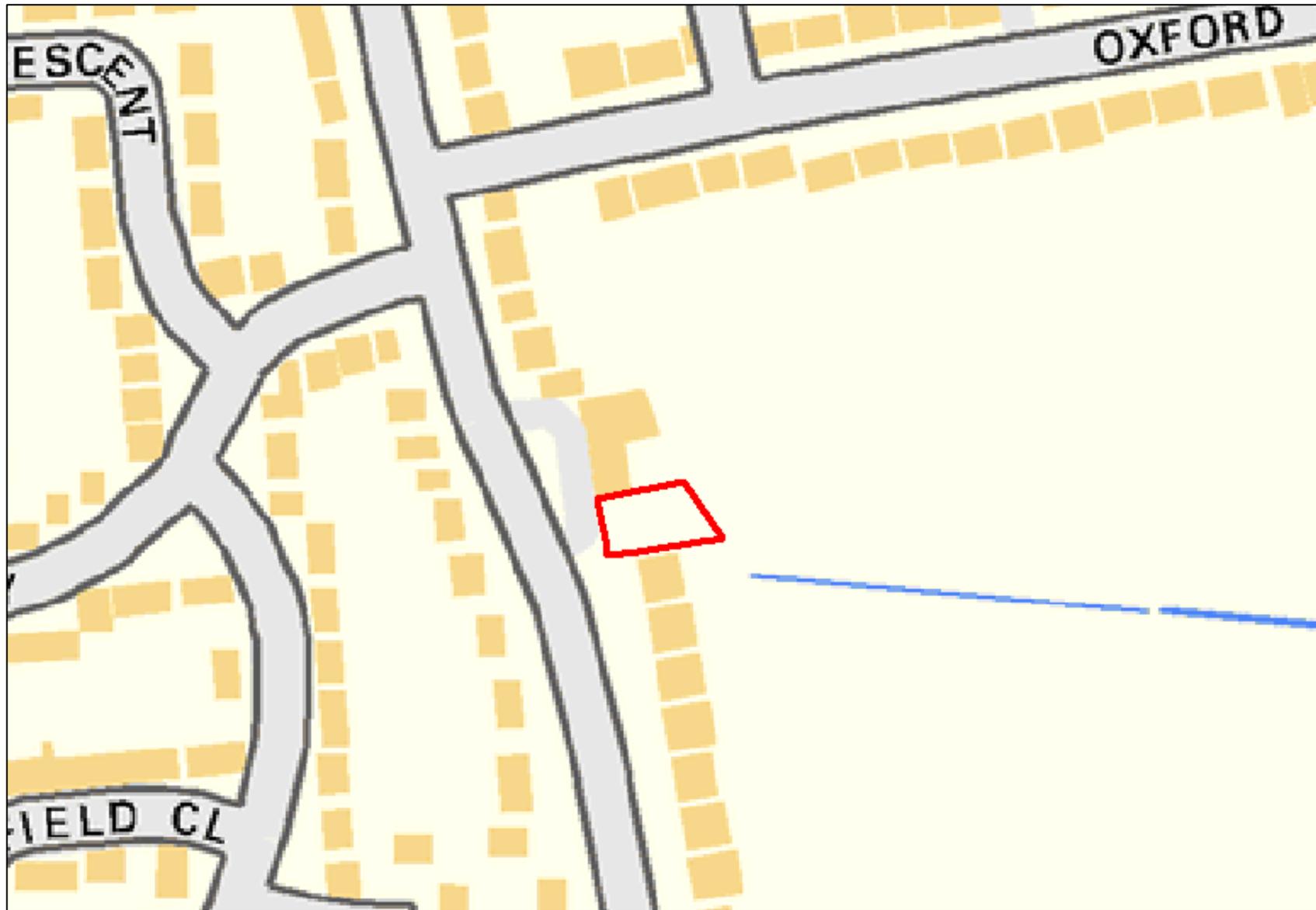
This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.



Site Details

Site Reference:	EXP08	Site size (Ha):	0.22
Site Address:	289 Ferry Road, Hullbridge SS5 6NA		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	Large dwelling on a large site with long hard standing driveway, tall hedges and a tree. Telegraph poles run to the dwelling along the boundary		
Current Use:	Residential		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential, Car park, Nature Reserve		
Planning Permission History:	07/00085/FUL; 08/00565/FUL; 16/00515/FUL; 17/00228/FUL (Extant planning consent for residential development)		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Adjacent to Local Nature Reserve / Local Wildlife Site		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.22 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with a tree and large hedges
Access:	Existing access onto Ferry Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Since the time of identification, the site has received a new planning permission for a residential development comprising 12 units. It is therefore considered that this site is suitable for such development.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

This site is smaller than 0.25 hectares in size and therefore fails to meet the minimum size threshold to be suitable for employment development. The site is also not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

This site has an extant planning permission for residential development and is therefore considered to be available for such a use.

Available:

No

Availability Summary:

This site has an extant planning permission for residential development is therefore considered unlikely to be available for a differing use.



