Site Assessment Methodology (SAM) Paper

REGULATION 18

Rochford District Council (2025)

Rochford District Council

Rochford District Council

Rochford District Local Plan

Table of Contents

1. Introduction 3

2. Policy Context and Rochford's Housing Need 6

National Policy and Site Selection 6
Planning Practice Guidance 8
Current Context and Rochford District's Housing Need 11

3. Site Selection Methodology 15

4. Stage 1: Housing and Economic Land Availability Assessments. 19

5. Stage 2: Site Appraisal and Spatial Options 25

Part 1: Site Identification and Sifting 26
Part 2: Site Assessment 30
Site Selection Work Post-Spatial Options 31

6. Stage 3: Sifting and Prioritisation 34

Overview and Background 34
Stage 3A: Site Sifting Principles 35
Stage 3B: Site Prioritisation and RAYG Assessment 36
Stage 3C: Further Analysis and Prioritisation 39

7. Site Assessment – Other Land Uses 42

Employment Sites 42
Gypsy and Traveller Sites 48
Local Green Spaces 49

8. Next Steps 57

Site Assessments and Finalising the Evidence Base 57

Annex A criteria for site sifting and prioritisation stages 59

Annex B Emerging Local Plan Baseline (correct as of 31st March 2025) 66

Annex C Assessment of Brownfield Sites and Council Owned Land 75

Annex D Assessment of Call for Site Submissions (2015 – 31st October 2025) 84

Annex E Summary of Sites Identified for Testing in Reg.18 242

1. Introduction

1.1. Rochford District Council is currently preparing a new Local Plan to replace the existing Rochford Local Development Framework, adopted in 2011 (comprising the Core Strategy, Development Management Plan, Allocations Plan and a suite of supporting documents). The purpose of the emerging Rochford Local Plan is to set out the long-term planning vision and strategy for how the towns, villages and the countryside of the Rochford district will develop and evolve up to 2043 and beyond.

1.2. The emerging Rochford Local Plan 2023-43 (hereafter referred to as the Plan) will put forward the spatial vision and strategic objectives for achieving sustainable development. It will set out policies to guide, support, and deliver sustainable and climate-resilient development in the district through the planning process. The Plan will help to co-ordinate the delivery of much needed housing, employment and infrastructure, whilst ensuring that our natural, historic and built environments are protected and enhanced for future generations to enjoy.

1.3. As well as identifying how much development the District needs over the plan period, the Plan must endeavour to 'allocate' sufficient land in appropriate locations to meeting housing (all types) and employment needs over the plan period. These sites (known as 'allocations') will need to be sustainable, deliverable and justified through an extensive evidence base. At a future stage, the Local Plan will progress through to the Examination in Public (EiP) by an independent Planning Inspector who will be appointed to examine whether the Plan is 'sound' or not. As part of the evidence base for the emerging Local Plan, potential development sites have been assessed using this draft Site Assessment Methodology (SAM) paper, to ensure the Local Plan proposes the most sustainable and deliverable development allocations, which are in conformity with national planning policy and guidance, and will deliver the Local Plan's vision and objectives.

1.4. Following the changes introduced by the December 2024 update to the National Planning Policy Framework (NPPF), having an up-to-date local plan is more important than ever, as it supports the better coordination of development across the District and will ensure the right infrastructure and mitigations are delivered in a timely fashion. Without a plan, there is a greater risk of speculative development succeeding and a similar level of growth and development taking place in an uncoordinated way that does not properly account for the cumulative impact on existing amenities, infrastructure and services.

1.5. For housing purposes, the Plan will seek to meet the district's objectively-assessed need (based on the latest Government Standard Method, published December 2024), subject to the outcomes of the emerging evidence base and

consideration of any issues presented by Paragraph 11b of the NPPF[1]. This would equate to 689 dwellings per year (or 723 with the consideration of a mandatory 5% additional buffer). Over the 15-year period the Plan is required to meet need for from its adoption, this would equate to a figure of 13,780 dwellings (or 14,469 when counting the buffer).

1.6. For the purposes of the Regulation 18 stage, this Paper summarises the outcomes of a multi-stage, evidence-led assessment in line with national policy and guidance. It explains what has been considered in identifying, assessing and selecting potential sites, and how it has narrowed down reasonable site options.

1.7. Whilst this paper represents part of a positively-prepared approach to meeting need, it should be understood that the site selection process is an iterative one that is dependent on a wide range of pieces of evidence, including the results of public consultation, any changes to the housing target, national policies, and additional information. The significant uplift to the Standard Methodology published in December 2024 effectively doubled the number of homes the Plan is required to provide, leading to a need to re-work much of the Plan's published and emerging evidence base. At the time of publication, a number of key pieces of evidence (e.g. the Transport Assessment, Green Belt Review, Habitats Regulations Assessment) are still in preparation. As these studies are completed, their findings will need to be appropriately considered and integrated into the site selection process to ensure the Plan remains robust and sustainable.

1.8. Whilst performance against a range of evidenced criteria is critical, consideration will also need to be given to how individual sites, or combinations of sites, relate to the emerging Local Plan's spatial strategy and strategic vision, with this likely to be further shaped during and post-Regulation 18 consultation.

1.9. As part of this process, it was necessary to refine the long list of potential sites to a more manageable shortlist for detailed technical analysis, such as the Transport Assessment and other strategic studies, ensuring that resources were focused on the most realistic and potentially deliverable options.

1.10. As a consequence, the sites which this paper identifies as meeting criteria are not, at this stage, draft or proposed allocations. Instead, they are termed '*sites identified for further testing and consultation'*, or '**identified sites'**.

1.11. At this stage, this list is an interim one, recognising the iterative nature of the Plan preparation process, both in terms of our understanding of available sites, and the evidence base available at the time. This approach will further

[1] https://www.gov.uk/guidance/national-planning-policy-framework/2-achieving-sustainable-development

be refined in an updated site selection methodology paper to support the Regulation 19 draft Plan consultation. This will allow for consideration of the full range of evidence, representations from the Regulation 18 consultation and any additional sites that have been submitted in the intervening period.

1.12. This paper comprises the following sections:

- **Section 2**: **Policy Context and Housing Need** provides a summary of the relevant national policies and guidance relevant to the selection of identified development sites.
- **Section 3: Site Selection Methodology** explains our approach to identifying, assessing and selecting strategic sites for proposed allocations in the Plan. Whilst this is predominantly focused on housing sites, this also considers Employment sites, Gypsy & Traveller sites and designated Local Green Spaces.
- **Section 4: Recommendations** sets out the identified sites which meet a series of criteria and which can therefore be progressed for further evidence base testing and public consultation through the Regulation 18 draft Plan. It also identifies proposed 'omission' sites, which are deemed not to have sufficiently met the criteria, and which should therefore not progress.

1.13. This paper is published alongside the draft Regulation 18 Plan for consultation. It should be read in conjunction with the supporting evidence published alongside this and to date.

2. Policy Context and Rochford's Housing Need

National Policy and Site Selection

2.1. The National Planning Policy Framework (NPPF) (updated in December 2024) sets out the government's planning policies for England and how they are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. The policies of relevance to site selection are set out below, but the Plan has regard to all other aspects of relevant national policy, where appropriate.

2.2. At its heart the NPPF requires all plans and decisions to apply a 'presumption in favour of sustainable development'. For plan-making, this means that:

2.3. All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

2.4. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas), unless:

2.5. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

2.6. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.[2]

2.7. The NPPF further expands on the role of local planning authorities in planning and allocating sufficient sites to deliver the strategic priorities of the area and meet objectively assessed needs over the plan period through strategic policies:

2.8. Broad locations for development should be indicated on a key diagram, and land use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be

[2] Paragraph 11 of the National Planning Policy Framework

demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non- strategic policies).[3]

2.9. Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.[4]

2.10. The NPPF also sets out, at a high level, key considerations which should be taken into account when identifying and selecting suitable locations for development in varying contexts. The key considerations are:

Planning for Larger Scale Development

2.11. The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:

a) consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;

b) ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;

c) set clear expectations for the quality of the places to be created and how this can be maintained (such as by following Garden City principles); and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed homes to meet the needs of different groups in the community;

d) make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations); and

[3] Paragraph 23 of the National Planning Policy Framework
[4] Paragraph 72 of the National Planning Policy Framework

e) consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size.[5]

Rural Areas

2.12. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.[6]

Small Sites Requirement

2.13. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

a. identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;

b. seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom build housing;

c. use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;

d. support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

e. work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.[7]

Planning Practice Guidance

2.14. The national Planning Practice Guidance (PPG) provides complementary guidance on key policy themes included within the NPPF. Of relevance to the site selection process, the 'Housing and Economic Land Availability

[5] Paragraph 77 of the National Planning Policy Framework
[6] Paragraph 83 of the National Planning Policy Framework
[7] Paragraph 73 of the National Planning Policy Framework

Assessment' chapter sets out the method for assessing housing and economic land availability and guides local authorities in identifying appropriate land to meet development needs.

2.15. The PPG clarifies that the assessment does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the local authority's requirements, but it is for the development plan itself, to determine which of those sites are the most suitable to meet those requirements. Plan-making authorities may carry out land availability assessments for housing and economic development as part of the same exercise, in order that sites may be identified for the use(s) which is most appropriate. An assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development; and
- assess their suitability for development; and
- the likelihood of development coming forward (the availability and achievability).

2.16. The PPG notes that plan-making bodies should consider constraints when assessing the suitability, availability and achievability of sites and broad locations. For example, assessments should reflect the policies in Footnote 7 of the National Planning Policy Framework, which sets out the areas where the Framework would provide strong reasons for restricting the overall scale, type or distribution of development in the plan area (such as the Green Belt and other protected areas[8]).

2.17. The PPG emphasises the importance of taking a proactive approach when identifying as wide a range of sites and broad locations for development as possible (including those existing sites that could be improved, intensified or changed). It is important that plan-makers do not simply rely on sites that they have been informed about, but actively identify sites through the desktop review process that may assist in meeting the development needs of an area.

[8] These relate to habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

This includes the Urban Capacity Study[9], updated 'Call for Sites' exercise[10] and Brownfield Register[11].

2.18. The assessment of land availability for the Plan is prepared through the Rochford and Southend-on-Sea Housing and Economic Land Availability Assessment (HELAA) (2020) in accordance with national policy and guidance. It has considered key suitability constraints noted in Footnote 7 of the National Planning Policy Framework. The HELAA effectively forms the first stage of the Council's site selection process and provides the initial long-list of sites for more detail consideration through the plan making process.

2.19. It is recognised that a number of years have passed since the publication of the HELAA and that, since then, the availability of existing sites may have changed, whilst additional sites may have become available. In addition, changes to the NPPF and Standard Method for assessing housing need have added further considerations to the process.

2.20. In the meantime, however, the Council has been actively monitoring and updating the availability of potential sites in the intervening period through a number of measures:

- Regular or periodic correspondence with key site promoters, particularly those acting on behalf of strategic or large-scale sites.
- Although not formally advertised, the Planning Policy Team took details of a number of additional available sites that were shared with the Council since the closure of the last Call for Sites window in Spring 2018. These have been kept on file and considered within the site assessment process.
- In January/February 2025, the Planning Policy Team undertook an exercise to contact as many identified contacts for promoted sites within the HELAA as possible. This sought to understand:
    - Whether the site was still available;
    - Whether the details held (e.g. contact, intended future purpose, size and boundaries) were still up-to-date;
    - Whether the site should be considered in conjunction with any other nearby/adjacent sites that may be in the same control; and

[9] https://rochford.oc2.uk/docfiles/214/Urban%20Capacity%20Study.pdf
[10] https://www.rochford.gov.uk/call-for-sites
[11] https://www.rochford.gov.uk/brownfield-register

    - Whether the landowner/site promoter understood the December 2024 updates to the NPPF (particularly around the 'Golden Rules' for allocating Green Belt sites.

- A renewed 'Call for Sites' process commenced on 30th September after the proposal to do so was approved by the Council's Planning Policy Committee at its 10th September meeting. Whilst this will remain open for the foreseeable future, it advertised a 'priority window' for submissions, ending 31st October. Any submissions received prior to this deadline were able to be included within the assessment process detailed within this paper.

2.21. An updated HELAA will be published prior to the publication of the Regulation 19 draft Plan to reflect this, along with other changes since the previous published version.

Current Context and Rochford District's Housing Need

2.22. As indicated in Paragraph 1.4, Rochford District's housing need has increased significantly. This is due to the significant changes to the National Planning Policy Framework and Standard Method for calculating housing need, introduced in December 2024 by the then-new Labour government. These included wide-ranging changes such as:

- A new methodology for calculating housing need, based on current housing stock and affordability ratios. This saw the District's housing need increase from 360 per annum under the current Standard Method to 689. In addition, local authorities are required to plan for an additional 5% 'buffer' on top of this figure (to account for non-delivery of some sites, churn in the market and to provide choice), whilst authorities who do not meet their Housing Delivery Test (i.e. delivering sufficient housing against standard method targets for the previous 3 years) are required to plan for a 20% buffer until this situation is addressed.

- The restoration of the requirement for all local planning authorities (LPAs) to demonstrate a five-year housing land supply (5YHLS), even when a Local Plan is less than 5 years old. This sits alongside the reintroduction of the 5% and 20% buffers in the 5YHLS calculations

- Changes to the approach to Green Belt land in housing delivery, including the introduction of the 'grey belt' concept. Green Belt reviews are now required to identify grey belt and lesser-performing Green Belt for release if housing or commercial needs cannot be met through brownfield land evaluation. Strategic releases will prioritise low-performing Green Belt areas, known as "grey belt," with strict safeguards to ensure sustainability and biodiversity net gain. These changes are set out in Chapter 13 of the NPPF, alongside updated

Planning Practice Guidance relating to Green Belt[12], released in February 2025.

- Considerably greater emphasis on the delivery of affordable housing and infrastructure, with any land in the Green or Grey Belts expected to adhere to 'golden rules' including the provision of 50% of schemes as affordable housing. Alongside this, significant changes to how benchmark land values are calculated for viability purposes, to help deliver these aspects.

2.23. The updated Standard Method requires Rochford District to plan for a housing need of 689 dwellings per annum (excluding the buffers). This equates to 13,780 dwellings per annum over a the 20-year period 2023-2043, or 10,335 over the minimum 15-year period a Plan must cover. Prior to December 2024, the preparation of Rochford District's emerging Local Plan was working to the previous Standard Method, which identified a need for 360 dwellings per annum, or 6,480 dwellings in total between 2022 and 2040, then envisaged as the timescale for the Plan period.

2.24. Table 1, below, sets out how the housing need figures determined by the new Standard Method differ from the former ones, both on a per annum and 20 year period basis (which would allow for a 15 year Local Plan, plus time between the proposed 2023 base date and 2028 full adoption). This also considers the likely need to apply the 20% buffer until year 9 of the 20 year period, with projections assuming that, after this point, the Housing Delivery Test will be met again by sufficient housing delivery against need.

Table 1: Standard Method (old vs new) housing need figures for Rochford District for annual and 20 year periods

	Standard Method (former)		Standard Method (new)	
	Per annum	20-year period	Per annum	20-year period
Base need figure	360	7,200	689	13,780
With 5% buffer	378	7,560	723	14,469
With 20% buffer (until year 9, then 5%)	N/A	N/A	827/723	15,296

Source: Rochford District Council (2025)

2.25. This need figure should be considered alongside the number of homes already expected to be delivered, through extant planning permissions,

[12] https://www.gov.uk/guidance/green-belt

existing allocations which are expected to deliver housing (but which do not yet have formal planning permission), and other known sources (such as sites on the Brownfield Register and Council-owned land). This figure is known as the 'baseline', and is set out below in Table 2.

Table 2: Housing land supply baseline Rochford over the plan period (March 2025)

	March 2025
Completions (2023-24)	285
Completions (2024-25)	415
Extant permissions (-10%)	1202
Allocated without permission	183
All other sites	184
BASELINE TOTAL	**2,269**

Source: Rochford District Council (2025)

2.26. As the period the new Plan will cover in terms of housing delivery runs from the 2023-24 financial year, existing housing delivery from 2023-24 and 2024-25 can also be added to the baseline, meaning that a figure of 2,269 homes can be discounted from the need figure set out in Table 1. This would reduce the 14,469 from 2023-24 to 2042-43 (accounting for a 5% buffer) to 12,200, whilst the consideration of a likely 20% buffer being imposed for part of the plan would mean a need figure over the plan period of 13,027 homes.

2.27. Following the publication of the updated housing need methodology, the Planning Policy Team has been required to revisit earlier site assessment exercises (which commenced in 2023, following the 2021 Regulation 18 Spatial Options consultation), with a view to updating these to identify sufficient sites to meet the new housing need figure. This has also required a substantial reworking of much of the existing evidence base, which had been produced on the assumption of the former housing need figure.

2.28. National policy is clear that plans should meet local housing needs unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. When determining how many homes need to be built in Rochford, national policy is clear that the standard method set out in Government guidance should be used as a starting point.

2.29. National policy also requires Local Plans to provide strategies that accommodate unmet need from neighbouring areas where it is practical to do so and is consistent with achieving sustainable development. Whilst the scale of unmet housing need from others' plans, including those from elsewhere in

South Essex and London, is not fully known, it is possible that building more than 723 homes per year, if sustainable to do so, could help to accommodate some of this need. However, the ability to be able to do so would need to be fully evidenced through the emerging technical evidence base. There is currently no indication that this is feasible.

3. Site Selection Methodology

3.1. The site selection methodology undertaken to support Local Plan preparation is taking a robust and proportionate five-stage assessment, which is detailed in Figure 1. This is in line with national policy and comprises the following stages:

- **Stage 1:** Identification and initial assessment of sites through the Strategic Housing and Economic Land Availability Assessment (SHELAA) (2017) and Housing and Economic Land Availability Assessment (HELAA) (2020), collectively referred to in this report as the 'HELAAs'. This effectively provides a 'long-list' of sites which have potential to demonstrate suitability, availability and achievability for more detailed consideration at Stage 2 onwards.

3.2. Over the two assessments, a total of 358 sites were considered. Through this process, 18 sites were flagged as being 'not developable or deliverable' – 16 in the 2017 SHELAA and an additional 2 in the 2020 HELAA.

3.3. Recognising that the most recent HELAA was published in 2020, and that much has changed in the following 5 years (including both the overall housing need and the submission of additional sites for consideration), the key criteria used by the HELAAs to assess sites was incorporated into subsequent site assessment when these were received.

- **Stage 2:** Undertaken in 2021 as a precursor to the Regulation 18. (Spatial Options) consultation, the Site Appraisal Paper (SAP)[13] sought to combine the outcomes of key assessment criteria from the HELAAs with other evidence base available at the time to assess the relative sustainability and suitability of different areas of land on the basis of a consistent methodology. Whilst it was not intended in itself to justify the selection of any particular site or spatial strategy, it represented an initial basis for considering multiple assessment criteria and was available for consideration by the 2021 Integrated Impact Assessment (combining Sustainability Appraisal, Habitat Regulations Appraisal and Health Impact Assessment).