Site Details

Site Reference:	EXP09	Site size (Ha):	0.16
Site Address:	Land Opposite Maryon House, Bullwood Hall Lane, Hockley SS5 4TD		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	The site contains an oak-framed barn clad in weatherboarding, as well as two other small outbuildings and grassy lawn across		
Current Use:	Agricultural		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Agricultural, Residential		
Planning Permission History:	07/00577/FUL, 07/00578/LBC, 11/00048/TIME, 11/00064/TIME		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.16 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat site with some vegetation to boundaries
Access:	Existing access onto Bullwood Hall Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Grade II listed Whitbreds on adjacent site
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

No

Suitability Summary:

The site previously had planning permission for residential development and therefore the site was suitable at a point in time. However the site is not considered to be currently suitable for residential development as it falls within the Metropolitan Green Belt. The site is otherwise located close to existing residential areas and has good access to most local services.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

This site is smaller than 0.25 hectares in size and therefore fails to meet the minimum size threshold to be suitable for employment development. The site is also not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

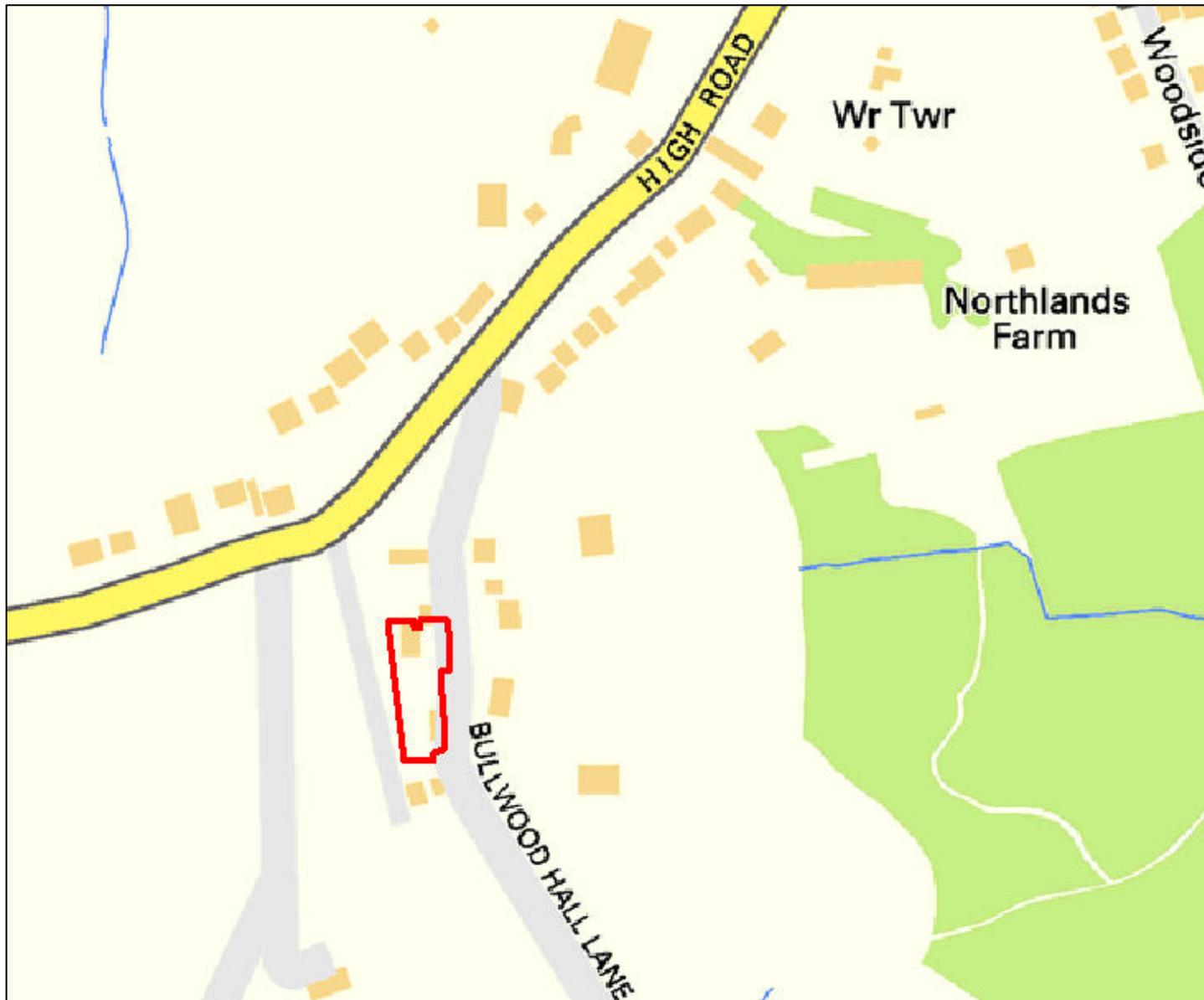
This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.



Site Details

Site Reference:	EXP11	Site size (Ha):	0.07
Site Address:	Great Wakering United Reformed Church, Chapel Lane, Great Wakering SS3 0DW		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	The site is dominated by a church and a smaller brick outbuilding. There is an existing secluded rear 'garden area' surrounded by brick walls. Light vegetation across with trees to the front		
Current Use:	Vacant, Church		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	11/00254/COU		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Conservation Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.06 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.01 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat with vegetation across
Access:	Existing access onto Chapel Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Part of the site falls within the Great Wakering Conservation Area
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site previously had planning permission for residential development and therefore the site was suitable at a point in time. There are not considered to have been any significant changes in planning policy which mean this site is now considered unsuitable. A small part of the site falls within Flood Zone 3 and mitigation may be required.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

This site is smaller than 0.25 hectares in size and therefore fails to meet the minimum size threshold to be suitable for employment development. The site is also not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

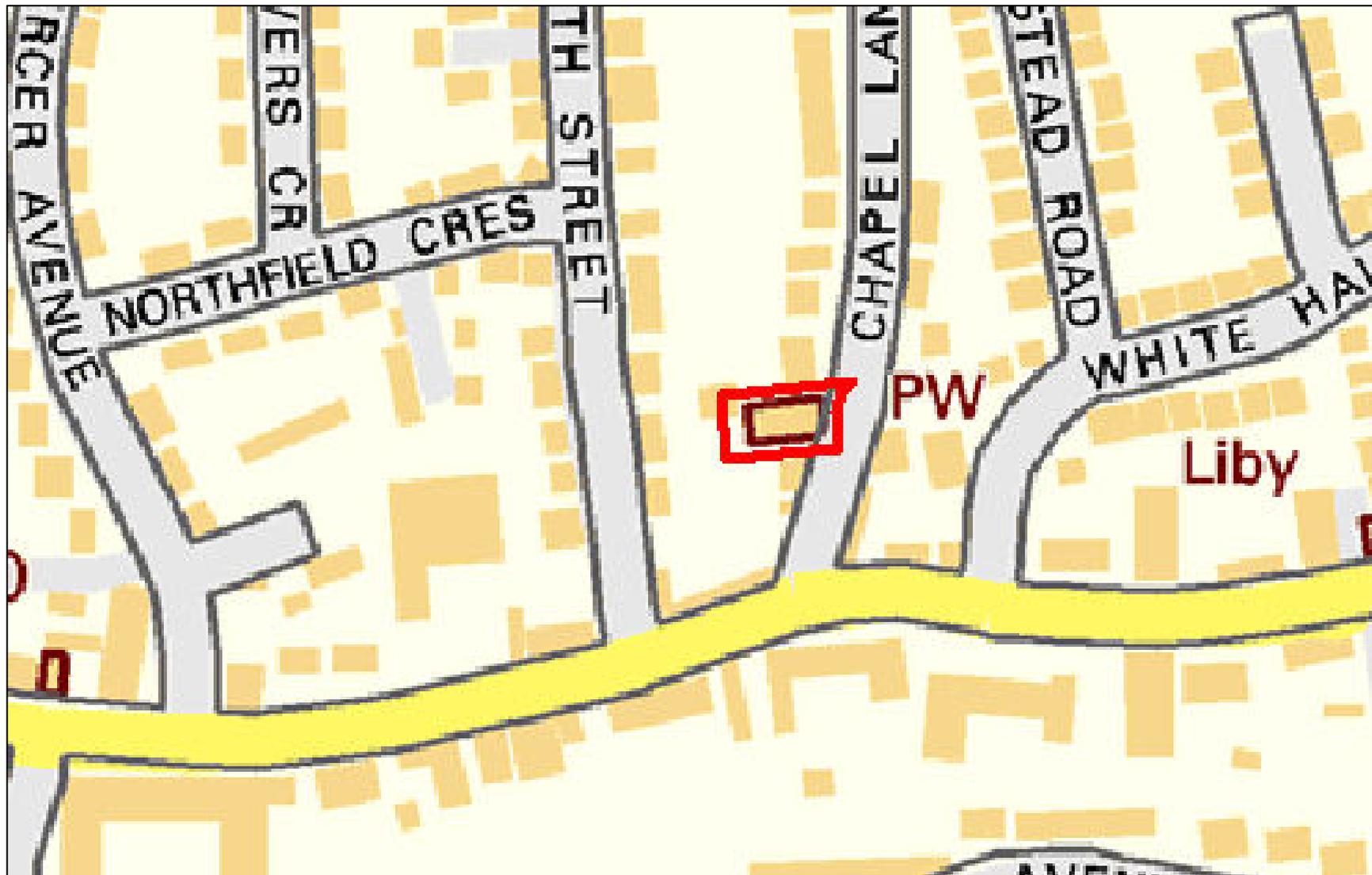
This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.