3.4. 276 sites were assessed through the SAP, with 13 being sifted out on the basis of suitability criteria.

- **Stage 3:** Site Sifting and Prioritisation against agreed principles and evidence base. An in-depth, multi-stage proportionate assessment of constraints and opportunities based on the available technical evidence base and any other relevant factors (e.g. feedback from

[13] Rochford Spatial Options Consultation Site Appraisal Paper https://rochford.oc2.uk/docfiles/214/Site%20Appraisal%20Paper%20for%20publications.pdf

relevant stakeholders; alignment with strategic objectives; and a review of the relevant planning history. As this process evolved, a red-amber-yellow-green system for classification was developed, which was later further refined (see Section 6, detailing Stage 3). This stage sets out the Council's agreed criteria for site assessment through three steps:

a) Site Sifting: Initial exercise in which the Council undertook a sifting of HELAA and Call for Sites land parcels to create a more manageable list of realistic options. Sites received through Call for Sites until 31st October 2025 were retrospectively added into this assessment, meaning 427 parcels of land were assessed in total. A small number of identified criteria were applied to sift any sites that should not be developed under any reasonable development strategy. This process resulted in the sifting out of 164 sites at this stage. These sites were termed 'red' sites in the red-amber-yellow-green (RAYG) assessment.

b) Site Prioritisation: Following the initial site sift, the relative importance of different principles was determined to allow for the identification of the most realistic site and strategy options that would go forward to detailed assessment in the technical evidence base. This process commenced in Autumn 2023 and has undergone a number of stages and revisions in light of Member discussions through the cross party working group which was active until March 2025 and the significant changes introduced by the new Standard Method for assessing housing need in December 2024.

c) RAYG Classification and Development Potential Ratings: Sites assessed through Stages 3A and 3B were assigned a RAYG rating dependent on compliance with the criteria.

Following the uplift to the Standard Method for housing need in December 2024, there was a need to revisit the assessments to identify additional sites to meet the Government's housing targets, with the intention of progressing these for further testing and consultation in the first instance.

It was necessary to revisit the 'Amber'-graded sites to identify which performed better in sustainability terms, and which therefore could also be progressed for additional consideration and consultation as identified sites. To aid this, the RAYG ratings from steps a) and b) were converted to Development Potential Ratings for prospective sites, based on simple definitions. This allowed for straightforward understanding of whether sites are either 'Identified' (i.e. to progress for further consideration and testing) or

'Omission' (i.e. not deemed suitable for progression) sites, on a 'Clear' or 'Marginal' basis.

These assessments are an iterative process and updated or additional adopted technical evidence base will need to be fed in post-Regulation 18 consultation.

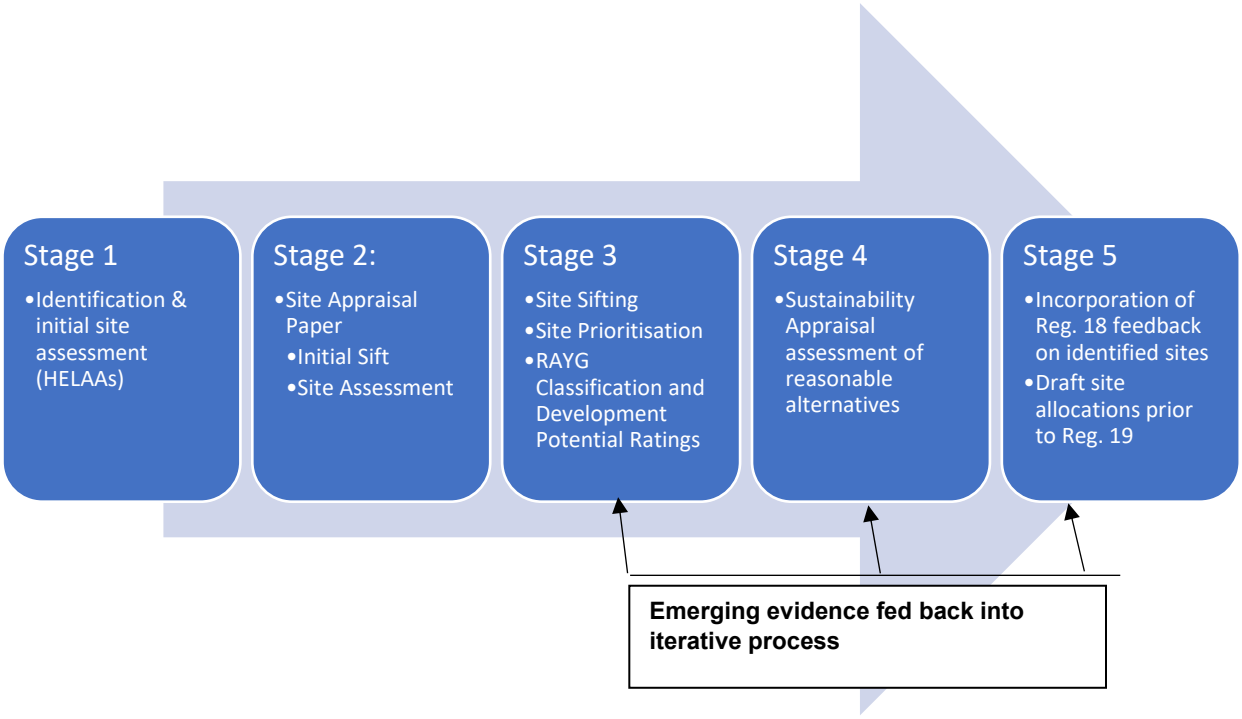
- **Stage 4:** Reasonable Alternatives testing through the interim Sustainability Appraisal (to be published alongside the forthcoming Regulation 18 consultation paper), and further analysis to identify other sites. This stage establishes a number of reasonable growth scenarios on the quantum and distribution of growth in Rochford District within the plan period, including scenarios which consider the location of growth at each settlement defined in the interim Sustainability Appraisal.

- **Stage 5:** Publication of Draft Site Allocations. Following feedback received at the Regulation 18 consultation and the consideration of additional technical evidence, an updated version of this paper (the 'Site Selection Paper') will be published in advance of the Regulation 19 (Draft Local Plan) consultation, in the form of an updated Site Selection Paper.

3.5. As stated in the NPPF, in paragraph 122(c), local planning authorities are required to prioritise previously developed land (i.e. including 'brownfield' sites) when preparing local plans, supporting opportunities to remediate despoiled, degraded, derelict, contaminated, or unstable land. This paper, at each stage of the site assessment methodology process, seeks to give first consideration and priority to the use of existing permitted/allocated sites and previously-developed/brownfield sites, before considering any non-Green Belt, greenfield sites, and finally Green Belt land. Appendices B and C list the known 'baseline' of existing permitted, allocated, brownfield, and greenfield (non-Green Belt) sites and their potential, before consideration is given to those submitted through the Call for Sites Process, the vast majority of which are in the Green Belt. An iterative approach will continue to be applied, meaning full consideration will be given to further brownfield sites that come forward.

3.6. **Note** – given the iterative nature of the site sifting and assessment process, which has been impacted by the uplift to the District's assessed housing need, this paper represents a 'point in time' during this process, and predominantly covers Stages 1-3 outlined above. Additional supplementary evidence regarding Stage 4 will be provided alongside the Regulation 18 consultation, whilst an updated version of this paper (the Site Selection Paper) will be published prior to Regulation 19 consultation, incorporating Stages 1-5 in full.

Figure 1: Site Selection Methodology Process



4. Stage 1: Housing and Economic Land Availability Assessments.

4.1. A Housing and Employment Land Availability Assessment (HELAA) is a technical study that identifies land with potential for housing and employment development. It assesses sites for their suitability (consideration of planning constraints and environmental factors); availability (i.e. landowner intentions); and achievability (i.e. broad viability and deliverability. It is a crucial stage in providing evidence to inform Local Plan preparation.

4.2. The National Planning Policy Framework (NPPF) identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate. The assessment forms a key component of the evidence base to underpin policies in development plans for housing and economic development, including supporting the delivery of land to meet identified need for these uses. The assessment enables planning proactively by choosing sites to forward in the Local Plan to meet objectively assessed needs.

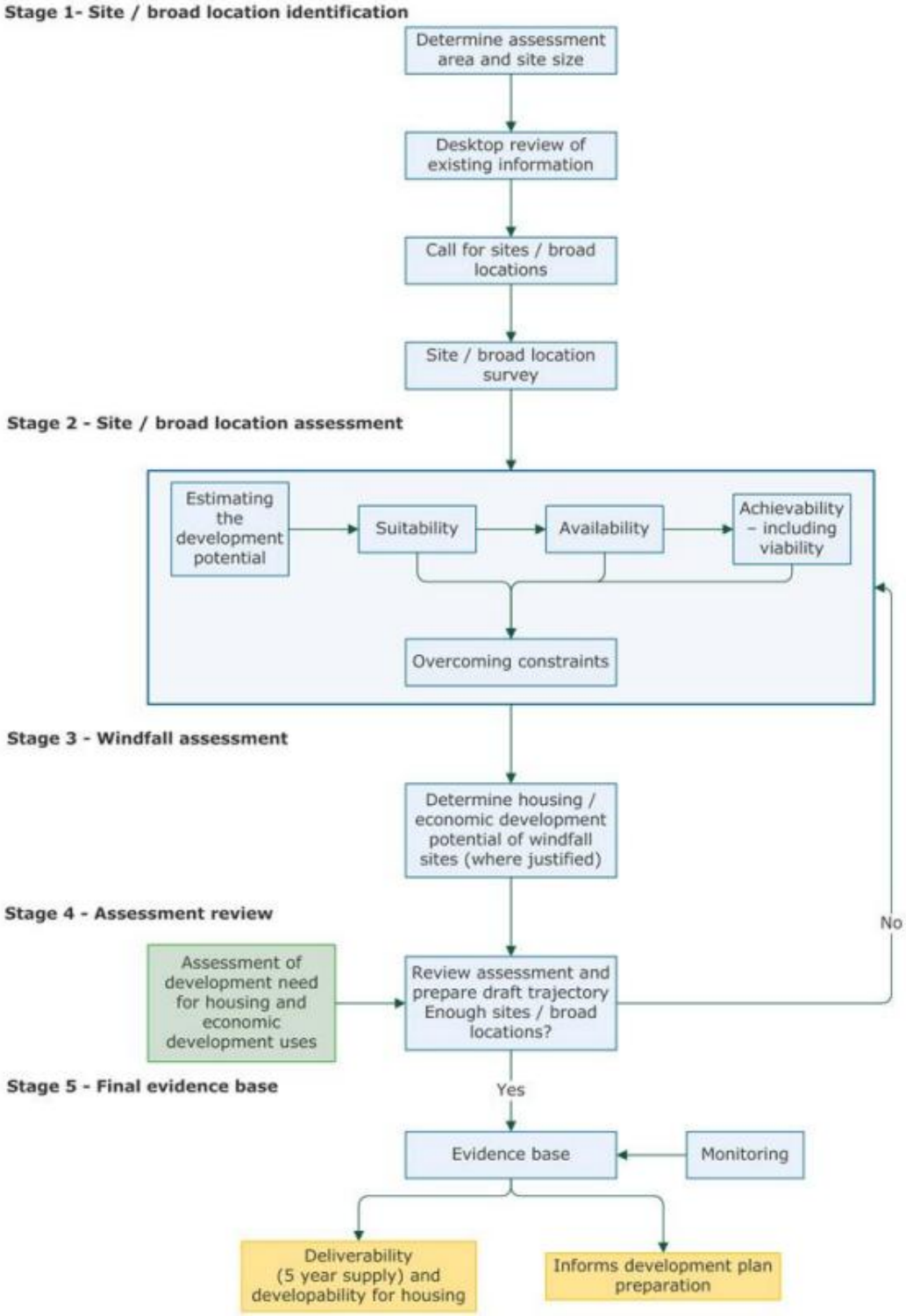
4.3. Two exercises were carried out; the Strategic Housing and Economic Land Availability Assessment (SHELAA) (2017); and the Housing and Economic Land Availability Assessment (HELAA) (2020)[14], collectively referred to in this report as the 'HELAAs'. The 2020 HELAA represents an update of the 2017 SHELAA with additional sites considered, but the main distinction is that it was conducted as a joint exercise with Southend-on-Sea, in order to consider the cross-boundary implications of developing sites and to ensure a consistent methodology was pursued. The HELAAs effectively provide a 'long-list' of sites which have potential to demonstrate suitability, availability and achievability for more detailed consideration at Stage 2 onwards.

4.4. The Housing and Economic Land Availability Assessment (HELAA) forms Stage 1 of the assessment methodology. Sites subject to this process were assessed against the following criteria to determine if they advanced to the next stage:

- Housing sites capable of delivering 5 or more dwellings and employment sites greater than 0.25ha. Sites below these thresholds were considered to constitute windfall development;
- Sites were filtered out where they were identified as a duplicate site, subject to extant planning permission or being promoted for non-housing or employment (B Class) uses;

14 https://rochford.oc2.uk/docfiles/213/Housing%20and%20Economic%20Land%20Availability%20Assessment%202021.pdf

Figure 2: Housing and Economic Land Availability Assessment Method Flowchart



4.5. Over the two HELAA assessments, a total of 358 sites were considered. Through this process, 18 sites were flagged as being 'not developable or deliverable' – 16 in the 2017 SHELAA and an additional 2 in the 2020 HELAA (with 2017 assessments also being reviewed against the 2020 HELAA criteria). These are listed in Table 3, below. In addition, the update of the 2017 SHELAA Baseline based upon 2020 evidence identified a number of site

constraints which affected their overall suitability (e.g. the presence of flood risk on a large part of the site would reduce the developable area). These can be found in Appendices B and C of the 2020 HELAA, p66.

4.6. It is acknowledged that these assessments represent a 'point in time', and that some factors – particularly the availability of brownfield or council-owned sites – led to their inclusion in this table. However, a number of these sites do continue to appear in latter stages, assuming they could become available for development. It is recommended that the availability status of these, and other, brownfield and council-owned sites is reviewed regularly as the Plan progresses.

Table 3: Sites identified for removal during 2017 SHELAA and 2020 HELAA

Site Reference	Site Location	Area (ha)	Date of HELAA inclusion	Reason
CFS085	Land west and north of Rochford Hall, Hall Road, Rochford SS4 1NL	2.8	2017	Not achievable – proximity to Grade 1 listed building.
CFS122	Land north of Paglesham Road, west of Waterside Road, Paglesham East End SS4 2EQ	0.47	2017	Not suitable – entirely in Flood Zone 3
CFS158	St Luke's Place, Daly's Road, Rochford, Essex, SS4 1RA	1.4	2017	Not achievable – landowner information not given.
CFS163	Land at Lubards Lodge Farm, Hullbridge Road, Rayleigh, SS6 9QG	5.1	2017	Existing commercial units portion of site – had been put forward for employment development. Site was indicated to be potentially available in 2017 SHELAA but changed in 2020 HELAA to 'not deliverable or developable'. Assumed site not available at time due to tenancies.

Site Reference	Site Location	Area (ha)	Date of HELAA inclusion	Reason
CFS166	Paglesham Church End	2.5	2017 (2020 revision)	Recommended that site conclusion is changed to not deliverable or developable, reflecting the fact that entire site falls within Flood Zone 3 and that other sites are available at a lower flood risk
COL03	Rochford District Council Depot, South Street, Rochford, SS4 1GR	1.56	2017 (2020 revision)	Site was indicated to be potentially available in 2017 SHELAA but changed in 2020 HELAA to 'not deliverable or developable'.
COL13	The Freight House, Bradley Way, Rochford, SS4 1BU	0.62	2017 (2020 revision)	Site was indicated to be potentially available in 2017 SHELAA but changed in 2020 HELAA to 'not deliverable or developable'.
COL22	Public Car Park, Southend Road, Hockley, SS5 4PZ	0.24	2017 (2020 revision)	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.
COL26	Back Lane Car Park, Rochford, SS4 1AY	0.68	2017 (2020 revision)	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.
COL27	Freight House Car Park, Rochford, SS4 1BU	0.4	2017 (2020 revision)	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

Site Reference	Site Location	Area (ha)	Date of HELAA inclusion	Reason
				centre car parking would likely have to be met elsewhere.
COL28	Public Car Park, Websters Way, Rayleigh, SS6 8J	0.91	2017 (2020 revision)	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.
COL29	Public Car Park, The Market, Hockley Road, Rayleigh	0.25	2017 (2020 revision)	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.
COL30	Public Car Park, Castle Road, Rayleigh	0.43	2017 (2020 revision)	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.
COL83	Open space, Millview Meadows, Rochford SS4 1	2.88	2017	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.
CFS153	Land west of Common Road, Great Wakering SS3 0AB	2.31	2017 (2020 revision)	Recommended that site conclusion is changed to not deliverable or developable, reflecting the fact that the entire site falls within Flood Zone 3 and

Site Reference	Site Location	Area (ha)	Date of HELAA inclusion	Reason
				that many sites with lower risk of flooding are available
CFS143	Aquascapes Swimming Pool Showroom, Offices and Yard and Workshop SS11 8SN	0.09	2017 (2020 revision)	Site complete
CFS229	Land at Dollymans Farm, Doublegate Lane, Rawreth,	8.26	2020	The site is predominantly in Flood Zone 3 and therefore any development is therefore subject to the relevant sequential tests.
CFS257	Land Adjacent to 130 Shoebury Road, Shoebury Road,	0.16	2020	The site is wholly located within Flood Zone 3 and therefore any development on site would be subject to relevant sequential tests. Given that all of the site is located within Flood Zone 3 it is considered that the site is not deliverable or developable.

5. Stage 2: Site Appraisal and Spatial Options

5.1. The 2021 Regulation 18 Spatial Options consultation, saw the site selection process begin in earnest. It sought views on how the District might meet its housing and other development needs in a spatial sense, posing a series of spatial strategy options, as follows:

- Strategy Option 1: Urban Intensification
- Strategy Option 2: Urban Extensions
    - Option 2a: Focused on main towns
    - Option 2b: Dispersed to all settlements based on Settlement Hierarchy
- Strategy Option 3: Concentrated growth
    - Option 3a: Focused west of Rayleigh
    - Option 3b: Focused north of Southend
    - Option 3c: Focused east of Rochford
- Strategy Option 4: Balanced Combination

5.2. Although the consultation did not identify specific sites which could be used to help deliver these options, all sites submitted through Call for Sites which proceeded through the HELAAs were included in the consultation, allowing stakeholders and the general public to comment on their individual merits.

5.3. Accompanying the 2021 consultation, the Site Appraisal Paper (SAP) provides an assessment of the relative sustainability and suitability of land promoted for development, taking into account a range of graded criteria (linked to specific pieces of evidence base, further details of which are available within the SAP's Methodology chapter), covering:

- Site availability/achievability
- Flood risk
- Green Belt harm
- Landscapes
- Biodiversity & ecology
- Sustainable use of resources
- Air quality

- Heritage
- Transport sustainability
- Site conditions and hazards
- Regeneration and growth
- Access to services

5.4. It does not select or rank sites, nor does it determine final allocations. It does, however, provide a useful piece of evidence to support future site allocations, based on evidence. It also helps strengthen the case for the emerging Local Plan at examination by demonstrating a transparent and objective assessment process.

5.5. The SAP undertook a two part assessment process on each site, comprising the following:

Part 1: Site Identification and Sifting

5.6. Sites were identified from the long list of sites assessed in the existing evidence on land availability provided by the 2017 and 2020 HELAAs. They included:

- Sites put forward to the Council through a Call for Sites process since 2015
- Sites with a recently expired planning permission, or recent withdrawn or refused planning application
- Sites owned by the Council or another public sector body that could become available for development
- Sites known to be vacant or under-utilised
- Sites that have been included in historic HELAAs that remain undeveloped
- Other known sites that could reasonably become available for development

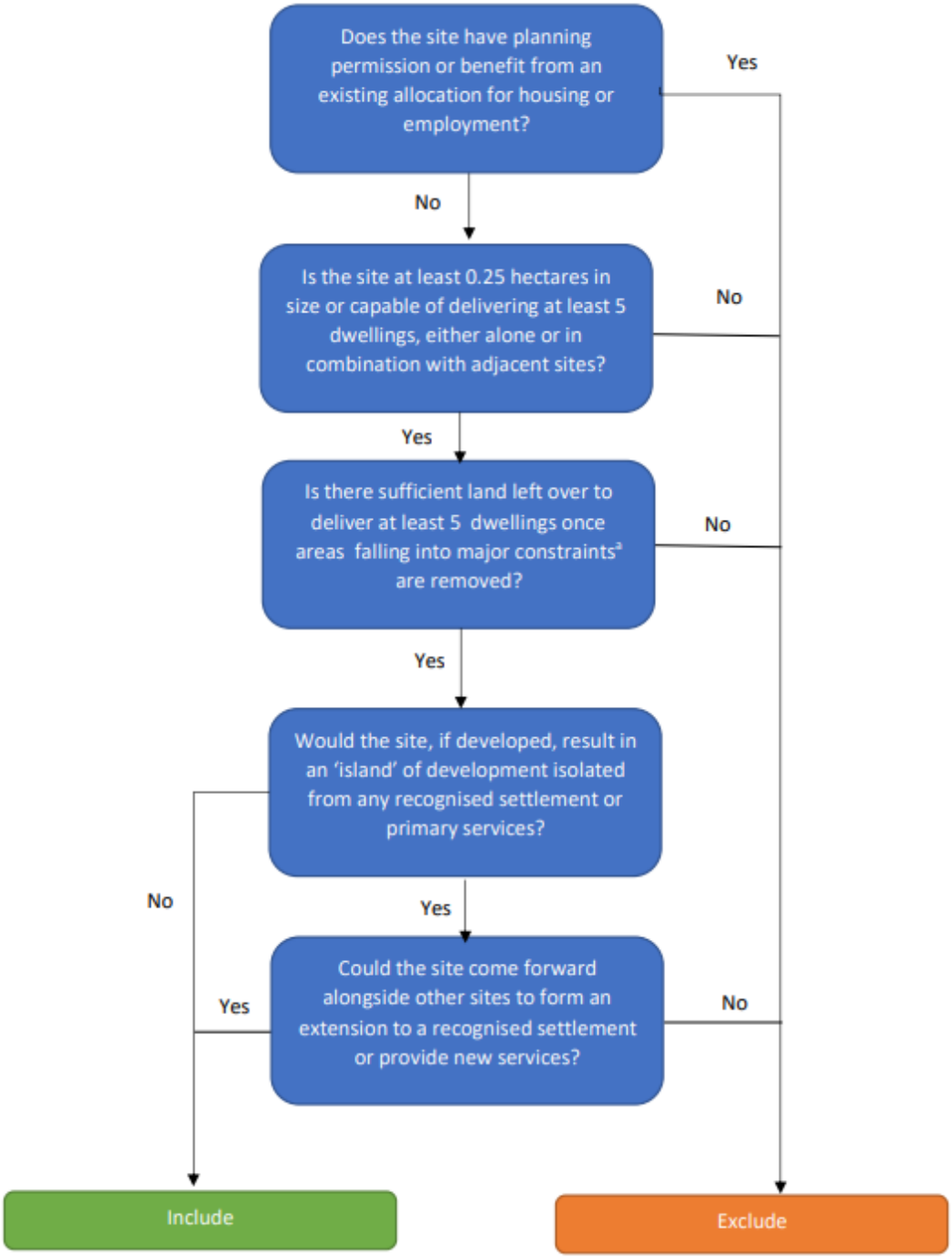
5.7. The assessment followed the process shown below in Figure 3. All sites not matching a sifting criteria were taken forward into Part 2 for detailed assessment.

5.8. Whilst the HELAAs have formed an important source of information for the SAP, the conclusion reached by a HELAA on an individual site has not directly led to the sifting of any sites, save for where a site is considered to be completely unavailable for development (such as because it is in the process

of being developed for an alternative use) or where consideration of major constraints suggests that the amount of developable land in a site is likely to be less than 0.25 hectares or the yield fewer than 5 dwellings.

5.9. Similarly, a test has been applied through the sifting process based on the likely ability for a site to achieve a sustainable community. This is a judgement based on the relationship between a site and existing recognised settlements, based on a range of factors including proximity, size and access to transport routes. This has been informed by site clustering work undertaken by Lichfields on behalf of the Council and has the intention of sifting 'island' sites which are unlikely to be able to deliver sustainable development given their remoteness from any recognised settlements, small size and consequent lack of scope for service provision and enhancement. This test has been coupled, however, with an assessment of whether the site could be 'combined' with other adjacent and proximate sites to achieve a larger development zone that would itself achieve a satisfactory relationship with a recognised settlement or could deliver new services entirely. In cases where this is likely to be possible, the site has not been sifted.

Figure 3: The SAP Site Sifting Process[15]



5.10. The following sites did not satisfy the criteria in the SAP Stage 1 and were deemed 'excluded' sites:

[15] Major constraints include Flood Zone 3, Sites of Special Scientific Interest (SSSIs) and other nationally and internationally protected habitats, ancient woodland and the London Southend Airport Public Safety Zone.

Table 4: SAP Stage 1 Exclusion Sites

Site Reference and Location	Reason for Exclusion
CFS032 – Land West of Pudsey Hall Lane	Not located adjacent to or proximate to an existing settlement and not of a scale to generate own services
CFS043 – Bolt Hall Farm, Lark Hill Road	Not located adjacent to or proximate to an existing settlement and not of a scale to generate own services
CFS052 – Land north of Merrifields and South of Scaldhurst Farm	Not located adjacent to or proximate to an existing settlement and not of a scale to generate own services
CFS056 – Land at Stewards Yard, Great Wakering	Majority of site falls within Flood Zone 3 and sequential test unlikely to be satisfied
CFS090 – Land south of Paglesham Road	Entirety of site falls within Flood Zone 3 and sequential test unlikely to be satisfied
CFS122 – Land north of Paglesham Road	Entirety of site falls within Flood Zone 3 and sequential test unlikely to be satisfied
CFS113 – Land west of Common Road, Great Wakering	Entirety of site falls within Flood Zone 3 and sequential test unlikely to be satisfied
CFS166 – Land at Paglesham Churchend	Located remote from any services and not of a scale to generate own services
CFS173 – Takeley, Creeksea Ferry Road	Not located adjacent to or proximate to an existing settlement and not of a scale to generate own services
CFS195 – Land at New House Farm, Great Wakering	Majority of site falls within Flood Zone 3 and sequential test unlikely to be satisfied
CFS213 – Site on Apton Hall Road, Ballards Gore	Not located adjacent to or proximate to an existing settlement and not of a scale to generate own services
CFS223-226 – Land at Vanderbilt Avenue	Not located adjacent to or proximate to an existing settlement and not of a scale to generate own services
CFS257 – Land Adjacent to 130 Shoebury Road, Great Wakering	Entirety of site falls within Flood Zone 3 and sequential test unlikely to be satisfied

Source: Rochford District Council (2025).

Part 2: Site Assessment

5.11. The Part 2 methodology of the Rochford Site Appraisal Paper involves a structured assessment of each site using a consistent set of criteria to evaluate its relative sustainability and suitability for development. Each site is scored on a scale from 1 to 5, where 5 indicates the best performance and 1 the worst, based on how well the site meets each criterion. These scores are determined either through absolute measures (e.g., proximity to infrastructure) or relative comparisons among sites. The methodology acknowledges that not all criteria are equally weighted and that poor performance in one area may not necessarily disqualify a site if mitigation is possible.

5.12. The criteria are grouped under thematic headings such as flood risk, green belt impact, biodiversity, transport sustainability, and access to facilities. Each theme includes specific indicators—for example, distance to bus stops or presence within flood zones—and uses available data sources like the HELAA, Environment Agency maps, and local studies. Some criteria involve binary assessments (e.g., presence of ancient woodland), while others use graduated scales. The methodology avoids rewarding unverified site-specific proposals to maintain fairness across all assessed sites.

5.13. Importantly, the Stage 2 assessment does not aim to select preferred sites but rather to provide a transparent and evidence-based framework for comparing site options. It serves as a foundation for further planning decisions, allowing the Council to identify sites that may warrant exclusion due to poor sustainability performance or major constraints. However, it also leaves room for future planning judgment, recognising that some sites may offer strategic value despite moderate scores, especially when considered in the context of broader development strategies.

5.14. The full list of sites and their gradings under SAP Stage 2 can be found in Appendix A of the SAP, or utilising the interactive map[16] accompanying the 2021 consultation.

5.15. The Spatial Options Feedback Report[17] summarised representations received to the consultation document, including those relating to individual sites, in terms of both their merits and obstacles. The broad headline conclusions of the consultation, where views on a preferred spatial strategy option (i.e. geographical pattern for future development) were expressed, were that brownfield sites should be prioritised and that, if further development had to take place, it was preferable to do so in a way that prioritised significant infrastructure delivery, i.e. through a concentrated growth option, or new community. Generally, a concentrated growth option was preferred over a strategy which dispersed sites, as it was recognised this was likely to deliver

[16] Spatial Options Interactive map
[17] https://www.rochford.gov.uk/SOFeedback

more meaningful infrastructure at scale. There was a significant body of feedback which advocated either an 'infrastructure-first' approach (i.e. only pursuing strategies which would deliver significant infrastructure improvements, preferably in advance of housing); or a general opposition to any growth beyond limited local needs. Whilst there was a generally strong sentiment that the Green Belt should be protected from development, this feeling was particularly strong in the case of protecting the Upper Roach Valley Special Landscape Area, which was considered to be an important 'green lung' between the District's main settlements.

5.16. The separate Appendix 5[18] includes question-by-question summaries, with Qs 56-65 focused on proposals for individual settlements and containing summarised responses to specific promoted sites.

Site Selection Work Post-Spatial Options

5.17. Work to progress site selection activities, based upon the existing evidence base and consultation feedback, commenced in Autumn 2023. This saw the development of the sifting and prioritisation criteria (see Stage 3) to determine which sites could fall within each of three sub-options for 'concentrated growth' presented in the 2021 Spatial Options consultation.

5.18. The Transport Assessment (TA), being prepared by our consultants Systra, is critical to informing the evidence base for the New Local Plan. Using modelling software and a wide range of data points, it will review the impact of potential growth on the District's transport network, and assess the adequacy of potential mitigation to manage those impacts.

5.19. Five strategy options were to be tested through the TA, based on the consultation feedback and subsequent Member Working Group discussions. These were as follows:

1. Baseline scenario (existing allocations, permissions, trajectory, HELAA and brownfield sites) *[a 'control' scenario that did not meet required need].*
2. Land North of Southend + (larger concentration)
3. Land North of Southend – (smaller concentration)
4. Land West of Rayleigh
5. Land East of Rochford

5.20. Two further scenarios (which involved dispersing growth proportionately across the 3 and 5 largest settlements in the hierarchy respectively) were discounted, following strong consultation preference for an approach that prioritised infrastructure delivery. This was further supported by ECC

[18] https://www.rochford.gov.uk/SOAppendix5

feedback that confirmed that larger concentrations of development were better placed to deliver this, something Members also agreed with.

5.21. Site analysis work was carried out to present these options as a series of sites that aligned with sifting and prioritisation criteria and could progress to further testing against the TA and other emerging evidence. However, the Summer 2024 White Paper and December 2024 NPPF/revision of the Standard Method, which saw the District's housing need increase from 360 to 689 per annum, resulted in a need to revisit the longer list of sites. Further analysis undertaken by the team, based on analysis of typical build-out rates by consultancy Lichfields[19], indicates at least two large-scale developments (defined as 1,500+ dwellings) would be required to deliver sufficient housing numbers across the plan period, in addition to a range of smaller sites.

5.22. Given the scale of development now required to meet the assessed housing needs and the delay, the approach being taken is to identify sufficient housing to meet need, deemed to be the most sustainable and appropriate locations in accordance with the evidence base to hand. These identified site options can then be tested in two ways:

5.23. Firstly, through public consultation in the upcoming Regulation 18 consultation, giving the public and a range of stakeholders, including statutory consultees, neighbouring authorities and infrastructure providers, the opportunity to provide feedback in full.

5.24. Secondly, through the key outstanding pieces of technical evidence base supporting the Local Plan, most notably the TA, IDP, Whole Plan Viability Assessment, Sustainability Appraisal and Green Belt Review. The need to revise much of the existing evidence base to reflect the updated housing projections has put pressure on timescales and slowed the progress of studies that had been in motion, including the TA and Infrastructure Delivery Plan (IDP). A key supporting piece of evidence, the Green Belt Review, has experienced delays due in part to the Government's delayed publication of its updated Planning Practice Guidance on the Green Belt (including defining the 'grey belt')[20]. This was announced in December 2024 but not published until late February 2025.

5.25. As indicated in Section 1, additional evidence will be fed into the site assessments, either prior to Regulation 18 consultation (where available), or post-consultation, in time for the publication of a definitive Site Selection Paper update prior to the Regulation 19 Draft Local Plan consultation. The preparation of a local plan is by its nature an iterative and evolving process that involves multiple cycles of evidence gathering, appraisal, consultation,

[19] https://lichfields.uk/content/insights/start-to-finish-3
[20] https://www.gov.uk/guidance/green-belt

feedback loops and policy testing, with previous assumptions, and potentially site selections or policy directions, being revisited as a result.

6. Stage 3: Sifting and Prioritisation

Overview and Background

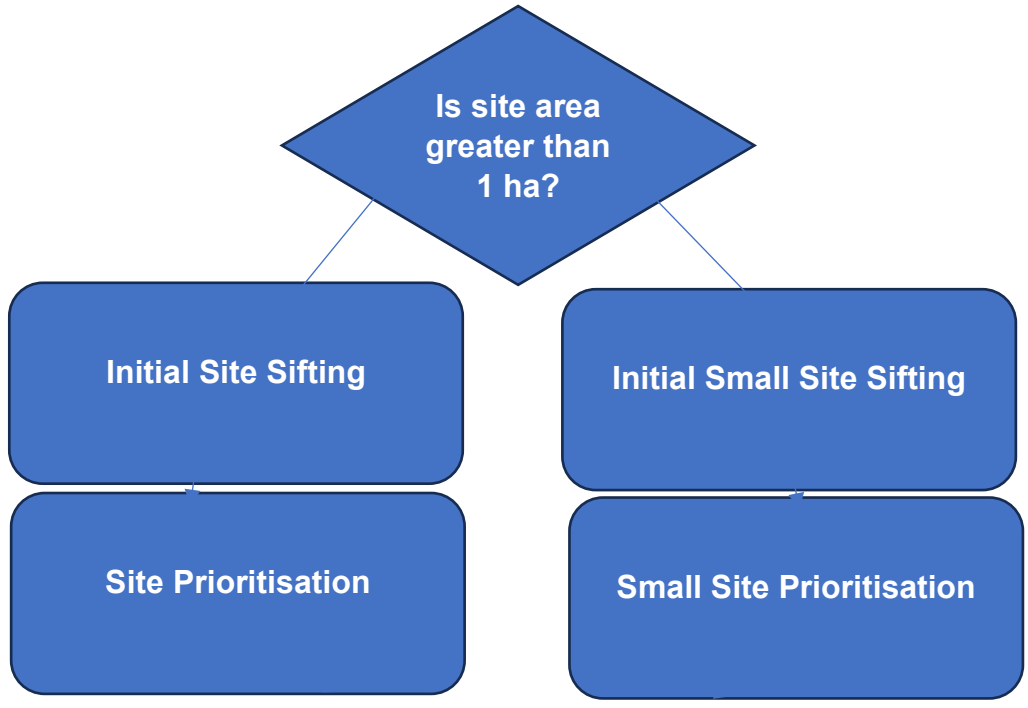
6.1. The long-list of sites assessed through Stages 1 and 2 was then subjected to a three-part assessment to provide a comprehensive view of which sites might be the most sustainable ones that could meet the assessed housing need over the Plan period, whilst identifying and removing lesser-performing sites. This applied a more detailed assessment of constraints and opportunities of each of the sites. This helped to establish the sites suitability for development and consistency with the emerging Plan's spatial strategy and objectives to deliver sustainable development. The assessment was informed by a proportionate range of available technical evidence.

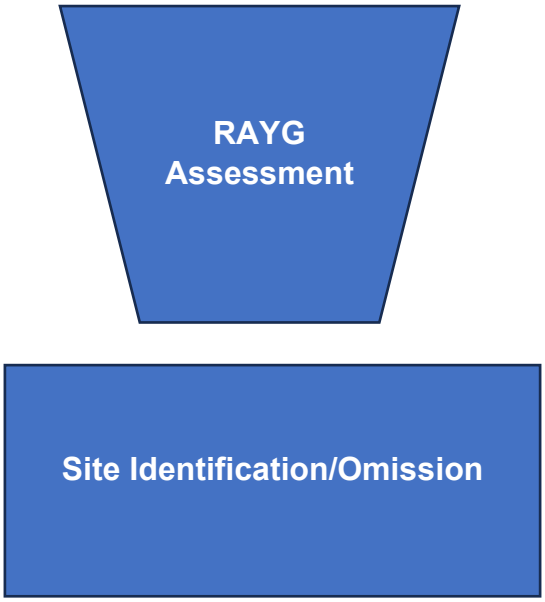
6.2. In Part A ('Stage 3A), an initial sift was applied, whilst in Part B, further prioritisation principles were applied to identify sites which were more or less likely to contribute to sustainable development whilst delivering the housing numbers the Local Plan is required to deliver.