Site Details

Site Reference:	EXP12	Site size (Ha):	0.12
Site Address:	Land adjacent 44 Great Wheatley Road, Rayleigh SS6 7AP		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	Vacant plot with some vegetation across site including trees		
Current Use:	Vacant		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	94/00444/OUT; 06/00137/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Air 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – No vehicular access at present			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.12 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Generally flat with some minor landscaping
Access:	Existing access onto Great Wheatley Road
Description of Additional Physical Constraints	
Proximity to TPO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Two TPOs on adjacent site
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Minerals Safeguarding Area – Sand and Gravel
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site previously had planning permission for residential development and therefore the site was suitable at a point in time. There are not considered to have been any significant changes in planning policy which mean this site is now considered unsuitable. The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

This site is smaller than 0.25 hectares in size and therefore fails to meet the minimum size threshold to be suitable for employment development. The site is also not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

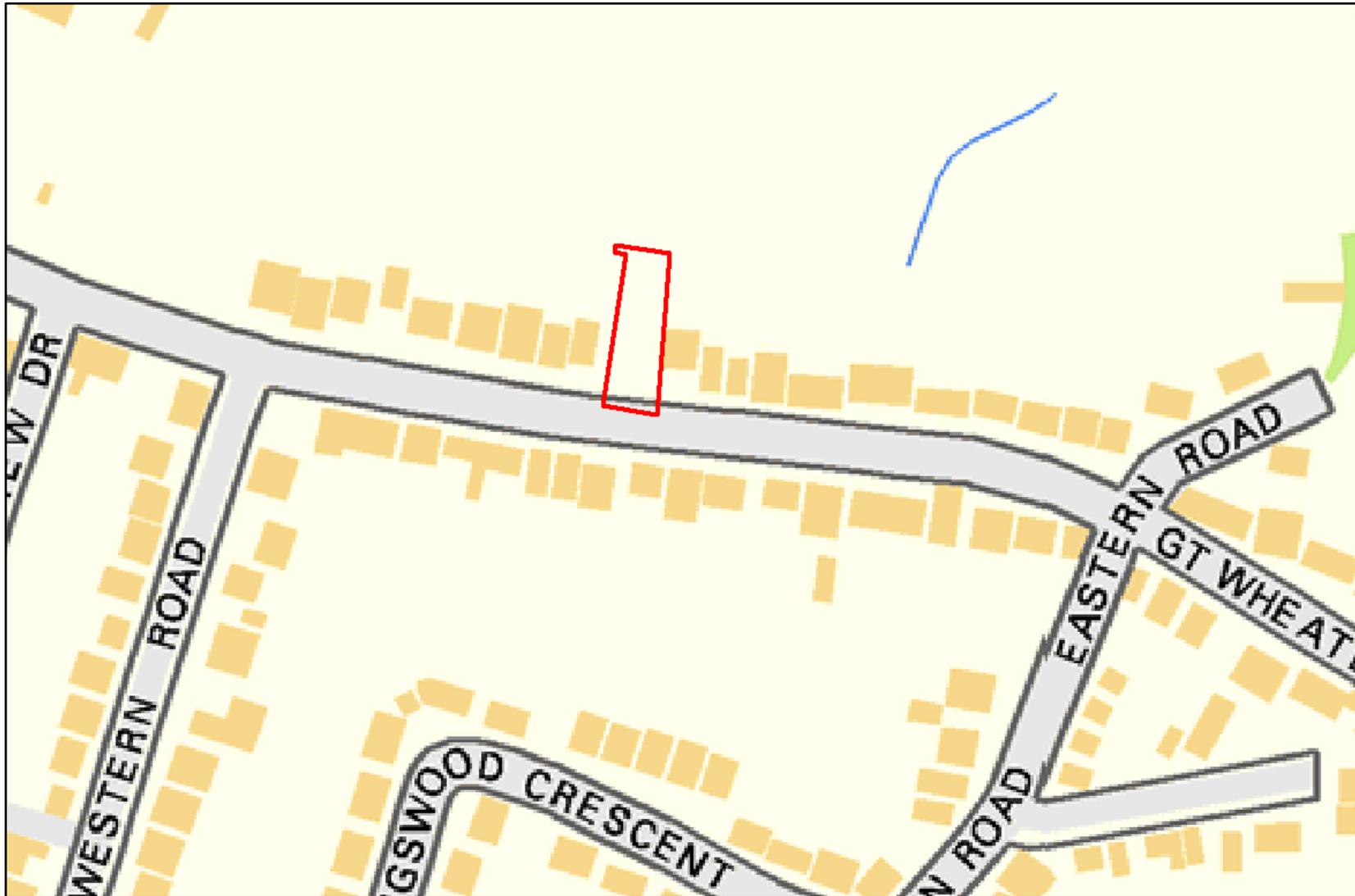
This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.



Site Details

Site Reference:	EXP14	Site size (Ha):	0.03
Site Address:	Warren House 10-20 Main Road, Hockley SS5 4QS		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	Large two storey building with car park to the rear		
Current Use:	Retail/Offices		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Retail		
Planning Permission History:	13/00377/COU		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Air 10m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.03 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site with large building and concrete car park
Access:	Existing access from Bramerton Road and Main Road (B1013)
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site previously had planning permission for residential development and therefore the site was suitable at a point in time. There are not considered to have been any significant changes in planning policy which mean this site is now considered unsuitable. The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The current use of this building is retail and office space. The building falls within the Hockley town centre area and makes up part of the primary shopping frontage. It is therefore considered that a continued employment use would be suitable for these units.

Available:

Yes

Availability Summary:

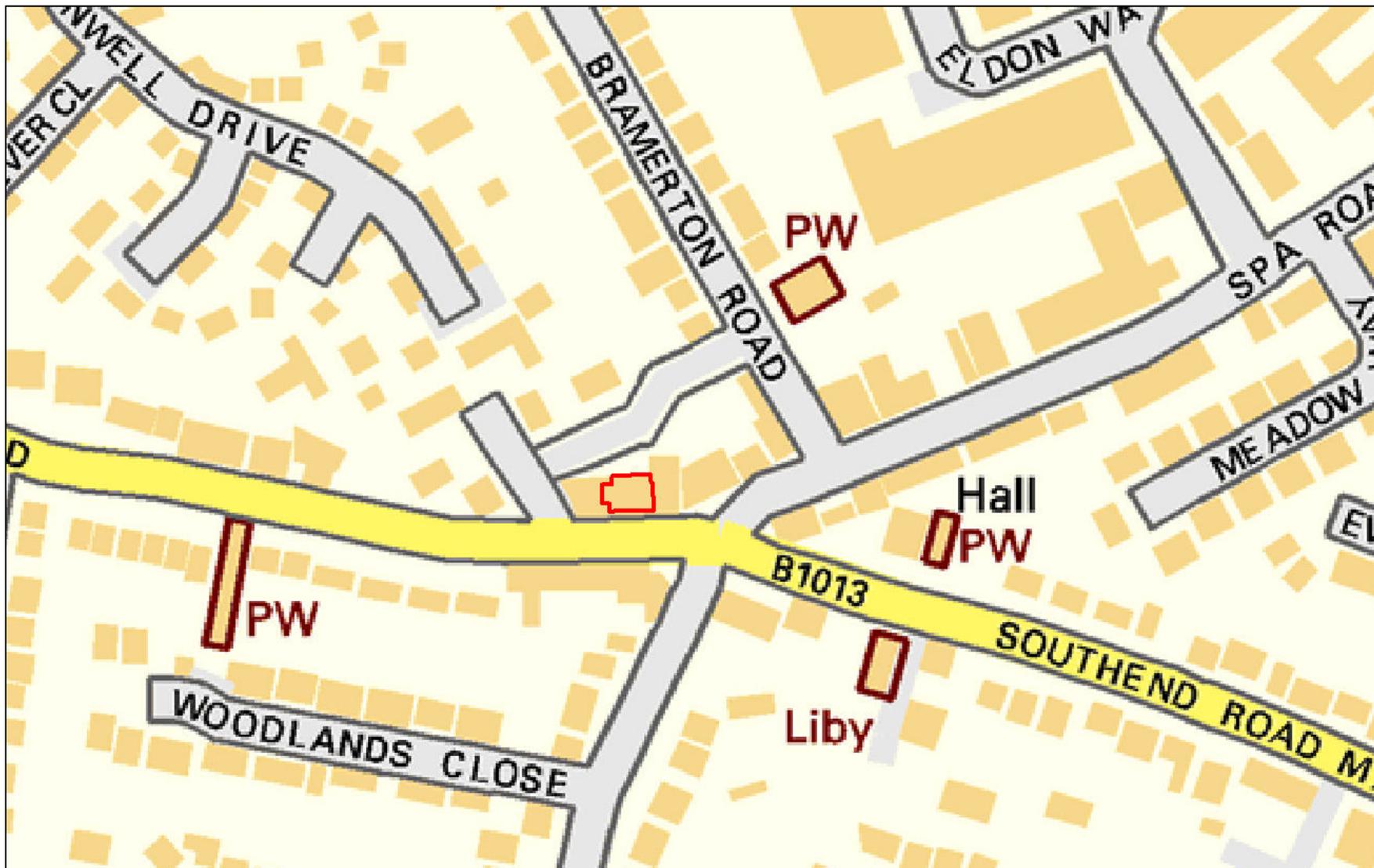
This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.