6.3. Given the requirement in the NPPF Para. 73 for Local Plans to source 10% of their housing requirement on small sites of less than one hectare, a special set of sifting and prioritisation principles exists for small sites of 0.25-1ha, allowing them greater flexibility than larger sites (see Figure 4). All principles were agreed with Members through the Member Working Group.

6.4. Figure 4, below, shows the process the sites were taken through.

Figure 4: Site Sifting and Prioritisation Process (depending on size)





6.5. Parts A and B of this process utilise a Red-Amber-Yellow-Green ('RAYG') assessment criteria. Those sites graded 'red' correspond to the sites that did not pass the Stage 3A initial sift, whilst those sites graded as 'amber', 'yellow' or 'green' progressed to Stage 3B for further consideration against prioritisation principles. Part C ('Stage 3C) then considers which sites are 'identified' or 'omission' sites.

6.6. As highlighted in the previous section, the site sifting and assessment process has undergone continuous refinement due to the changing national policy landscape. It is expected that the site assessment process will continue to be an iterative one that evolves to take into account both new national policy updates and additional technical evidence.

Stage 3A: Site Sifting Principles

6.7. Part A involved the development of a set of principles for initial site sifting, to begin to narrow down the large (300+) number of sites which had been compiled by the Council through the HELAAs and 'Call for Sites' processes. The main focus of this high-level sift was to remove the least sustainable locations – i.e. those which are isolated, not adjacent to existing settlements, falling within or close to sensitive landscapes or habitats, or at greater risk of flooding.

6.8. These were agreed and developed with the Member Working Group, and allowed the team to work from a more manageable list of realistic options. For this initial exercise, a small number of principles were agreed to sift any sites that should not be developed under any reasonable development strategy. For sites with an area of **over 1 hectare**, these were as follows:

i. Sites wholly/mostly within Flood Zones 2 or 3;
ii. Sites within 200m of a protected habitat site;

iii. Sites wholly/mostly within an area identified for special landscape quality;
iv. Sites beyond 800m of a frequent/semi-frequent bus route or railway station;
v. Sites not located within or adjacent to a Tier 1 to 3 settlement (unless identified as an option for a new neighbourhood or strategic-scale site);

6.9. For sites with an area of **under 1 hectare**, the small sites sifting criteria applied. These are less restrictive than those for larger sites, recognising that smaller sites typically have a smaller overall impact and reflecting the national priority to support 10% of housing delivery through small sites, helping small and medium-sized building companies. Regardless of the shorter list of sifting criteria, an equally high standard will be applied when assessing sites against technical evidence. The sifting criteria are as follows:

i. sites wholly/mostly within Flood Zones 2 or 3;

ii. Sites wholly/mostly within an area identified for special landscape quality;

iii. Sites not located within or adjacent to a Tier 1, 2 or 3 settlement (unless identified as an option for a new neighbourhood) or does not form limited infill in smaller settlements.

6.10. Further details of these criteria are available in **Appendix A**.

Stage 3B: Site Prioritisation and RAYG Assessment

6.11. Part B involved the development of a further set of principles for prioritisation of more sustainable sites, based on a more detailed list of criteria (see Appendix A). Following the initial site sift, the relative importance of different principles was determined to allow for the identification of the most realistic site and strategy options that would go forward to detailed assessment in the technical evidence base.

6.12. Initially, these principles also included consideration against different spatial strategy options, however the uplift in housing need introduced in December 2024 means they are considered here on a District-wide basis. Further analysis will be required post-Regulation 18 consultation to determine how sites form a coherent spatial strategy in particular areas or settlements of the District, working to collectively mitigate impacts and deliver appropriate infrastructure and services. This assessment has been made on a site-by-site basis, with site summaries available in Appendix D. Further detail on the criteria can be found in Appendix A.

6.13. The criteria for assessing sites are as follows:

i. Strategy makes as much use of brownfield land as possible

ii. Strategy prioritises sites that can deliver brand new infrastructure (notionally those larger than 1,400 dwellings)

iii. Strategy prioritises sites in areas with existing infrastructure capacity

iv. Strategy prioritises sites that are less important to the Green Belt

v. Strategy prioritises sites that are of lower agricultural land grades

vi. Strategy prioritises sites that are less impactful on landscapes

vii. Strategy prioritises sites that are less impactful on heritage assets

viii. Strategy prioritises sites located within walking distance of existing services

6.14. A sequential approach to site shortlisting was undertaken. This sequential approach included an objective assessment of the site options for each settlement (based on the agreed site sifting and prioritisation principles) and identified a RAYG (Red-Amber-Yellow-Green) scale which sites are considered to be more favourable candidates for potential allocation.

6.15. For small sites that passed the initial sifting at Stage 3A, a similar approach was taken, using the following criteria:

i. Strategy makes as much use of brownfield land as possible

ii. Strategy prioritises sites in areas with existing infrastructure capacity

iii. Strategy prioritises sites that are less important to the Green Belt

iv. Strategy prioritises sites that are less impactful on landscapes

v. Strategy prioritises sites that are less impactful on heritage assets

vi. Strategy prioritises sites located within walking distance of existing services

6.16. All sites were assessed according to the criteria listed and assigned a RAYG classification, according to the definitions shown below in Table 5 (see Appendix D for individual site summaries).

Table 5: RAYG classification Categories

Category	Meaning	Rationale
Green	Site does not require a Local Plan allocation and is already likely to happen before 2043	Site has planning permission OR an existing allocation OR is both available and suitable for development

Category	Meaning	Rationale
Yellow	Site would require a Local Plan allocation and is considered a more favourable option	Site falls within the Green Belt but is considered to be a more favourable option under at least one scenario due to: • Size and ability to deliver brand new infrastructure; and/or • Access to existing strategic road network; and/or • Access to bus and rail services; and/or • Proximity to other services; and/or • Minimising Green Belt harm
Yellow / Amber	Site would require a Local Plan allocation and could be a more favourable option, but may be unfeasible	Site falls within the Green Belt and would be likely to score as 'yellow' but there is a significant feasibility challenge that may require additional analysis
Amber	Site would require a Local Plan allocation and is considered a less favourable option	Site falls within the Green Belt and is considered to be a less favourable option with respect to the criteria listed above
Red	Site should not be considered for a Local Plan allocation	Site has a serious and insurmountable constraint, such as flood risk, impact on protected habitat, inadequate size or lack of access to services OR Site is no longer considered available for development

Stage 3C: Further Analysis and Prioritisation

6.17. The RAYG analysis of the sites was largely completed by Summer 2024. However, the publication of the incoming Government's White Paper, followed by a updated NPPF and Standard Method in December 2024, meant additional factors had to be considered, particularly the increased housing need the Plan would need to deliver.

6.18. As a result, further analysis was carried out on the 'Amber'-graded sites to identify which performed better in sustainability terms, and which therefore could also be progressed for additional consideration and consultation as identified sites. Table 6, below, shows the additional considerations through which these sites went, agreed with the Member Working Group. The full criteria are listed in Appendix A. Those sites which were assessed to fall more in the medium to high ratings, according to the criteria, were added to the list of identified sites for further consideration and testing at Regulation 18.

Table 6: Principles for Amber Site Additional Review

Rating	Justification
Low	Site meets little or none of the criteria for this category
Medium	Site meets some of the criteria in this category, or meets them in part
High	Site fully meets the criteria set out for this category

6.19. Consequently, the RAYG ratings from steps a) and b) were converted to Development Potential Ratings for prospective sites, based on simple definitions. This allowed for straightforward understanding of whether sites are either **'Identified'** (i.e. to progress for further consideration and testing) or **'Omission'** (i.e. not deemed suitable for progression) sites, on a 'Clear' or 'Marginal' basis. Table 7, below, shows how RAYG gradings correspond with the Development Potential Ratings.

Table 7: Development Potential Ratings and Proposed Actions

Category	Development Potential Ratings	Actions
Green	Clear Potential Site Option	Site is likely already part of the 'baseline' of sites with an allocation, permission or on the Brownfield Register. The effects of its development should be included in the technical evidence base for the emerging Local Plan.

Category	Development Potential Ratings	Actions
		Site does not necessarily require a new allocation and may already be under development, or scheduled to be. If site has stalled or its future development is less clear, consideration can be given to whether policy designation would aid its development in the most sustainable way.
Yellow		Site would require a Local Plan allocation and could be a more favourable option, but will still require robust testing to ensure the positive aspects can be delivered and mitigation of the negative/less sustainable aspects can be overcome in a viable way. Cumulative effects should be considered alongside other nearby sites.
Yellow / Amber	Marginal Potential Site Option	Site would require a Local Plan allocation and could be a more favourable option, but will require robust testing to ensure the mitigation of the negative/less sustainable aspects can be overcome in a viable way. Cumulative effects should be considered alongside other nearby sites.
Amber (better performing)		
Amber (lower performing)	Marginal Omission Site Option	Site should not be considered for a Local Plan allocation. However, consider whether this could be changed by the emergence of additional technical evidence or site-specific proposals (e.g. for other lower-impact uses compatible with constraints).
Red	Clear Omission Site Option	Site should not be considered for a Local Plan allocation

Source: Rochford District Council (2025)

6.20. Given the changing landscape in which the Local Plan process has had to evolve, it is acknowledged that these stages of analysis have taken place at different times and that some sites have been received at a later point than when the original analysis took place. It is important to clarify that any sites

received later in the process (e.g. during the Call for Sites 'Priority Window' in Autumn 2025[21]) will be reviewed to the same consistent standard.

6.21. As with any site assessment analysis involving a large combination of stages and sources, both qualitative and quantitative, an element of planning judgement has also been applied. This is likely to evolve further as the Plan's overarching Vision, Strategic Objectives and Spatial Strategy progress between the Regulation 18 and Regulation 19 stages.

6.22. Please refer to the Appendices to this document for the full assessment of submitted sites for residential purposes, including all those received through Call for Sites.

[21] https://www.rochford.gov.uk/call-for-sites

7. Site Assessment – Other Land Uses

7.1. This paper deals predominantly with site assessment in the context of prospective residential housing development site allocations, recognising that this often the main focus of a local plan. However, it is important to qualify this by referring to NPPF para. 20, which sets out a range of other land use polices that plans must provide for:

7.2. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for:

a. homes (including affordable housing), employment, retail, leisure and other commercial development;

b. infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

c. community facilities (such as health, education and cultural infrastructure); and

d. conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

7.3. Much of this will be dealt with in more detail by the Plan's emerging strategic policies, both at Regulation 18 and Regulation 19, in addition to the updated Site Assessment and Selection Paper (to be published prior to Regulation 19). This will take into account key elements of the emerging technical evidence base (for example the Infrastructure Delivery Plan and Transport Assessment) which will direct where particular land uses need to go alongside housing development. Wherever possible, mixed-use development will be sought, ensuring that appropriate employment, retail and community facilities, alongside infrastructure and green spaces, are co-located with major housing growth. This aligns with the expectations of the NPPF in terms of efficient use of land (Chapter 11) and minimizing the number of journeys to promote sustainable transport (Chapter 9, para. 111a).

7.4. A number of specific fields have already seen work take place in terms of site assessment and identification. Whilst these will be explored further in emerging strategic policies at Regulation 18 consultation, the following paragraphs present work carried out to date on the following:

Employment Sites

7.5. Rochford District will need to allocate a minimum of 9.3 ha of additional employment space by 2043, according to the 2025 Economic Development Needs Assessment (EDNA). This takes into account the existing supply of vacant employment land, which is projected to become developed/occupied over the plan period. The 9.3 ha figure is according to the most likely (Labour

Demand) scenario, however if a more ambitious strategy to prioritise economic growth and inward investment is pursued, this could be as much as 15.1 ha, whilst other considerations (e.g. working with neighbouring authorities to deliver strategic economic growth, or a scenario involving a masterplanned expansion of London Southend Airport) could envisage even more.

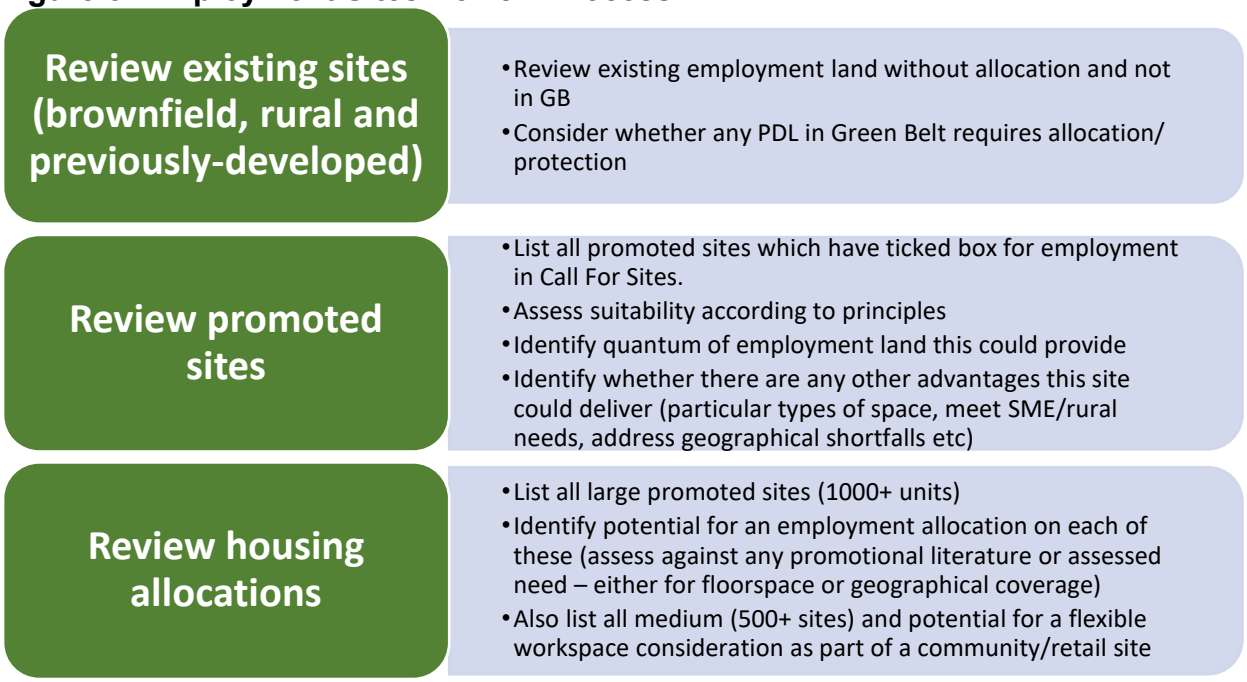
7.6. To date, only one site has been received through the Call for Sites process which has solely expressed an intention to be considered for employment use, although a number of others having indicated potential for employment/mixed use alongside residential. The reopened Call for Sites process is one potential source of additional sites for consideration, and this has remained open for additional employment land submissions following the October 31st priority window deadline for submission of sites as part of this Site Assessment Methodology Paper.

7.7. As summarised in the EDNA's recommendations, providing sufficient employment floorspace to meet the assessed need over the plan period will likely involve a combination of new site allocations and exploring opportunities for mixed-use developments (i.e. providing employment space alongside housing and other uses on allocated sites).

7.8. As indicated in the EDNA and 2024 Employment Land Study (ELS), any consideration of future employment land allocations for Rochford must also consider existing sites, whether those which are in effect functioning employment sites on previously-developed land (PDL) in the Green Belt; previous employment allocations (reallocated for housing in the current Core Strategy), but where residential development has failed to take place; and those currently allocated which may benefit from policy intervention (e.g. to protect them from loss to other uses, or to encourage the development of particular types of use beneficial to the local economy).

7.9. Figure 5, below, shows a proposed approach the Strategic Planning Team is taking to employment site selection for the Local Plan. Much of this is closely tied to the identification of suitable residential site allocations, and therefore the exercise is not complete. Because the picture for providing sufficient employment floorspace is a complex one that will likely involve employment provision on some of the larger strategic housing allocations, as well as Duty to Cooperate conversations with neighbours, the Regulation 18 consultation document will seek additional feedback on the most appropriate ways to meet employment needs.

Figure 5: Employment Sites Review Process



7.10. However, a number of activities associated with this process have been undertaken and can be referred to in the 2024 ELS (Employment Land Study):

New Site Allocations

7.11. The ELS did not make specific recommendations on site allocations, but it did note the strong potential of both larger-scale residential allocations and existing high streets/town centres to host additional modern, fit-for-purposes employment space, particularly for start-up or grow-on stage small businesses with high growth potential.

7.12. It also highlighted the importance of providing employment space and business growth opportunities in areas currently poorly-served by employment sites, naming Hullbridge as the main example in the district. Given the lack of any land currently being promoted for employment use through Call for Sites in Hullbridge, this could be a requirement to provide space as part of any potential future residential allocation in the area.

7.13. One promoted site was suggested in the ELS as warranting further consideration as a new employment land allocation – CFS055 (Fairlawns Farm) – given its location at a strategic road intersection. However, a subsequent planning approval for a solar farm at the site, along with land requirements for the now-committed ECC Fairglen Interchange highways scheme, mean the site is no longer considered to be available or developable as a significant employment allocation.

7.14. The ELS considers a number of other greenfield sites which have indicated potential availability for employment use. These are summarised below, along with future course of action:

Table 8: Greenfield Sites Promoted for Employment – ELS Assessments

CFS Reference	Address	ELS assessment of whether site could be a future employment allocation
CFS067	Three Ashes, Sutton Road, Rochford	Site is available for both employment and residential uses. Could represent expansion land for Purdeys Industrial Estate, providing new units to accommodate the needs of modern businesses uses, along with additional access points for the estate. Site could have potential to deliver site access infrastructure and environmental enhancements which will benefit Purdeys Industrial Estate, even if little or no employment uses are delivered. Nevertheless, considering the presence of several heavy industry and waste-related enterprises on the western side of Purdeys, it's important to acknowledge that immediate residential development adjoining these areas might not be deemed appropriate. Site also falls partly within Airport Public Safety Zone, limiting some uses. Regulation 18 consultation could pose the question as to whether Purdeys Industrial Estate could benefit from expansion or access improvement that surrounding land may be required for.
CFS078	Land West of Cherry Orchard Way and South of Cherry Orchard Lane, Hawkwell	The site holds strategic advantages due to its close proximity to the B1013 and Southend Airport. Given the right demand, the site has the potential to serve well for employment purposes, akin to the Airport Business Park. The site's location within flood zones and its presence in the Roach Valley Special Landscape Area are essential factors that may present challenges and considerations in the process of development. These environmental aspects could influence the feasibility and approach of any potential projects on the site. It is not proposed that this site is put forward for consultation as a potential employment site.
CFS079	West of Cherry Orchard Way and East of Cherry Orchard Lane, Hawkwell	The site holds strategic advantages due to its close proximity to the B1013 and Southend Airport. Given the right demand, the site has the potential to serve well for employment purposes, akin to the Airport Business Park. The site's location within

		flood zones and its presence in the Roach Valley Special Landscape Area are essential factors that may present challenges and considerations in the process of development. These environmental aspects could influence the feasibility and approach of any potential projects on the site. It is not proposed that this site is put forward for consultation as a potential employment site.
CFS080	East of Cherry Orchard Way, Rochford	The site could be suitable for employment uses similar to the nearby Airport Business Park, or those which benefit from good road links, passing trade and/or an attractive semi-rural setting. However, the presence of substantial recreational open space on most of the site (playing fields) would need to be compensated elsewhere and it is likely there are sequentially-preferable alternative sites located elsewhere in the district. It is not proposed that this site is put forward for consultation as a potential employment site.
CFS165	Land East and West of Sutton Road, Rochford	The large size of the site and its proximity to established employment areas (Purdeys Industrial Estate, Temple Farm Industrial Estate and London Southend Airport) mean it could accommodate a large amount of employment activity in an established location. It is a promoted site for consideration within the new Local Plan, and as such could represent expansion land for Temple Farm Industrial Estate, providing new units to accommodate the needs of modern businesses uses. However, site has been washed over by wider CFS260 promoted area (Land North of Southend, which is also promoted for residential/mixed-uses and promoted as a strategic urban extension or garden community). Should this options be progressed, it would be important to ensure it delivers a sufficient proportion of high-quality employment space to make it a sustainable location, alongside residential, open space, infrastructure and community facilities. In this scenario, it could deliver a significant proportion of the future employment land requirement. This will need to be considered further at Regulation stage, alongside other matters.

Source: Rochford District Council (2025)

7.15. Several additional sites with potential for employment/commercial uses were submitted during the September/October 2025 Call for Sites Priority Window. At this stage, no further analysis has been carried out on their respective ability to form employment allocations. This will be considered further during the Regulation 18 consultation.

Existing Employment Allocations

7.16. The ELS recommended that existing allocated sites which were either entirely undeveloped, or which had significant portions of undeveloped land remaining, retained their allocations for employment, recognising that projections for future demand would envisage these sites being developed and utilised and that they are sequentially preferably to releasing Green Belt to meet demand, especially as an unmet need must be demonstrated in order for there to be exceptional circumstances to warrant Green Belt release. This includes the site designated NEL2 (New Employment Land South of Great Wakering), which is well-placed to provide additional expansion space for local needs, given that the existing Star Lane Industrial Estate is fully-occupied.

7.17. 10 sites (set out in ELS Table 28, p126) were proposed for particular protection from Class MA permitted development and should be protected as locations for general or heavy industry, waste management, storage and distribution, or a mix of such uses. It is suggested the Regulation 18 consultation document should invite public comment on this.

Former Employment Allocations:

7.18. Three sites (Eldon Way Industrial Estate, Rawreth Lane Industrial Estate and Star Lane Industrial Estate) were allocated for residential use under the current Core Strategy and Allocations Plan, and as such they appear on the Council's Brownfield Land Register and Housing Trajectory. However, there are acknowledged land assembly issues with some of these sites, and landowner intentions may differ, particularly where sites remain well-occupied for employment purposes. Formal reallocation for employment uses could be considered, although employment uses which are considered better neighbours for nearby residential areas should be encouraged. Eldon Way Industrial Estate should continue with policies that allow for mixed-use redevelopment that supports the wider regeneration of Hockley, but employment should continue to be retained and protected as part of this. These matters should be a topic for consultation in the Regulation 18 paper.

Existing Informal/Unallocated Sites

7.19. The ELS made a series of recommendations where existing, established employment sites which currently sit in rural/Green Belt locations, could be considered for formal allocation, with 3 sites being suggested for this purpose. This would allow for their important roles in supporting the local economy to be better protected, as well as allowing owners and occupiers to properly

invest in and improve their properties to ensure they are fit for purpose, energy-efficient and better equipped to support local economic growth. These sites are as follows:

- Lubards Farm, Rayleigh
- Dollymans Farm, Rawreth
- Clovelly Works, Rawreth

7.20. It is important to note that these sites also exist surrounded by, or part of, wider sites being promoted for residential development, whilst some are on the Brownfield Land Register. There is clearly a balance to be achieved between retaining important employment sites and considering whether previously-developed land has a role to play in providing sustainable housing to avoid additional development of the Green Belt. This will be considered further at Regulation 18 consultation, where feedback on the appropriateness of allocating these sites can be formally sought.

Gypsy and Traveller Sites

7.21. The 2024 Planning Policy for Traveller Sites (PPTS) requires local planning authorities to assess the need for gypsy and traveller sites in their area, including permanent, transit, and emergency stopover provision. This assessment should be evidence-based and reflect both current and future needs. The policy now includes individuals who have ceased travelling due to age, health, or educational needs.

7.22. LPAs are expected to identify and allocate sufficient land to meet the assessed need. This should be done collaboratively and transparently, often through Call for Sites exercises and public consultation. The PPTS sets out a range of criteria for how plan-making authorities should identify deliverable sites for allocation against locally-set targets. This should include a supply of specific deliverable sites sufficient to provide 5 years' worth of need, in addition to identifying a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.

7.23. The PPTS states sites should be in sustainable locations, with access to education, health services, and employment. The Green Belt must be protected from inappropriate development (including traveller sites), except in 'exceptional circumstances' which, as defined by NPPF para. 155, includes the lack of a 5 year supply of sites.

7.24. The 2024 Gypsy & Traveller Accommodation Assessment (GTAA)[22] identified a need for 65 additional authorised pitches between 2024-2042, including 37 in the first 5 years. A number of longstanding unauthorised sites have since

[22] https://www.rochford.gov.uk/media/3437

received planning permission, totalling 9 pitches (as of August 2025[23]). Whilst this would reduce the overall need from 65 to 56 (and from 37 to 28 in the first 5 years), this still leaves a significant shortfall which the Local Plan will need to help deliver.

7.25. Prior to November 2025, only 4 sites had been submitted for consideration for Gypsy & Traveller use, with 3 of these also indicating they are available for other uses (such as residential housing). Further analysis is required to assess both the suitability of these sites and whether alternative approaches are also required. These include identifying additional sites through the ongoing Call for Sites process; working with existing known unauthorised sites to identify opportunities to regularise these through the development management process; considering whether larger-scale or strategic sites have scope to include an element of Gypsy & Traveller-appropriate land; or considering whether any cross-boundary engagement work is required with neighboring local authorities to identify a solution to meet mutual needs.

7.26. Additional work, including engagement with the Gypsy & Traveller community, will need to be undertaken prior to Regulation 19 to consider alternatives. This could be presented in a separate discussion paper. The Regulation 18 consultation will also present additional questions on the best ways to address the need.

Local Green Spaces

7.27. The Local Green Space (LGS) designation was first published in the NPPF in 2012 and offers a high degree of protection to areas of importance to the local community. It affords a similar level of protection as a Green Belt designation. This is on the basis that the land meets certain criteria to achieve the designation. The NPPF states the designation should only be used where the green space is:

a. in reasonably close proximity to the community it serves;

b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c. local in character and is not an extensive tract of land.

7.28. Further detail is available in the relevant Planning Practice Guidance (PPG)[24]. It states that Local Green Space designation is a way to provide special protection *against development for green areas of particular importance to local communities...Anyone who wants an area to be designated as Local*

[23] https://www.rochford.gov.uk/media/3645
[24] https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space

Green Space should contact the local planning authority about the contents of its local plan or get involved in neighbourhood planning…Local Green space designation should not be used in a way that undermines [the] aim of plan making.

7.29. National planning guidance also sets out that if the land is already protected by Green Belt, "consideration should be given to whether any additional local benefit would be gained."

7.30. The Open Space Study[25] (initial surveys 2021, updated version published 2024) used a detailed methodology to assess 190 different open spaces across the District to determine whether they might meet the relevant criteria for LGS designation, with the methodology and scoring set out in Appendices D and E of that document.

7.31. The recommended Local Green Spaces set out in Table 9 were included in the 2021 Regulation 18 Spatial Options Consultation for comment, and, overall, received public backing for their designation. It is recommended that the Plan-making process be used to secure their designation. The forthcoming Regulation 18 consultation will propose these sites are allocated as LGS in the new Local Plan. It is proposed that the consultation seeks further submissions from consultees to consider for LGS status, which can then be considered prior to the publication of the Regulation 19 document.

Table 9: Proposed LGS designated sites, identified by Open Space Study

Open Space Study Reference	Open Space Name	Address	Location	Ward	Open Space Type	Open Space Approx. Size (ha)
5,10	Canewdon Cricket / Football Ground	Althorne way, Canewdon	Canewdon	Roche North & Rural	Cricket / Football	1.83
8	Play Space	Canewdon Playing Field	Canewdon	Roche North & Rural	Play Space & Provision for Young People (NEAP)	0.13
9	The Village Green	Sycamore Way, Canewdon	Canewdon	Roche North & Rural	Amenity Green Space	0.93

[25] https://www.rochford.gov.uk/media/3292

Open Space Study Reference	Open Space Name	Address	Location	Ward	Open Space Type	Open Space Approx. Size (ha)
14	Great Wakering Common	Common Road, Great Wakering	Great Wakering	Foulness & The Wakerings	Natural / Semi-natural Green Space	5.46
15	Great Wakering Recreation Ground	High Street, Great Wakering	Great Wakering	Foulness & The Wakerings	Tennis Courts	0.11
21	Play Space	High Street, Great Wakering	Great Wakering	Foulness & The Wakerings	Play Space & Provision for Young People (NEAP)	0.07
25	Great Wakering Recreation Ground	Leisure Centre, High Street, Great Wakering	Great Wakering	Foulness & The Wakerings	Football	5.9
27	Spencers Park Public Open Space	Clements Hall Way, Hawkwell	Hawkwell	Hawkwell West	Natural / Semi-natural Green Space	4.8
29	Clements Hall Cricket Ground	Clements Hall Way, Hawkwell	Hawkwell	Hawkwell West	Cricket	5.87 (dual use)
30	Play Space	Clements Hall, Clements Hall way, Hawkwell	Hawkwell	Hawkwell West	Play Space & Provision for Young People (NEAP)	0.11

Open Space Study Reference	Open Space Name	Address	Location	Ward	Open Space Type	Open Space Approx. Size (ha)
33	Hawkwell Common	Main Road, Hawkwell	Hawkwell	Hawkwell West	Amenity Green Space	0.27
35	Clements Hall Playing Field	Clements Hall Way, Hawkwell	Hawkwell	Hawkwell West	Football	0.15
43	Play Space	Plumberow Mount, Plumberow Avenue, Hockley	Hockley	Hockley & Ashingdon	Play Space (LEAP)	0.17
50	Marylands Avenue Nature Reserve	Marylands Avenue, Hockley	Hockley	Hockley	Natural / Semi-natural Green Space	3.03
51	Plumberow Mount	Plumberow Avenue, Hockley	Hockley	Hockley & Ashingdon	Natural / Semi-natural Green Space	6.29
52	Kendal Park Nature Reserve	Ferry Road, Hullbridge	Hullbridge	Hullbridge	Natural / Semi-natural Green Space	3.05
55	Play Space	Pooles Lane Playing Field, Pooles Lane Hullbridge	Hullbridge	Hullbridge	Play Space & Provision for Young People (NEAP)	0.07
60	Hullbridge Playing Field	Pooles Lane, Hullbridge	Hullbridge	Hullbridge	Football	3.65

Open Space Study Reference	Open Space Name	Address	Location	Ward	Open Space Type	Open Space Approx. Size (ha)
62	Rayleigh Mount	Bellingham Lane, Rayleigh	Rayleigh	Wheatley	Natural / Semi-natural Green Space	1.64
66	Wheatley Wood	Near Little Wheatley Chase, Rayleigh	Rayleigh	Wheatley	Natural / Semi-natural Green Space	35.34
76	Fairview Playing Field	Victoria Road, Rayleigh	Rayleigh	Trinity	Tennis Courts	0.22
86	Play Space	Sweyne Park, Downhall Park Way, Rayleigh	Rayleigh	Downhall & Rawreth	Play Space & Provision for Young People (NEAP)	0.4
87	Play Space	Fairview Playing Field, Victoria Road Rayleigh	Rayleigh	Trinity	Play Space (LEAP)	0.08
88	Play Space	Rawreth Lane, Rayleigh	Rayleigh	Downhall & Rawreth	Play Space (LEAP)	0.05
89	Play Space	St John Fisher Playing Field, Little Wheatley Chase, Rayleigh	Rayleigh	Sweyne Park & Grange	Play Space (NEAP)	0.05

Open Space Study Reference	Open Space Name	Address	Location	Ward	Open Space Type	Open Space Approx. Size (ha)
91	Play Space	Grove Road Playing Field, Rayleigh	Rayleigh	Lodge	Play space & Provision for Young People (NEAP)	0.15
93	King George V Playing Field Space	Eastwood Road, Rayleigh	Rayleigh	Wheatley	Play space & Provision for Young People (NEAP)	0.21
96	St John Fisher Playing Field	Little Wheatley Chase, Rayleigh	Rayleigh	Sweyne Park & Grange	Football	5.58
98	Grove Road Playing Field	Grove Road, Rayleigh	Rayleigh	Lodge	Football	3.41
100	Rawreth Lane Playing Field	Rawreth Lane, Rayleigh	Rayleigh	Downhall & Rawreth	Football	6.8
105	Sweyne Park Open Space	Downhall Park Way, Rayleigh	Rayleigh	Downhall & Rawreth	Natural / Semi-natural Green Space	9.35
108	King George V Playing Field	Eastwood Road, Rayleigh	Rayleigh	Wheatley	Football	3.57
110	Fairview Playing Field	Victoria Road, Rayleigh	Rayleigh	Trinity	Football	5.82

Open Space Study Reference	Open Space Name	Address	Location	Ward	Open Space Type	Open Space Approx. Size (ha)
111	Turret House Open Space	Victoria Road, Rayleigh	Rayleigh	Trinity	Amenity Green Space	5.11
120	King George Playing Field Play Space	Ashingdon Road, Ashingdon	Rochford	Hockley & Ashingdon	Play Space (NEAP)	0.07
121	Play Space	Rochford Recreation Ground, Stambridge Road, Rochford	Rochford	Roche North & Rural	Play Space (NEAP)	0.19
123	Play Space	Magnolia Nature Reserve, Magnolia Road, Hawkwell	Rochford	Hawkwell West	Play Space & Provision for Young People (NEAP)	0.06
129	Rochford Recreation Ground	Stambridge Road, Rochford	Rochford	Roche North & Rural	Football	3.85
130	Magnolia Nature Reserve	Magnolia Road, Hawkwell	Rochford	Roche North & Rural	Natural / Semi-natural Green Space	16.01
131	King George Playing Field	Ashingdon Road, Rochford	Rochford	Hockley & Ashingdon	Football	7.02
New Site 1	Play Space	Christmas Tree Crescent, Hawkwell	Hawkwell	Hawkwell West	Play Space (LAP)	0.04

Open Space Study Reference	Open Space Name	Address	Location	Ward	Open Space Type	Open Space Approx. Size (ha)
New Site 2	Amenity (west)	Christmas Tree Crescent, Hawkwell	Hawkwell	Hawkwell West	Amenity	1.19
New Site 3	Amenity (east)	Christmas Tree Crescent, Hawkwell	Hawkwell	Hawkwell West	Amenity	0.41
New Site 13	Amenity Area (cenotaph)	High Elms park, Hullbridge	Hullbridge	Hullbridge	Amenity	0.96
New Site 30	Windmill Gardens	Off Bellingham Lane, Rayleigh	Rayleigh	Wheatley	Parks & Gardens	0.14

Source: Rochford District Council

7.32. In addition, one additional site has been submitted for consideration by members of the public since the publication of the Open Space Study:

- Glencroft Wood, Hawkwell

7.33. This site will be proposed for consideration as part of the forthcoming Regulation 18 consultation.

8. Next Steps

Site Assessments and Finalising the Evidence Base

8.1. The Appendices provide a breakdown of all sites which have been assessed to date for residential development purposes. In line with the Council's obligation to prioritise brownfield and previously-developed land, prospective sites meeting these criteria are considered first and foremost in Appendices B and C, before further Call for Sites submissions (almost all Green Belt) are dealt with in Appendix D. For employment, gypsy & traveller and Local green Space considerations, please refer to Section 7.

8.2. The site assessment process remains iterative and will be refined further as outstanding technical studies are completed. Key evidence still in production includes:

- Transport Assessment (TA)
- Green Belt Review
- Infrastructure Delivery Plan (IDP)
- Whole Plan Viability Assessment
- Updated Strategic Flood Risk Assessment (SFRA)
- Updated HELAA

8.3. These studies will inform the final selection of sites and the spatial strategy for the Regulation 19 Draft Local Plan.

Regulation 18 Consultation and Feedback

8.4. The identified sites will be subject to public consultation as part of the Regulation 18 Draft Plan. This will provide an opportunity for:

- Stakeholders, statutory consultees, and the public to comment on the proposed site options.
- Feedback to be gathered on the sustainability, deliverability, and community impact of the identified sites.
- Additional sites to be submitted and considered, particularly for underrepresented land uses (e.g. employment, Gypsy & Traveller provision).

Updating the Site Selection Paper

8.5. Following the Regulation 18 consultation, this Paper will be updated to reflect:

- Representations received during consultation.

- Outcomes of the completed technical evidence base.
- Any new or revised site submissions (including updates to the Brownfield Register which may require further consideration as a priority).
- Further refinement of the spatial strategy and site allocations.

8.6. This updated version will form part of the Regulation 19 Draft Local Plan evidence base.

Preparing for Regulation 19 and Examination

8.7. The final stage will involve:

- Confirming proposed site allocations.
- Publishing the Regulation 19 Draft Local Plan for formal consultation.
- Preparing for submission to the Planning Inspectorate and Examination in Public (EiP).
- Ensuring all site allocations are justified, sustainable, and supported by robust evidence.