Site Details

Site Reference:	EXP15	Site size (Ha):	0.04
Site Address:	7 Malting Villas Road, Rochford SS4 1AE		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	Site with an existing dwelling. A hedgerow with a gate is found to the front of the site with a telegraph pole. A neat grassed area to the front, side and rear of the house. A small track for parking a vehicle to the east of the house		
Current Use:	Residential		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	13/00017/FUL		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.04 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with hedgerow to the front of the site
Access:	Existing access onto Malting Villas Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site previously had planning permission for residential development and therefore the site was suitable at a point in time. There are not considered to have been any significant changes in planning policy which mean this site is now considered unsuitable. The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

This site is smaller than 0.25 hectares in size and therefore fails to meet the minimum size threshold to be suitable for employment development. The site is also not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

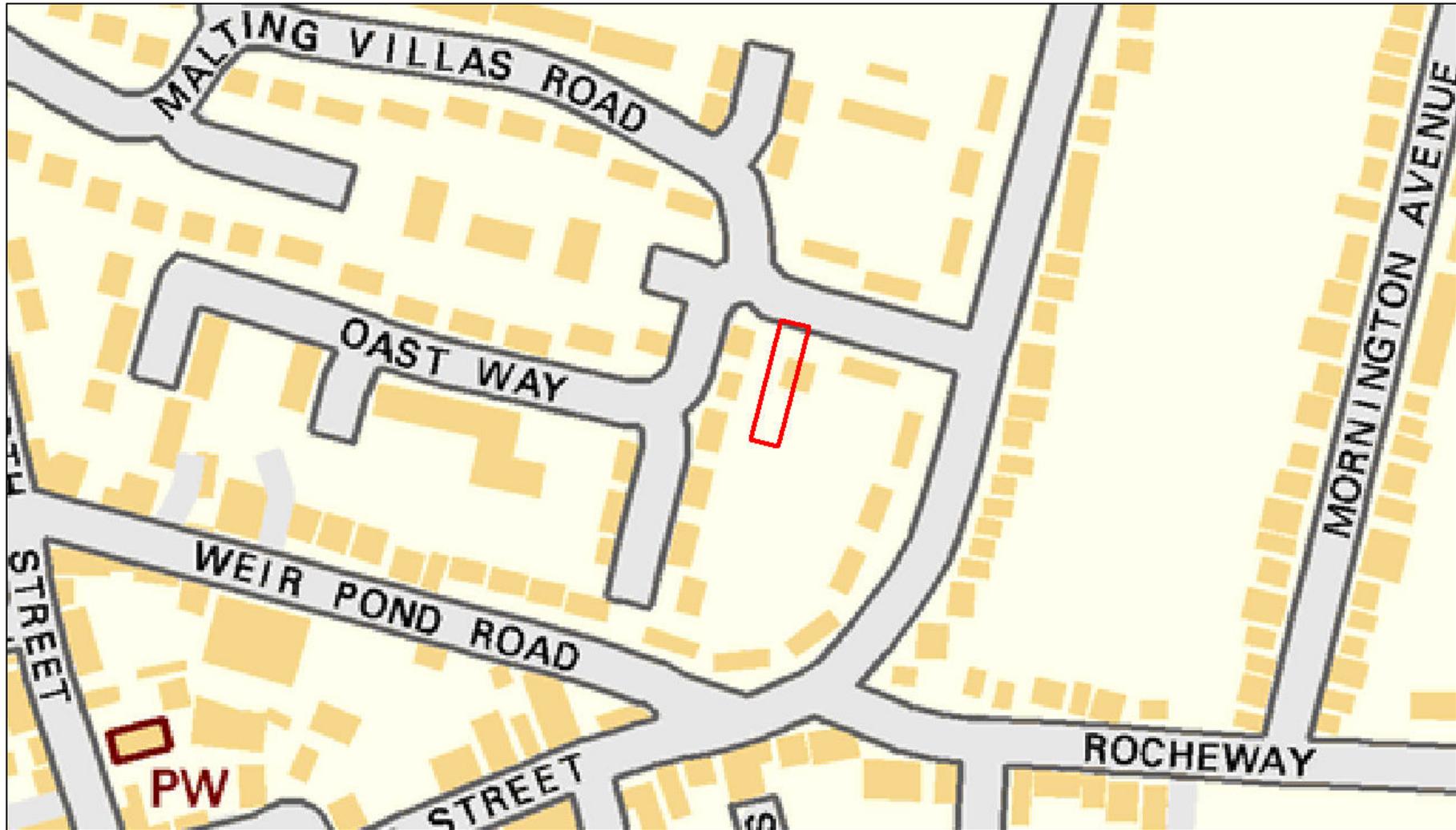
This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.



Site Details

Site Reference:	EXP17	Site size (Ha):	0.01
Site Address:	Resource House, 144A High Street, Rayleigh SS6 7BY		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	High Street offices with proposed residential conversion within the existing building. Patio area to the front of the site		
Current Use:	Offices		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Retail		
Planning Permission History:	13/00464/DPDP3J		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input type="checkbox"/> Residential area	
Other designations:	AQMA, Conservation Area		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.01 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site dominated by large building and hard-standing
Access:	Existing access onto High Street
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rayleigh Town Centre Air Quality Management Area
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site previously had planning permission for residential development and therefore the site was suitable at a point in time. There are not considered to have been any significant changes in planning policy which mean this site is now considered unsuitable in the medium to long term. The site is sustainably located and is not subject to any significant development constraints, although the AQMA designation would need to be overcome.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The current use of the building is office space, located within Rayleigh town centre. It is therefore considered that an employment use is suitable.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.