Annex A criteria for site sifting and prioritisation stages

Site Sifting Criteria (Sites 1ha+)

Sifting Criterion	Detail / Source
i. Site wholly/mostly within Flood Zones 2 or 3;	The sequential test is designed to steer new development to areas with the lowest risk of flooding. It is mandated by the NPPF and must be applied by Local Planning Authorities (LPAs) when preparing Local Plans. Sites where the majority of the land falls within an area of heightened flood risk will be sifted out in preference of sites which are sequentially less at risk, and where more developable area is not at risk of flooding. Source: South Essex Level 1 Strategic Flood Risk Assessment (SFRA)[26]. An update to the SFRA (Level 1 & 2) will be available in time for Regulation 19 and the updated Site Selection Paper.
ii. Sites within 200m of a protected habitat site;	Meaning any sites meeting the NPPF definitions for 'Habitats Site' or 'Irreplaceable Habitat' (including Ancient Woodland), whilst proximity to other sites (such as Local Wildlife Sites) will also be considered. Whilst appropriate mitigations may be possible, sites which fall within close proximity are considered sequentially less sustainable than other sites which fall outside this radius.
iii. Sites wholly/mostly within an area identified for special landscape quality;	The existing Core Strategy policies provide a high degree of protection for land that falls within the Upper Roach Valley Special Landscape Area and Coastal Protection Belt. Very strong feedback was received from the 2021 Spatial Options consultation was that these areas should continue to be protected. It is not proposed that the Local Plan should direct development to these areas, with the exception of open space, green infrastructure etc. The exception to this would be for the areas proposed for review from the Coastal Protection Belt under the 2020 Landscape Character, Sensitivity & Capacity Study[27]
iv. Sites beyond 800m of a frequent/semi-frequent bus route or railway station;	An element of judgement will be required, but the majority of the site should fall within this radius, considered a reasonable walking distance to access sustainable travel. GIS mapping of known bus routes that are considered to run on an approximately hourly basis during daytime hours, Monday-Friday, was used as a benchmark. It is acknowledged that bus routes are liable to alterations and change at short notice, whilst some sites may be capable of contributing to enhancements to existing, or even new services, dependent on their scale. Such matters can be considered further at latter stages of the Plan, although it is considered that proximity to an existing route that is not dependent on development delivery timescales, and which therefore may not lead to a service enhancement from day one of occupation, is a significant advantage.
v. Sites not located within or adjacent to a Tier 1 to 3 settlement (unless identified as an option for a new neighbourhood or strategic-scale site);	The proposed Settlement Hierarchy was consulted on in the 2021 Spatial Options consultation and seeks to direct larger scale growth to the District's towns and larger villages, where there is some degree of existing amenities and infrastructure (i.e. Rayleigh at Tier 1, Rochford/Ashingdon, Hockley/Hawkwell at Tier 2, and Hullbridge, Great Wakering and Canewdon at Tier 3). It protects smaller villages, hamlets and open countryside from unsustainable growth[28]. It also ensures the site is more likely to be in a relatively sustainable location for walking, cycling and public transport, to reduce reliance on cars as the sole means of transport (as per NPPS para. 110). The exception is where a site, or cluster of close sites, is capable of delivering housing at a sufficient scale to provide significant infrastructure to mitigate its impact. Further work will be required through the Infrastructure Delivery Plan to qualify that a site, or combination of sites, can meaningfully contribute sufficiently towards infrastructure and amenities to ensure it is sustainable – particularly in the case of Tier 3 settlements.

[26] SFRA and separate Appendices: refer to relevant 'Water and Flood Risk' section at https://www.rochford.gov.uk/new-local-plan-evidence-base
[27] https://www.rochford.gov.uk/media/2796
[28] Note -

Small Site Sifting Criteria (Sites <1ha)

Sifting Criterion	Detail / Source
i. Site is greater than 0.25ha	Sites smaller than this are unlikely to contribute significantly to housing delivery or to provide affordable housing or other infrastructure improvements. Very small sites have an important role to play in delivering housing in infill locations, or bespoke to particular requirements, but are best directed through the development management process.
ii. Site wholly/mostly within Flood Zones 2 or 3;	The sequential test is designed to steer new development to areas with the lowest risk of flooding. It is mandated by the NPPF and must be applied by Local Planning Authorities (LPAs) when preparing Local Plans. Sites where the majority of the land falls within an area of heightened flood risk will be sifted out in preference of sites which are sequentially less at risk, and where more developable area is not at risk of flooding. Source: South Essex Level 1 Strategic Flood Risk Assessment (SFRA)[29]. An update to the SFRA (Level 1 & 2) will be available in time for Regulation 19 and the updated Site Selection Paper.
iii. Sites wholly/mostly within an area identified for special landscape quality;	The existing Core Strategy policies provide a high degree of protection for land that falls within the Upper Roach Valley Special Landscape Area and Coastal Protection Belt. Very strong feedback was received from the 2021 Spatial Options consultation was that these areas should continue to be protected. It is not proposed that the Local Plan should direct development to these areas, with the exception of open space, green infrastructure etc. The exception to this would be for the areas proposed for review from the Coastal Protection Belt under the 2020 Landscape Character, Sensitivity & Capacity Study[30]
v. Sites not located within or adjacent to a Tier 1 to 3 settlement (unless identified as an option for a new neighbourhood or strategic-scale site), or does not form limited infill in smaller settlements.	The proposed Settlement Hierarchy was consulted on in the 2021 Spatial Options consultation and seeks to direct larger scale growth to the District's towns and larger villages, where there is some degree of existing amenities and infrastructure (i.e. Rayleigh at Tier 1, Rochford/Ashingdon, Hockley/Hawkwell at Tier 2, and Hullbridge, Great Wakering and Canewdon at Tier 3). It protects smaller villages, hamlets and open countryside from unsustainable growth. It also ensures the site is more likely to be in a relatively sustainable location for walking, cycling and public transport, to reduce reliance on cars as the sole means of transport (as per NPPS para. 110). The exception is where a site, or cluster of close sites, is capable of delivering housing at a sufficient scale to provide significant infrastructure to mitigate its impact. Further work will be required through the Infrastructure Delivery Plan to qualify that a site, or combination of sites, can meaningfully contribute sufficiently towards infrastructure and amenities to ensure it is sustainable – particularly in the case of Tier 3 settlements. For smaller sites in particular, it is recognised that there may be instances where they may be able to provide infill in smaller settlements that helps to improve the overall viability or sustainability of that village (e.g. through new housing, including affordable housing, open space, transport links or increased use of community facilities such as schools, pubs or shops that may benefit from increased patronage). Such cases will need to be considered on their specific merits at a latter stage in the Plan.

Site Prioritisation Criteria (Sites 1ha+)

Prioritisation Criterion	Detail / Source
i. Strategy makes as much use of brownfield land as possible	Sites which contain land that is previously-developed or which sit on the Council's Brownfield Register, will be prioritised.

[29] SFRA and separate Appendices: refer to relevant 'Water and Flood Risk' section at https://www.rochford.gov.uk/new-local-plan-evidence-base
[30] https://www.rochford.gov.uk/media/2796

ii. Strategy prioritises sites that can deliver brand new infrastructure (notionally those larger than 1,400 dwellings)	Site is either a larger site or could form a grouping of sites to collectively deliver infrastructure. The key source used for this is the 2024 Interim Infrastructure Delivery Plan (IDP), which considered differing levels of growth for each settlement in the District, and uses engagement with key stakeholders and infrastructure/utilities providers. This provided high-level assessments of the likely impact of growth on particular locations in terms of healthcare, education, utilities and other services. The publication of the 2025 IDP in advance of the Regulation 18 Consultation will allow for a more in-depth analysis to take place, based on the updated housing need figures introduced in December 2024.
iii. Strategy prioritises sites in areas with existing infrastructure capacity	The key source used for this is the 2024 Interim Infrastructure Delivery Plan (IDP), which considered differing levels of growth for each settlement in the District, and uses engagement with key stakeholders and infrastructure/utilities providers. This provided high-level assessments of the likely impact of growth on particular locations in terms of healthcare, education, utilities and other services. The publication of the 2025 IDP in advance of the Regulation 18 Consultation will allow for a more in-depth analysis to take place, based on the updated housing need figures introduced in December 2024. Alongside this, an element of planning judgment was applied to consider whether the specific location of a site could contribute in some way to infrastructure or services.
iv. Strategy prioritises sites that are less important to the Green Belt	This is based upon the 2020 Green Belt Study, which assesses the contribution of all promoted sites in the HELAAs against the 5 purposes of Green Belt. Priprity will be given to sites that would present lesser degrees of Green Belt harm. This analysis will be further updated prior to the Regulation 19 stage, in order to consider the updated December 2024 NPPF and February 2025 Planning Practice Guidance regarding the Green Bet (which also introduced the concept of ‘grey belt’.
v. Strategy prioritises sites that are of lower agricultural land grades	Based upon Agricultural Land Classification maps produced by Natural England[31]. Priority will be given to sites on lower grade agricultural land.
vi. Strategy prioritises sites that are less impactful on landscapes	Considering the Landscape Character, Sensitivity and Capacity Study, priority will be given to sites that are in medium or medium-high capacity areas, or within urban areas.
vii. Strategy prioritises sites that are less impactful on heritage assets	Considering the Initial Heritage Assessment[32] (where available), sites that do not have an impact, or which are considered could have a beneficial impact, upon built heritage assets or archaeological assets, will be prioritised.
viii. Strategy prioritises sites located within walking distance of existing services	Planning judgement utilising local knowledge and Google Maps also employed, to consider how many everyday amenities and services are available within a short radius of the site (also considering whether the walking routes are practical and safe (e.g. the presence of paved footways).

Site Prioritisation Criteria (Sites 0.25-1ha)

Prioritisation Criterion	Detail / Source
i. Strategy makes as much use of brownfield land as possible	Sites which contain land that is previously-developed or which sit on the Council’s Brownfield Register, will be prioritised.
iii. Strategy prioritises sites in areas with existing infrastructure capacity	The key source used for this is the 2024 Interim Infrastructure Delivery Plan (IDP), which considered differing levels of growth for each settlement in the District, and uses engagement with key stakeholders and infrastructure/utilities providers. This provided high-level assessments of the likely impact of growth on particular locations in terms of healthcare, education, utilities and other services. The publication of the 2025 IDP in advance of the Regulation 18 Consultation will allow for a more in-depth analysis to take place, based on the updated housing need figures introduced in

[31] https://publications.naturalengland.org.uk/category/5954148537204736
[32] https://rochford.oc2.uk/docfiles/214/final%20report%20updated.pdf

	December 2024. Alongside this, an element of planning judgment was applied to consider whether the specific location of a site could contribute in some way to infrastructure or services.
iv. Strategy prioritises sites that are less important to the Green Belt	This is based upon the 2020 Green Belt Study, which assesses the contribution of all promoted sites in the HELAAs against the 5 purposes of Green Belt. Priprity will be given to sites that would present lesser degrees of Green Belt harm. This analysis will be further updated prior to the Regulation 19 stage, in order to consider the updated December 2024 NPPF and February 2025 Planning Practice Guidance regarding the Green Bet (which also introduced the concept of 'grey belt'.
vi. Strategy prioritises sites that are less impactful on landscapes	Considering the Landscape Character, Sensitivity and Capacity Study, priority will be given to sites that are in medium or medium-high capacity areas, or within urban areas.
vii. Strategy prioritises sites that are less impactful on heritage assets	Considering the Initial Heritage Assessment[33] (where available), sites that do not have an impact, or which are considered could have a beneficial impact, upon built heritage assets or archaeological assets, will be prioritised.
viii. Strategy prioritises sites located within walking distance of existing services	Planning judgement utilising local knowledge and Google Maps also employed, to consider how many everyday amenities and services are available within a short radius of the site (also considering whether the walking routes are practical and safe (e.g. the presence of paved footways).

Criteria for Amber Site Additional Review

Criterion	Detail	Hi/Med/Low Justification
Green Belt performance	Higher scoring sites will be on land considered less important to the Green Belt (based on existing/new evidence base). Their removal will lead to logical, defensible new Green Belt boundaries. Evidence based initially on existing Green Belt Study (2020) and forthcoming Green Belt Review, when available.	High: Development would result in low or moderate-low harm to the Green Belt Medium: Development would result in moderate or moderate-high harm to the Green Belt Low: Development would result in high harm to the Green Belt

[33] https://rochford.oc2.uk/docfiles/214/final%20report%20updated.pdf

Proximity to existing Tier 1-3 settlements or future strategic growth locations	Higher scoring sites will be within/adjacent to existing Tier 1-3 settlements, according to the hierarchy, or proposed strategic growth locations. NB – in the case of strategic growth locations, sites will need to still adjoin an existing settlement, or otherwise be phased in a way to ensure they come forward once the strategic growth location also begins to be developed. This is to ensure these sites benefit from the enhanced infrastructure provision these locations are expected to deliver. It is expected that these sites will need to contribute towards provision of this infrastructure.	High: Site is within an existing Tier 1 or 2 settlement, or its development constitutes a logical infill. Site is within a strategic growth location but also on the edge of an existing Tier 1-3 settlement, meaning it is not solely reliant on the delivery of the strategic growth for its infrastructure and connectivity. Medium: Site is on the edge of an existing Tier 1 or 2 settlement, or sits within/on the edge of a Tier 3 settlement. Site falls within or adjacent to a strategic growth location, but is dependent on its delivery to have access to infrastructure and connectivity. Low: Site falls within any other settlement, or is not within any settlement.
Proximity to good public transport links	Higher scoring sites will be located wholly or mostly within 1km walking distance of a stop on a regular bus route or railway station, preferably less. 1km is considered a reasonable walking distance radius in transport planning terms. A ‘regular’ bus is defined as one which runs at least twice hourly between 8am and 5pm, Monday-Friday.	High: Site is within 1km of a train station and/or most of site is within 400m of a bus stop with regular bus services. Medium: Most of site is within 400-800m of bus stop with regular bus services Low: Any provision or accessibility that falls below these criteria.
Existing infrastructure capacity or potential	Higher scoring sites will be in areas with existing infrastructure capacity, or where the site’s development could help deliver meaningful improvements, in accordance with evidence. This will be informed initially by the draft baseline Infrastructure Delivery Plan (IDP), which is an internal document, however will need to be reviewed again when the updated version of this is completed and published. The emerging Whole Plan Viability Study may also lead to the review of sites. Given the additional housing need identified by the new Standard Method in December 2024, the default IDP growth scenario for all settlements is assumed to be ‘high’. A degree of nuance will be required when reviewing this category, given infrastructure could theoretically be delivered in conjunction with other sites.	High: All or nearly all infrastructure categories within the IDP will be green for the area in which the site falls. Medium: Most categories will be green, with some amber. Low: Majority of categories are amber or red.

Walking distance to services	Higher scoring sites will be located within walking distance of a range of existing services, with 'walking distance' being defined as 1,500m along identified walking routes (Google Maps). The list of amenities is not exhaustive, but could include: Schools and early years Community centres and places of worship Health centres, GP surgeries and dentists Identified employment sites Shops and retail facilities Pubs and eateries Sports clubs and leisure centres Parks and open spaces	'High' rated sites will be located within walking distance of 10 or more amenities. 'Medium' rated sites will be located within walking distance of 5 or more amenities
Agricultural Land	Higher scoring sites will be located on lower grade agricultural land, according to Agricultural Land Classification. This is to reduce the loss of more productive farmland to other uses.	High: Majority of the site contains Grade 4-5 agricultural land, or is not agricultural land. Medium: Majority of the site contains Grade 3 agricultural land. Low: Majority of the site is Grade 1-2 agricultural land.
Landscapes & habitats	Higher scoring sites will be located away from sensitive landscapes and habitats. The Council will prioritise sites which are further from ancient woodland by employing the Woodland Trust's proposed 50m buffer.	High: Site falls outside of 50m of ancient woodland or 2km internationally protected habitat Medium: Site falls outside of 50m of ancient woodland or 2km internationally protected habitat Low: Site directly adjacent to ancient woodland or internationally protected habitat
Heritage assets impact	Higher scoring sites will be less impactful on heritage assets.	Utilise heritage rating from Site Assessment Paper as a starting point (based on Place Services Initial Heritage Assessment). High: Beneficial effect or no impact. Medium: Less than substantial harm that is mitigable.

		Low: Substantial or less than substantial harm that needs to be avoided.
Cycle potential (existing route or proposed LCWIP)	Site lies within 400m of an existing designated cycle route or a prospective route identified in the LCWIP.	High: Site lies on, or within 400m, of an existing designated cycle route. Medium: Site lies within 800m of an existing designated cycle route or a prospective route identified in the LCWIP.
Other barriers	This will require a combination of reviewing the existing Site Appraisal Paper alongside other sources, including local knowledge and evidence received as feedback from the previous public consultation. If it is deemed that there are insurmountable barriers or negative factors (e.g., site availability/deliverability, site access/safety, loss of existing uses on site, viability issues, Flood Zones 2 and 3 constituting a large part of the site etc).	High: No further major barriers identified Medium: Barriers identified but deemed mitigable Low: Barriers identified which are not deemed to be mitigable

Annex B Emerging Local Plan Baseline (correct as of April 2025)

Table B.1: Completed Permissions (1st April 2023 – 31st March 2025)

Reference	Historic Reference(s)	Name/Address	Site Type	Settlement	Planning Status (Jan-25)	Construction Status (Jan-25)	Completions (2023-24)	Completions (2024-25)
17/00964/FUL		Site Of Bullwood Hall, Bullwood Hall Lane, Hockley	Completed Development	Hockley	Permissioned	Complete	**26**	**N.A.**
18/00398/FUL / 20/00774/FUL		Ricbra Lower Road Hockley	Completed Development	Hockley	Permissioned	Complete	**3**	**N.A.**
18/01144/OUT		41 Crown Hill Rayleigh SS6 7HQ	Completed Development	Rayleigh	Permissioned	Complete	**3**	**N.A.**
19/00019/LBC / 19/00012/FUL		22 South Street Rochford	Completed Development	Rochford	Permissioned	Complete	**2**	**N.A.**
19/00792/FUL		1 Oak Walk Hockley SS5 5AR	Completed Development	Hockley	Permissioned	Complete	**1**	**N.A.**
19/00956/FUL		23 Harrogate Road Hockley SS5 5HT	Completed Development	Hockley	Permissioned	Complete	**1**	**N.A.**
20/01137/DPDP3J		17-19 Main Road Hockley	Completed Development	Hockley	Permissioned	Complete	**1**	**N.A.**
21/00009/FUL		Land rear Of 18 Ashingdon Road Rochford	Completed Development	Rochford	Permissioned	Complete	**1**	**N.A.**
21/00476/FUL		Wadham Park farm, Unit 2, Church Road, Hockley	Completed Development	Hockley	Permissioned	Complete	**1**	**N.A.**
21/00986/FUL		32 Poplars Avenue, Hawkwell	Completed Development	Hawkwell	Permissioned	Complete	**1**	**N.A.**
22/00153/FUL		Old Forge 125 High Street Great Wakering	Completed Development	Great Wakering	Permissioned	Complete	**1**	**N.A.**
22/00638/FUL		21 Doric Avenue Rochford	Completed Development	Rochford	Permissioned	Complete	**1**	**N.A.**
16/00731/OUT		Land West of Little Wakering Road and South of Barrow Hall Road Little Wakering	Extant Planning Permission	Great Wakering	Permissioned	Under Construction	**54**	**N.A.**
14/00813/OUT		Land Between Windmere Avenue And Lower Road Maylons Lane, Hullbridge	Extant Planning Permission	Hullbridge	Permissioned	Under Construction	**88**	**76**

Reference	Historic Reference(s)	Name/Address	Site Type	Settlement	Planning Status (Jan-25)	Construction Status (Jan-25)	Completions (2023-24)	Completions (2024-25)
15/00362/OUT		Land North Of London Road And South Of Rawreth Lane And West Of Rawreth Industrial Estate Rawreth Lane Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Under Construction	**72**	**77**
20/00940/OUT"		Land Adjacent Grange Villa London Road Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Under Construction	**20**	**16**
15/00736/FUL / 19/01172/FUL		Land East Of Ashingdon Road And North Of Rochford, Garden way, Rochford	Extant Planning Permission	Rochford	Permissioned	Under Construction	**9**	**126**
13/00117/FUL 17/00059/FUL		Land Adjacent Silverbraes Brays Lane Rochford	Completed Development	Rochford	Permissioned	Complete	**0**	**1**
15/00538/DPDP3M		Gore Farm, Gore Road, Ballards Gore	Completed Development	Stambridge	Permissioned	Complete	**0**	**1**
18/01115/FUL		Land Rear of 3 to 45 Alexandra Road Great Wakering	Completed Development	Great Wakering	Permissioned	Complete	**0**	**25**
20/00614/FUL		Ancillairy Building Rear of 319 Rectory Road, Hawkwell, Essex	Completed Development	Hawkwell	Permissioned	Complete	**0**	**1**
20/00704/OUT 21/01239/REM		Land Between 17 And 19 Rawreth Lane Rayleigh	Completed Development	Rayleigh	Permissioned	Complete	**0**	**1**
21/00064/DPDP3M		Biggins Farm Stambridge	Completed Development	Stambridge	Permissioned	Complete	**0**	**1**
21/00312/FUL		Land Adjacent 29 Uplands Park Road, Rayleigh	Completed Development	Rayleigh	Permissioned	Complete	**0**	**1**
21/00370/OUT 21/00794/REM		Land Adjacent 19 Parklands Avenue, Rayleigh	Completed Development	Rayleigh	Permissioned	Complete	**0**	**1**
21/00485/FUL		Site of 34 To 38 Spa Road, Hockley	Completed Development	Hockley	Permissioned	Complete	**0**	**3**
21/00640/FUL		25 Spa Court, Spa Road Hockley	Completed Development	Hockley	Permissioned	Complete	**0**	**1**
21/00721/FUL		36 Larkfield Close, Rochford, SS4 1SS	Completed Development	Rochford	Permissioned	Complete	**0**	**1**
21/00822/FUL		Land South of Brick House Barn Fambridge Road South Fambridge Rochford	Completed Development	Rochford	Permissioned	Complete	**0**	**2**

Reference	Historic Reference(s)	Name/Address	Site Type	Settlement	Planning Status (Jan-25)	Construction Status (Jan-25)	Completions (2023-24)	Completions (2024-25)
21/01041/FUL		206 Plumberow Avenue Hockley	Completed Development	Hockley	Permissioned	Complete	**0**	**2**
21/01250/FUL		Meadowbrook Farm, Ironwell Lane, Hawkwell	Completed Development	Hawkwell	Permissioned	Complete	**0**	**9**
21/01251/FUL		7 Hawkwell Park Drive, Hawkwell SS5 4HA	Completed Development	Hawkwell	Permissioned	Complete	**0**	**1**
22/00371/FUL		Land Opposite Bricklayers Arms, Trenders Avenue, Rayleigh	Completed Development	Rayleigh	Permissioned	Complete	**0**	**1**
22/00546/FUL		Site of 23 Park Gardens Hawkwell	Completed Development	Hawkwell	Permissioned	Complete	**0**	**1**
22/00827/FUL		Land at Rear of 186 Rawreth Lane Trenders Avenue Rayleigh	Completed Development	Rayleigh	Permissioned	Complete	**0**	**1**
22/01149/FUL		10 Upway Rayleigh Essex	Completed Development	Rayleigh	Permissioned	Complete	**0**	**1**
23/00266/FUL		85 Rayleigh Avenue, Eastwood Essex	Completed Development	Rayleigh	Permissioned	Complete	**0**	**1**
23/00550/FUL		Site of 6, Trinity Road, Rayleigh, Essex	Completed Development	Rayleigh	Permissioned	Complete	**0**	**1**
21/00738/FUL		106 Lower Road, Hullbridge, SS5 6DD	Completed Development	Hullbridge	Permissioned	Complete	**0**	**9**
20/00599/FUL		Shotgate Farm, London Road, Rawreth	Completed Development	Rawreth	Permissioned	Complete	**0**	**2**
22/00542/FUL		Site of 48 to 50 York Road Ashingdon	Completed Development	Ashingdon	Permissioned	Complete	**0**	**2**
ROC/048/79 13/00407/FUL 15/00149/NMA		Land Opposite Rayleigh Cemetery, Hockley Road, Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Complete	**0**	**12**
17/00750/FUL		Brandy Hole Yacht Club Kingsman Farm Road Hullbridge	Extant Planning Permission	Hullbridge	Permissioned	Complete	**0**	**2**
20/00332/FUL		Land Opposite 92 To 102 Windermere Avenue, Hullbridge	Extant Planning Permission	Hullbridge	Permissioned	Complete	**0**	**11**

Reference	Historic Reference(s)	Name/Address	Site Type	Settlement	Planning Status (Jan-25)	Construction Status (Jan-25)	Completions (2023-24)	Completions (2024-25)
20/00452/FUL		Former Dairy Crest Site, Land rear Of 98 to 128 High Street Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Complete	**0**	**10**
23/00273/DPD3J 23/00011/FUL		12 Castle Road, Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Complete	**0**	**15**

Table B.2 – Extant Planning Permissions (Correct as of 31st March 2025)

Reference	Historic Reference(s)	Name/Address	Site Type	Settlement	Planning Status (Jan-25)	Construction Status (Jan-25)	Number of Dwellings to be completed
16/00731/OUT		Land West of Little Wakering Road and South of Barrow Hall Road Little Wakering	Extant Planning Permission	Great Wakering	Permissioned	Under Construction	**14**
17/00102/FUL		Castle Point and Rochford Adult Community College Rocheway Rochford	Extant Planning Permission	Rochford	Permissioned	Under Construction	**60**
17/00489/DPDP3M 17/00875/DPDP3M		Agricultural Building Adjacent Rose Wood Gardiners Lane Canewdon	Extant Planning Permission	Canewdon	Permissioned	Under Construction	**1**
17/00565/FUL (Appeal)		Land South of The Limes, Church Road, Hockley (adjacent The Limes, Church Road)	Extant Planning Permission	Hockley	Permissioned	Under Construction	**2**
17/00589/FUL		Little Stambridge Hall Little Stambridge Hall Lane Stambridge SS4 1EW	Extant Planning Permission	Stambridge	Permissioned	Under Construction	**1**
17/00750/FUL		Brandy Hole Yacht Club Kingsman Farm Road Hullbridge	Extant Planning Permission	Hullbridge	Permissioned	Under Construction	**12**
18/00177/FUL 21/00502/FUL		9 East Street Rochford SS4 1DB	Extant Planning Permission	Rochford	Permissioned	Under Construction	**3**
18/00659/LBC 18/00658/FUL		Barns East of Rawreth Hall Rawreth Lane Rawreth	Extant Planning Permission	Rawreth	Permissioned	Under Construction	**6**
18/01064/FUL		Land Rear Of 37 And 39 Downhall Road, Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Under Construction	**2**
18/01125/FUL		68-72 West Street, Rochford	Extant Planning Permission	Rochford	Permissioned	Under Construction	**29**
19/01146/FUL		The Old Bakehouse Back Lane Rochford	Extant Planning Permission	Rochford	Permissioned	Under Construction	**6**
19/00055/FUL		144 Greensward Lane Hockley	Extant Planning Permission	Hockley	Permissioned	Under Construction	**1**
20/00752/FUL		Land Rear Of 8 St Johns Road Great Wakering	Extant Planning Permission	Great Wakering	Permissioned	Under Construction	**4**
20/00974/FUL		Land rear of 46 Kingswood Crescent Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Under Construction	**1**
20/01087/FUL		Creeksea Ferry Inn, Creeksea Ferry Road, Canewdon	Extant Planning Permission	Canewdon	Permissioned	Under Construction	**1**
21/01270/FUL		Land Adjacent Brayside, Brays Lane, Rochford	Extant Planning Permission	Rochford	Permissioned	Under Construction	**1**

Reference	Historic Reference(s)	Name/Address	Site Type	Settlement	Planning Status (Jan-25)	Construction Status (Jan-25)	Number of Dwellings to be completed
21/01326/FUL		1 Kendal Close, Hullbridge	Extant Planning Permission	Hullbridge	Permissioned	Under Construction	**1**
21/01334/FUL		Pondside, Lark Hill Road, Canewdon	Extant Planning Permission	Canewdon	Permissioned	Under Construction	**1**
22/01064/FUL		121 Main Road Hockley Essex	Extant Planning Permission	Hockley	Permissioned	Not Commenced	**1**
24/00121/FUL		Land Adjacent Mulsanne, Malyons Lane, Hullbridge, Essex	Extant Planning Permission	Hullbridge	Permissioned	Under Construction	**2**
17/00431/OUT 18/00625/OUT		Fairways Garden Centre Hullbridge Rd Rayleigh SS6 9QS	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**16**
17/00877/OUT 23/00248/REM		Former Cherry Orchard Brickworks, Cherry Orchard Lane, Rochford SS4 1PP	Extant Planning Permission	Rochford	Permissioned	Not Commenced	**174**
18/00282/FUL		19 South Street, Rochford	Extant Planning Permission	Rochford	Permissioned	Not Commenced	**8**
19/00738/FUL		43-45 South Street Rochford	Extant Planning Permission	Rochford	Permissioned	Not Commenced	**12**
20/00560/FUL		42-46 Eastwood Road Rayleigh SS6 7JQ	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**2**
20/00592/OUT 23/01003/REM		Land Rear of, 128 Rawreth Lane, Rayleigh, Essex	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**2**
20/00988/FUL		La Vallee Farm Wadham Park Avenue Hockley	Extant Planning Permission	Hockley	Permissioned	Not Commenced	**3**
21/00180/FUL		Grange Service Station London Road Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**26**
21/00316/DPDP3J		Farm Shop At Bolt Hall Farm, Lark Hill Road	Extant Planning Permission	Canewdon	Permissioned	Not Commenced	**1**
21/00324/DPDP3J		9 Main Road, Hockley	Extant Planning Permission	Hockley	Permissioned	Not Commenced	**1**
21/00487/FUL		39 Wyburns Avenue, Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**1**
21/00656/FUL		Midhurst The Drive Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**1**
21/00761/FUL		Unit 1 Greenacres Farm Hyde Wood Lane Canewdon	Extant Planning Permission	Canewdon	Permissioned	Not Commenced	**5**
21/00827/FUL		Mobile Home At Newlands Nursery, Chelmsford Road, Rawreth	Extant Planning Permission	Rawreth	Permissioned	Not Commenced	**1**
21/00845/DPDP3J		Site of 123 To 153 High Street,Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**16**
21/01007/FUL		63-65 Spa Road Hockley	Extant Planning Permission	Hockley	Permissioned	Not Commenced	**4**
21/01241/FUL 21/01242/LBC		**3-15 South Street Rochford**	Extant Planning Permission	Rochford	Permissioned	Not Commenced	**20**
22/00042/FUL		175 High Street Great Wakering	Extant Planning Permission	Great Wakering	Permissioned	Not Commenced	**1**
22/00160/FUL		Barn at East Hall Road Paglesham	Extant Planning Permission	Paglesham	Permissioned	Not Commenced	**1**

Reference	Historic Reference(s)	Name/Address	Site Type	Settlement	Planning Status (Jan-25)	Construction Status (Jan-25)	Number of Dwellings to be completed
22/00191/FUL		Eastwood Nurseries, Arterial Road, Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**1**
22/00223/FUL		108 Down Hall Road Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**3**
22/00257/DPDP3J 24/00651/FUL		La Vallee Farm Shop Lower Road Hockley	Extant Planning Permission	Hockley	Permissioned	Not Commenced	**1**
22/00270/FUL		2 Goldsmith Drive Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**1**
22/00286/OUT		Land Adjacent The Rambers Eastwood Rise Eastwood	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**2**
22/00338/FUL		The Dell, Stable Block, Madrid Avenue Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**1**
22/00383/FUL		Land rear of 156 Hockley Road, The Chestnuts, Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**1**
22/00425/FUL		7 Hillside Avenue Hawkwell	Extant Planning Permission	Hockley	Permissioned	Not Commenced	**1**
22/00626/FUL 24/00049/OUT		Land Adjacent 17 Bracken Dell SS6 8LP	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**1**
22/00679/FUL		Piggeries Lincoln Road Rochford	Extant Planning Permission	Rochford	Permissioned	Not Commenced	**1**
22/00747/FUL		89 MOT Test Facility Eastwood Road Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**9**
22/00873/FUL		36 High Street Great Wakering	Extant Planning Permission	Great Wakering	Permissioned	Not Commenced	**5**
22/00891/FUL		Alexanders Farm Lower Road Hockley	Extant Planning Permission	Hockley	Permissioned	Not Commenced	**2**
22/00936/FUL		40 Spa Road, Hockley, Essex	Extant Planning Permission	Hockley	Permissioned	Not Commenced	**4**
22/01018/FUL		56 Princess Gardens Ashingdon	Extant Planning Permission	Ashingdon	Permissioned	Not Commenced	**1**
22/01087/FUL		Site of 11 Selbourne Road Hockley	Extant Planning Permission	Hockley	Permissioned	Not Commenced	**1**
22/01192/FUL		44 Golden Cross Road Ashingdon Essex	Extant Planning Permission	Ashingdon	Permissioned	Not Commenced	**1**
22/01210/FUL		Land South of Woodville Hullbridge Road Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**1**
23/00084/FUL		Land South of Hillside New Park Road Hockley	Extant Planning Permission	Hockley	Permissioned	Not Commenced	**1**
23/00496/OUT 24/00506/REM		Kennels and Cattery at Crofters Beke Hall Chase South Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**2**
23/00196/FUL		Mulsanne Malyons Lane Hullbridge	Extant Planning Permission	Hullbridge	Permissioned	Not Commenced	**2**
23/00474/FUL		Unit 1 Wadham Park Farm Church Road	Extant Planning Permission	Hockley	Permissioned	Not Commenced	**1**
23/00261/FUL		Waterside Farm, The Chase, Paglesham	Extant Planning Permission	Paglesham	Permissioned	Not Commenced	**2**

Reference	Historic Reference(s)	Name/Address	Site Type	Settlement	Planning Status (Jan-25)	Construction Status (Jan-25)	Number of Dwellings to be completed
23/00321/FUL		Site Of 22 to 24 Southendx Road Hockley	Extant Planning Permission	Hockley	Permissioned	Not Commenced	**1**
23/00371/FUL		Pearsons Meadow 70D Cheapside West Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**1**
23/00612/FUL		2 Shopland Hall Cottages, Shopland Road, Sutton	Extant Planning Permission	Rochford	Permissioned	Not Commenced	**1**
23/00623/FUL		Land Between Merry Thought and Valentine Cottage Eathelbert Road Ashingdon	Extant Planning Permission	Ashingdon	Permissioned	Not Commenced	**1**
23/00674/FUL		65 The Drive Rochford Essex	Extant Planning Permission	Rochford	Permissioned	Not Commenced	**1**
23/00792/FUL		Builders Yard And Store 1, Websters Way, Rayleigh, Essex	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**3**
23/00864/FUL		Land Adjacent 47 Great Wheatley Road Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**1**
23/01015/FUL		Land Adjacent 97 Crouch Avenue Hullbridge	Extant Planning Permission	Hullbridge	Permissioned	Not Commenced	**2**
24/00038/FUL		Annex Adjacent 66 Lower Road Hullbridge	Extant Planning Permission	Hullbridge	Permissioned	Not Commenced	**1**
24/00088/FUL		Land Adjacent 29 Newton Hall Gardens Rochford	Extant Planning Permission	Rochford	Permissioned	Not Commenced	**1**
24/00108/FUL		78 Folly Lane Hockley Essex	Extant Planning Permission	Hockley	Permissioned	Not Commenced	**2**
24/00250/FUL		Land West of 53 The Westings Hawkwell	Extant Planning Permission	Hawkwell	Permissioned	Not Commenced	**1**
23/00396/FUL		74 Maltings Villas Road Rochford Essex	Extant Planning Permission	Rochford	Permissioned	Not Commenced	**1**
24/00488/DPDP3J		First and Second Floors, At 81 to 87 High Street, Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**9**
24/00529/FUL		Land Between Windermere Avenue and Lower Road	Extant Planning Permission	Hullbridge	Permissioned	Not Commenced	**1**
24/00383/FUL		Stewards Elm Farm, Stewards Elms Farm Lane Stambridge	Extant Planning Permission	Stambridge	Permissioned	Not Commenced	**6**
24/00463/FUL		Land rear of 26 Great Eastern Road, Gladstone Road, Hockley	Extant Planning Permission	Hockley	Permissioned	Not Commenced	**1**
23/00949/FUL		Land West of 4 Spruce Drive, Hawkwell	Extant Planning Permission	Hawkwell	Permissioned	Not Commenced	**4**
24/00570/LDC		Broad Oak Stables Wadham Park Avenue Hockley	Extant Planning Permission	Hockley	Permissioned	Not Commenced	**1**
24/00582/FUL		Outbuilding rear of Leawood Vanderbilt Avenue Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**1**
24/00585/FUL		28 Burham Road Hullbridge Essex	Extant Planning Permission	Hullbridge	Permissioned	Not Commenced	**1**
24/00620/FUL		Workshop at Glazebrook Farm Canewdon Road Ashingdon	Extant Planning Permission	Ashingdon	Permissioned	Not Commenced	**6**

Reference	Historic Reference(s)	Name/Address	Site Type	Settlement	Planning Status (Jan-25)	Construction Status (Jan-25)	Number of Dwellings to be completed
24/00772/FUL		Outbuilding at 172 Rawreth Lane Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**1**
24/00759/FUL		Oakwood Tenders Avenue Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**1**
24/00796/FUL		Bricklayers Arms Trenders Avenue Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**1**
24/00827/FUL		Land Adjacent the Retreat St Johns Drive Rayleigh	Extant Planning Permission	Rayleigh	Permissioned	Not Commenced	**1**
24/00848/FUL		Waikato Lark Hill Road, Canewdon	Extant Planning Permission	Canewdon	Permissioned	Not Commenced	**1**
24/00879/FUL		Wychwater The Chase Ashingdon	Extant Planning Permission	Ashingdon	Permissioned	Not Commenced	**1**
24/00885/FUL		10 Gregory Close Hawkwell Essex	Extant Planning Permission	Hawkwell	Permissioned	Not Commenced	**1**

Table B.3: Allocated sites without Planning Permission (Correct as of 31st March 2025).

Reference	Historic Reference(s)	Name/Address	Site Type	Settlement	Planning Status (Jan-25)	Construction Status (Oct-25)	Number of Dwellings to be completed
BFR2	ROC005	Eldon way / Foundry Industrial estate	Allocated Site (LDF, 2014)	Hockley	Allocated site	N.A.	100
16/00899/FUL	ROC17	Timber Grove London Road Rayleigh	Resolution to approve but not pursue	Rayleigh	Resolution to approve permission, but not pursued	N.A.	83

Table B.4: All other emerging Local Plan Baseline Sites (Correct as of 31st March 2025).