Site Details

Site Reference:	EXP18	Site size (Ha):	0.11
Site Address:	89 High Street, Rayleigh SS6 7EJ		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	The site is dominated by a two-storey market hall building with associated infrastructure. A previous application (08/00486/FUL) granted permission for rebuild of first-floor to comprise three floors total, with residential flats within first and second floors		
Current Use:	Offices, Retail, Snooker Hall		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Retail, Offices		
Planning Permission History:	08/00486/FUL		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Town Centre		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.11 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Mostly flat site dominated by large market hall building and some minor landscaping
Access:	Adjacent to High Street and Websters Way
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rayleigh Conservation Area
Proximity to Air Quality Management Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Rayleigh High Street Air Quality Management Area
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site previously had planning permission for residential development and therefore the site was suitable at a point in time. There are not considered to have been any significant changes in planning policy which mean this site is now considered unsuitable in the medium to long term. The site is sustainably located and is not subject to any significant development constraints, although the AQMA designation would need to be overcome.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The current use of the building is retail space, located within Rayleigh town centre. It is therefore considered that an employment use is suitable.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.



Site Details

Site Reference:	EXP20	Site size (Ha):	0.13
Site Address:	Land rear of 1-3 Read Close, Hawkwell SS5 4LS		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	Area of grassland surrounded with trees		
Current Use:	Grassland		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential, Leisure Centre		
Planning Permission History:	12/00565/FUL		
Site Designation:	<input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	N/A		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Improvements to access likely required			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.10 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	0.01 Ha			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	0.02 Ha			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat site surrounded by a dense ring of trees
Access:	Access onto Clements Hall Way
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Risk

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site previously had planning permission for residential development and therefore the site was suitable at a point in time. There are not considered to have been any significant changes in planning policy which mean this site is now considered unsuitable. The site is located close to local services although part of the site falls within Flood Zones 2 and 3. Any residential development on the site may have to mitigate against this flood risk.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

This site is smaller than 0.25 hectares in size and therefore fails to meet the minimum size threshold to be suitable for employment development. The site is also not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.



Site Details

Site Reference:	EXP21	Site size (Ha):	0.03
Site Address:	23 Bellingham Lane, Rayleigh SS6 7ED		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	Site with end terrace two-storey building, presently B1 use with a small hard standing car park to the front side and rear with a fence along rear boundary		
Current Use:	B1 Commercial		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	MOT centre, car park, residential and community centre		
Planning Permission History:	12/00634/COU		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:	Town Centre, Conservation Area, Ancient Land, AIR 45m		

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.03 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Slight incline to the north, hard-surfacing across the site
Access:	Site fronts onto Bellingham Lane
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Located within Rayleigh Conservation Area
Proximity to Air Quality Management Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Located within Rayleigh High Street Air Quality Management Area
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site previously had planning permission for residential development and therefore the site was suitable at a point in time. There are not considered to have been any significant changes in planning policy which mean this site is now considered unsuitable in the medium to long term. The site is sustainably located and is not subject to any significant development constraints, although the AQMA designation would need to be overcome.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The current use of this building is office space, within Rayleigh town centre. It is therefore considered that an employment use is suitable for this site.

Available:

Yes

Availability Summary:

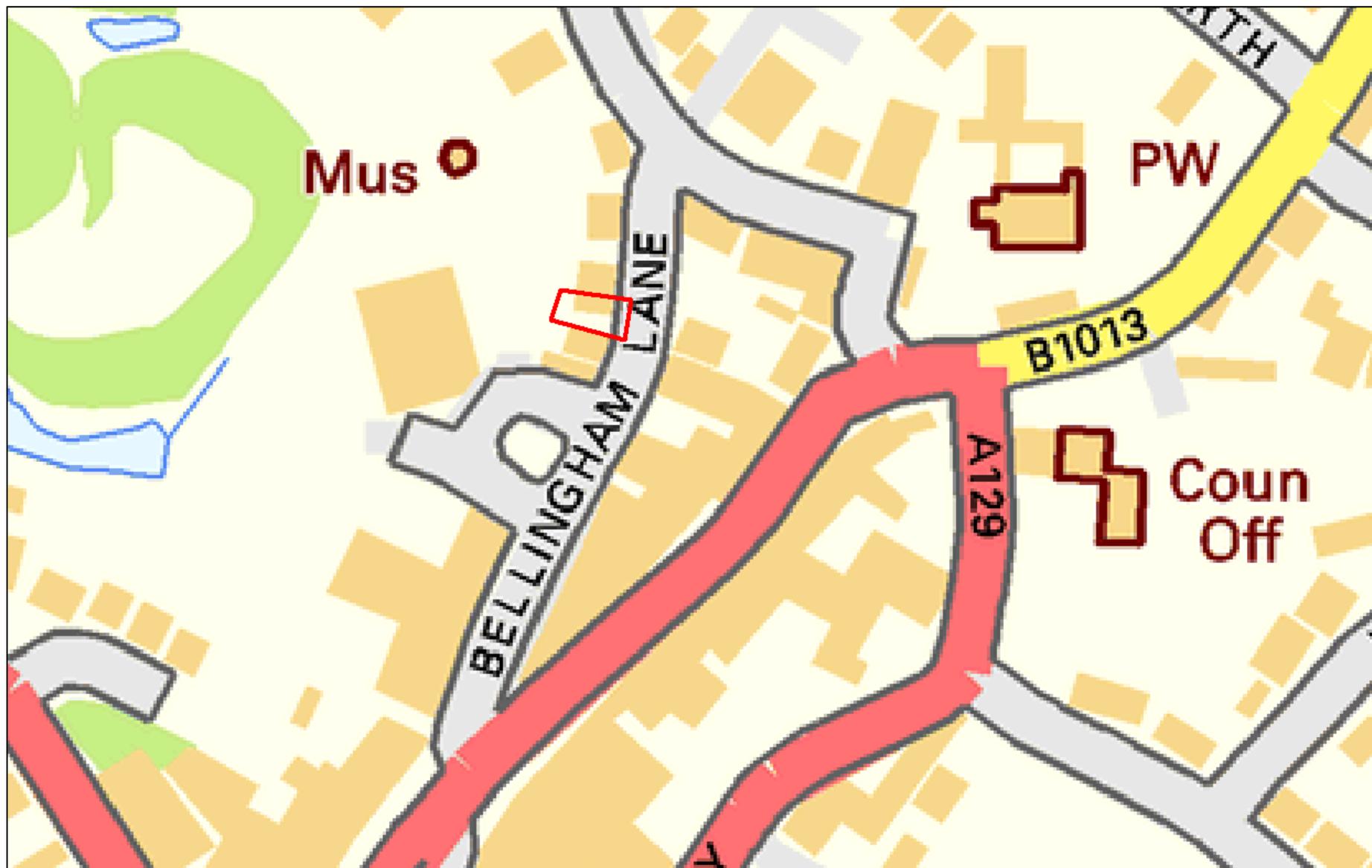
This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.



Site Details

Site Reference:	EXP22	Site size (Ha):	0.05
Site Address:	30 Woodlands Road, Hockley SS5 4PL		
Put forward by:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public	<input type="checkbox"/> Agent/Developers <input checked="" type="checkbox"/> Other	
Site Description:	Site with an existing large detached dwelling with garage. Surrounding grounds are covered in large and mixed sized vegetation. Some hard standing exists to the side of the property for the purpose of car parking with some gravel at the front. A low brick boundary wall is also present. A single telegraph pole exists on the front boundary of the site.		
Current Use:	Residential		
Proposed Use:	Residential		
Land Uses of Adjacent Sites:	Residential		
Planning Permission History:	13/00772/FUL		
Site Designation:	<input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield	<input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Residential area	
Other designations:			

Constraints

<input type="checkbox"/> Ramsar site/SPA	<input type="checkbox"/> SSSI	<input type="checkbox"/> SAM	<input type="checkbox"/> SAC	<input type="checkbox"/> LNR
<input type="checkbox"/> LoWS	<input type="checkbox"/> SA	<input type="checkbox"/> Ancient Woodlands	<input type="checkbox"/> SLA	<input checked="" type="checkbox"/> None of the above

Suitability Assessment

Proximity to Local Services and Facilities	Good	Medium	Poor	Reasoning (if necessary)
Educational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Open Spaces/Leisure Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Public Transport Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure				
Highways Access Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in utilities needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Significant investment in sustainable transport needed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Risk				
Zone 1: Low Probability (<0.1% probability of annual flooding)	0.05 Ha			
Zone 2: Medium Probability (0.1-1% probability of annual flooding)	N/A			
Zone 3a or 3b: High Probability (>1% probability of annual flooding)	N/A			

Rochford District Council Strategic Housing and Employment Land Availability Assessment 2017 – Appendix C

Geography	
Topography/Landform:	Flat with many trees on site.
Access:	Existing access onto Woodlands Road
Description of Additional Physical Constraints	
Proximity to TPO	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
Proximity to Listed Building(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Conservation area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proximity to Air Quality Management Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy S8 of the ECC Minerals Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site fall within Policy 2 of the ECC Waste Local Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Availability Assessment

Are there any ownership issues identified? (e.g. single/multiple ownership, 'ransom strips', ownership disputes etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any legal constraints identified? (e.g. tenancies, contracts, covenants etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any physical constraints likely to restrict the density of development? (e.g. flood risk, topographical issues etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site previously had planning permission for residential development and therefore the site was suitable at a point in time. There are not considered to have been any significant changes in planning policy which mean this site is now considered unsuitable. The site is sustainably located and is not subject to any significant development constraints.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

This site is smaller than 0.25 hectares in size and therefore fails to meet the minimum size threshold to be suitable for employment development. The site is also not located within or close to any town centres or existing employment areas.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.

Available:

Yes

Availability Summary:

This site has previously been awarded planning permission which is considered to have now expired. In the absence of information to the contrary, this site is considered to remain available for development.