Reference	Historic Reference(s)	Name/Address	Site Type	Settlement	Planning Status (Jan-25)	Construction Status (Oct-25)	Number of Dwellings to be completed
R01	REF01	156 High Street, Rayleigh	Unallocated, Unpermissioned	Rayleigh	Unpermissioned	N.A.	**6**
R02	REF02	Site of 31 to 33 White Hart Lane, Hawkwell	Unallocated, Unpermissioned	Hawkwell	Unpermissioned	N.A.	**5**
R03	BF02 ROC019	162-168 High Street Rayleigh	Unallocated, Unpermissioned	Rayleigh	Unpermissioned	N.A.	**24**
R06	BF05 GF01	Land north west of Hockley Station	Unallocated, Unpermissioned	Hockley	Unpermissioned	N.A.	**13**
R07	GF02	Land adjacent 213 High Street, Great Wakering, SS3 0HL	Unallocated, Unpermissioned	Great Wakering	Unpermissioned	N.A.	**2**
R08	GF03	Land Between 35-43 Victoria Drive, Great Wakering, SS3 0AT	Unallocated, Unpermissioned	Great Wakering	Unpermissioned	N.A.	**2**

Reference	Historic Reference(s)	Name/Address	Site Type	Settlement	Planning Status (Jan-25)	Construction Status (Oct-25)	Number of Dwellings to be completed
R09	GF04	Land between 77-83 Keswick Avenue, Hullbridge, SS5 6JP	Unallocated, Unpermissioned	Hullbridge	Unpermissioned	N.A.	**2**
R10	GF06	Land rear of 175 Bull Lane, Rayleigh, SS6 8NH	Unallocated, Unpermissioned	Rayleigh	Unpermissioned	N.A.	**3**
R11	GF07	Land to the rear of 30-34 Lower Road, Hullbridge, SS5 6DE	Unallocated, Unpermissioned	Hullbridge	Unpermissioned	N.A.	**3**
R12	COL03	Rochford District Council Depot, South Street, Rochford, SS4 1GR	Unallocated, Unpermissioned	Rochford	Unpermissioned	N.A.	**48**
R17	COL25	Public Car Park, Old Ship Lane, Rochford, SS4 1DD	Unallocated, Unpermissioned	Rochford	Unpermissioned	N.A.	**2**
R24	COL56	Amenity Sites, Betts Farm Estate, Hockley (area e only), SS5 4UE	Unallocated, Unpermissioned	Hockley	Unpermissioned	N.A.	**2**
R25	COL65	21 London Hill, Rayleigh, Essex, SS6 7HW	Unallocated, Unpermissioned	Rayleigh	Unpermissioned	N.A.	**3**
R28	COL88 COL89	Land Adjoining and St Theresa's, 57 South Street, Rochford, SS4 1BL	Unallocated, Unpermissioned	Rochford	Unpermissioned	N.A.	**7**
R31	COL91B	Land in and around Hartford Close and Maine Crescent, Rayleigh, SS6 9DQ	Unallocated, Unpermissioned	Rayleigh	Unpermissioned	N.A.	**2**
R32	COL91C	Land adjacent Malting Villas Road and Stambridge Road, Rochford, SS4 1AE	Unallocated, Unpermissioned	Rochford	Unpermissioned	N.A.	**2**
R36	ROC013	Bullwood Hall Bullwood Hall Lane Hockley	Unallocated, Unpermissioned	Hockley	Unpermissioned	N.A.	**16**
R38	ROC047	St Lukes Place, Dalys Road, Rochford	Unallocated, Unpermissioned	Rochford	Unpermissioned	N.A.	**42**

Source: Rochford District Council (2025)

Annex C Assessment of Brownfield Sites and Council Owned Land

Table C.1: Assessment of Brownfield Sites, Greenfield (non-Green Belt) Sites and Council Owned Land[34]

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
R01	REF01	156 High Street, Rayleigh	Unallocated, Unpermissioned	Rayleigh		6	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Brownfield site with historic employment use which falls within the settlement boundary of Rayleigh and is within the residential area. The site has potential to demonstrate suitability, availability and achievability within 5-15 years.
R02	REF02	Site of 31 to 33 White Hart Lane, Hawkwell	Unallocated, Unpermissioned	Hawkwell		5	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Brownfield site with historic employment use which falls within the settlement boundary of Hawkwell and is within the residential area. The site has potential to demonstrate suitability, availability and achievability within 5-15 years.
18/01125/FUL	BF01 COL18	68-72 West Street, Rochford	Extant Planning Permission	Rochford	0.21	29	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Brownfield site. The site has planning permission for 29 dwellings. Please see 18/01125/FUL for further details.
R03	BF02 ROC19 COL19	162-168 High Street, Rayleigh, SS6 7BY	Unallocated, Unpermissioned	Rayleigh	0.17	24	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Brownfield site with historic employment use which falls within the settlement boundary of Rayleigh and is within the residential area. The site has potential to demonstrate suitability, availability and achievability within 5-15 years.
21/00180/FUL	BF03 COL20	247 London Road, Rayleigh, SS6 9DW	Extant Planning Permission	Rayleigh	0.2	26	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Brownfield site. The site has planning permission for 26 dwellings. Please see 21/00180/FUL for further details.
R04	BF04	Garage Block, West Street, Rochford, SS4 1AU	Unallocated, Unpermissioned	Rochford	0.05	2	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Brownfield site. Whilst the site could be suitable for development, the availability of the site is unknown and, therefore, it cannot be considered deliverable at this stage.

[34] Note: The inclusion of any site on this list is subject to any additional constraints being mitigated against at planning application stage. The inclusion of any Council-owned sites on this list does not automatically indicate a preference to dispose of these sites – any allocation or development proposals of these would be subject to a public decision by the Council.

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
R05	ROC004	Castle Road Recycling Centre Rayleigh SS6 7RP	Unallocated, Unpermissioned	Rayleigh			Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Brownfield site. This site is unavailable for development.
R06	BF05 GF01	Land north west of Hockley Station, Hockley, SS5 5AE	Unallocated, Unpermissioned	Hockley	0.37	13	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Brownfield site which falls within the settlement boundary of Hockley and is within the residential area. The site has potential to demonstrate suitability, availability and achievability within 5-15 years.
R07	GF02	Land adjacent 213 High Street, Great Wakering, SS3 0HL	Unallocated, Unpermissioned	Great Wakering	0.03	2	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Greenfield (non-Green Belt site). The site has potential to demonstrate suitability, availability and achievability within 5-15 years.
R08	GF03	Land Between 35-43 Victoria Drive, Great Wakering, SS3 0AT	Unallocated, Unpermissioned	Great Wakering	0.04	2	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Greenfield (non-Green Belt site). The site has potential to demonstrate suitability, availability and achievability within 5-15 years.
R09	GF04	Land between 77-83 Keswick Avenue, Hullbridge, SS5 6JP	Unallocated, Unpermissioned	Hullbridge	0.05	2	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Greenfield (non-Green Belt site). The site has potential to demonstrate suitability, availability and achievability within 5-15 years.
23/01015/FUL	GF05	Land adjacent 97 Crouch Avenue, Hullbridge, SS5 6HW	Extant Planning Permission	Hullbridge	0.05	2	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Greenfield (non-Green Belt site). The site has planning permission as for 2 dwellings. Please see 23/01015/FUL for further details.
R10	GF06	Land rear of 175 Bull Lane, Rayleigh, SS6 8NH	Unallocated, Unpermissioned	Rayleigh	0.06	3	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Greenfield (non-Green Belt site). The site has potential to demonstrate suitability, availability and achievability within 5-15 years.

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
R11	GF07	Land to the rear of 30-34 Lower Road, Hullbridge, SS5 6DE	Unallocated, Unpermissioned	Hullbridge	0.07	3	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Greenfield (non-Green Belt site). The site has potential to demonstrate suitability, availability and achievability within 5-15 years.
R12	COL03	Rochford District Council Depot, South Street, Rochford, SS4 1GR	Unallocated, Unpermissioned	Rochford	1.56	48	Residential / Employment	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Brownfield site. The site falls within the settlement boundary of Rochford and is within the residential area. Brownfield site with historic employment use. The site has potential to demonstrate suitability, availability and achievability within 5-15 years (subject to policy direction).
R13	COL07	The Mill, Bellingham Lane, Rayleigh	Unallocated, Unpermissioned	Rayleigh	0.40	25	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Brownfield site. This site is unavailable for development.
R14	COL13	The Freight House, Bradley Way, Rochford, SS4 1BU	Unallocated, Unpermissioned	Rochford	0.62	21	Residential / Employment	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Brownfield site. This site is unavailable for development.
R15	COL20	Civic Suite, Hockley Road, Rayleigh	Unallocated, Unpermissioned	Rayleigh	0.39	19	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Brownfield site. This site is unavailable for development.
18/00282/FUL	COL21	Council Offices, South Street and land at rear.	Extant Planning Application	Rochford	0.69	28	Residential / Employment	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Brownfield site. The site has potential to demonstrate suitability, availability and achievability within 5-15 years (subject to policy direction).
R16	COL22	Public Car Park, Southend Road, Hockley, SS5 4PZ	Unallocated, Unpermissioned	Hockley	0.24	9	Residential / Employment	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Brownfield site. This site is unavailable for development.

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
R17	COL25	Public Car Park, Old Ship Lane, Rochford, SS4 1DD	Unallocated, Unpermissioned	Rochford	0.04	2	Residential / Employment	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Brownfield site. The site has potential to demonstrate suitability, availability and achievability within 5-15 years (subject to policy direction).
R18	COL26	Back Lane Car Park, Rochford, SS4 1AY	Unallocated, Unpermissioned	Rochford	0.68	23	Residential / Employment	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Brownfield site. This site is unavailable for development.
R19	COL27	Freight House Car Park, Rochford, SS4 1BU	Unallocated, Unpermissioned	Rochford	0.4	14	Residential / Employment	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Brownfield site. This site is unavailable for development.
R20	COL28	Public Car Park, Websters Way, Rayleigh, SS6 8J	Unallocated, Unpermissioned	Rayleigh	0.91	29	Residential / Employment	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Brownfield site. This site is unavailable for development.
R21	COL29	Public Car Park, The Market, Hockley Road, Rayleigh	Unallocated, Unpermissioned	Hockley	0.25	9	Residential / Employment	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Brownfield site. This site is unavailable for development.
R22	COL30	Public Car Park, Castle Road, Rayleigh	Unallocated, Unpermissioned	Rayleigh	0.43	15	Residential / Employment	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Brownfield site. This site is unavailable for development.
R23	COL38	Former Play Space, Malvern Road, Ashingdon, SS5 5HZ	Unallocated, Unpermissioned	Hockley	0.1	4	Residential / Employment	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has potential to demonstrate suitability, availability and achievability within 5-15 years.
R24	COL56	Amenity Sites, Betts Farm Estate, Hockley (area e only), SS5 4UE	Unallocated, Unpermissioned	Hockley	0.03	2	Residential / Employment	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has potential to demonstrate suitability, availability and achievability within 5-15 years.

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
R25	COL65	21 London Hill, Rayleigh, Essex, SS6 7HW	Unallocated, Unpermissioned	Rayleigh	0.08	3	Residential / Employment	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has potential to demonstrate suitability, availability and achievability within 5-15 years.
R26	COL83	Open space, Millview Meadows, Rochford SS4 1	Unallocated, Unpermissioned	Rochford	2.88	80	Residential / Employment	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Whilst the site could be suitable for development, the availability of the site is unknown and, therefore, it cannot be considered deliverable at this stage.
R27	COL86	Public Garden, Southend Road, Rochford, SS4 1HA	Unallocated, Unpermissioned	Rochford	0.06	3	Residential / Employment	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Whilst the site could be suitable for development, the availability of the site is unknown and, therefore, it cannot be considered deliverable at this stage.
R28	COL88 COL89	Land Adjoining 57 South Street, Rochford, SS4 1BL	Unallocated, Unpermissioned	Rochford	0.04	7	Residential / Employment	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Brownfield site. The site has potential to demonstrate suitability, availability and achievability within 5-15 years.
R29	COL91	Vacant Land, Cagefield Road, Stambridge, SS4 2BE	Unallocated, Unpermissioned	Stambridge	0.01	1	Residential / Employment	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Whilst the site could be suitable for development, the availability of the site is unknown and, therefore, it cannot be considered deliverable at this stage.
R30	COL91A	Land adjacent 14 Hambro Close, Rayleigh, SS6 8BZ	Unallocated, Unpermissioned	Rayleigh	0.03	2	Residential / Employment	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Whilst the site could be suitable for development, the availability of the site is unknown and, therefore, it cannot be considered deliverable at this stage.
R31	COL91B	Land in and around Hartford Close and Maine Crescent, Rayleigh, SS6 9DQ	Unallocated, Unpermissioned	Rayleigh	0.04	2	Residential / Employment	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has potential to demonstrate suitability, availability and achievability within 5-15 years.
R32	COL91C	Land adjacent Malting Villas Road and Stambridge Road, Rochford, SS4 1AE	Unallocated, Unpermissioned	Rochford	0.03	2	Residential / Employment	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has potential to demonstrate suitability, availability and achievability within 5-15 years.

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
R33	COL96	Grass SLA, Appleyard Avenue, Hockley, SS5 5AY	Unallocated, Unpermissioned	Hockley	0.07	3	Residential / Employment	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Whilst the site could be suitable for development, the availability of the site is unknown and, therefore, it cannot be considered deliverable at this stage.
R34	ROC001	Sangster Court Church Road Rayleigh SS6 8PZ	Unallocated, Unpermissioned	Rayleigh	0.31	9	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Brownfield site. This site is unavailable for development.
R35	ROC002	Lime Court and Poplar Court Greensward Lane Hockley SS5 5HB	Unallocated, Unpermissioned	Hockley	0.6	18	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Brownfield site. This site is unavailable for development.
17/00102/FUL	ROC003	Former Adult Community College Rocheway Rochford SS4 1DQ	Extant Planning Permission	Rochford	1.05	60	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Site has planning permission for a 60 Unit Independent Living Residential House (Class C2). Please see 17/00102/FUL
BRF2	BRF2 ROC005	Eldon Way/Foundry Industrial Estate Hockley	Allocated Site (LDF, 2014)	Hockley	4.6	100	Mixed Use	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Brownfield site – identified for mixed-use redevelopment as Eldon Way Opportunity Area in Hockley Area Action Plan. The site has potential to demonstrate suitability, availability and achievability within 5-15 years.
CFS104(a)	BRF3 ROC006	Stambridge Mills Rochford	Allocated Site (LDF, 2014)	Rochford	1.84			**Please see CFS104(a)**	Please see CFS104(a)	Please see CFS104(a) for further details (Appendix D).
BRF4	**ROC007**	Rawreth Industrial Estate Rayleigh	Allocated Site (LDF, 2014)	Rayleigh	6.2			**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Whilst the site could be suitable for development, the availability of the site is unknown and, therefore, it cannot be considered deliverable at this stage. Employment Land Study recommends site be considered for re-allocation as employment use, given the land assembly constraints that exist.
R36	**ROC013**	Bullwood Hall Former Prison Block, Bullwood Hall Lane Hockley	Unallocated, Unpermissioned	Hockley	3.6	16	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has potential to demonstrate suitability, availability and achievability within 5-15 years.

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
16/00899/FUL	ROC017	Timber Grove London Road Rayleigh	Resolution to approve but not pursue	Rayleigh	3.03	83 to 91	Residential	**Planning Application: Resolution to approve but not pursue**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Planning Permission: Resolution to approve but not pursue.
20/00452/FUL	ROC022	Former Dairy Crest Site, Rear of 98 to 128 High Street, Rayleigh	Extant Planning Permission	Rayleigh	0.22	24	Mixed Use	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has planning permission for 24 dwellings. Please see 20/00452/FUL.
17/00750/FUL	ROC026	Brandy Hole Yacht Club Kingsman Farm Road Hullbridge	Extant Planning Permission	Farm	1.03	14	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has planning permission for 14 dwellings. Please see 17/00750/FUL for further details.
18/00625/OUT	ROC29	Fairways Garden Centre Hullbridge Road Rayleigh SS6 9QS	Extant Planning Permission	Rayleigh	1.17	16	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has planning permission for 16 dwellings. Please see 18/00625/OUT for further details.
19/00738/FUL	ROC30	Rochford Police Station Site Of 43 To 45 South Street Rochford Essex	Extant Planning Permission	Rochford	0.17	12	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has planning permission for 12 dwellings. Please see 19/00738/FUL for further details.
CFS100	**ROC32**	190 Lower Road Hullbridge SS5 6BD	Unallocated, Unpermissioned	Hullbridge	0.52	15	Residential	**Please see CFS100**	Please see CFS100	Please see CFS100 for further details (Appendix D).
CFS102(a)	**ROC33**	Rayleigh Garden Centre & Limehouse Nurseries Eastwood Road Rayleigh SS6 7LU	Unallocated, Unpermissioned	Rayleigh	1.02	30	Residential	**Please see CFS102(a)**	Please see CFS102(a)	Please see CFS102(a) for further details (Appendix D).

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
21/00502/FUL	ROC34	9 East Street Rochford SS4 1DB	Extant Planning Permission	Rochford	0.06	4	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has planning permission for 4 dwellings. Please see 21/00502/FUL for further details.
23/00273/ DPD3J	ROC35	The Old Bakehouse Back Lane Rochford SS4 1AY	Extant Planning Permission	Rochford	0.02	6	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has planning permission for 6 dwellings. Please see 23/00273/DPD3J for further details.
21/01242/LBC	ROC37	3 - 15 South Street Rochford SS4 1BW	Extant Planning Permission	Rochford	0.33	20	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has planning permission for 20 dwellings. Please see 21/01242/LBC for further details.
18/00282/FUL	ROC38	19 South Street Rochford SS4 1BL	Extant Planning Permission	Rochford	0.06	8	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has planning permission for 4 dwellings. Please see 18/00282/FUL for further details.
R37	ROC39	57 South Street Rochford SS4 1BL	Unallocated, Unpermissioned	Rochford	0.06	2	Residential	**Marginal Omission Site Option**	Not included in Reg.18 Technical Evidence Base Testing.	Whilst the site could be suitable for development, planning permission for 57 South Street, Rochford was refused at Appeal in July 2023. Flood risk needs to be considered. Given the small size of the site and history, it is not recommended this site is included in the Local Plan trajectory, but it could be counted as 'windfall' if and when permission is granted.
21/00845/ DPDP3J	ROC42	Site of 123 to 153 High Street Rayleigh	Extant Planning Permission	Rayleigh	0.25	16	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has planning permission for 16 dwellings. Please see 21/00845/DPDP3J for further details.
CFS105(a)	ROC43	Land North of Hambro Hill Rayleigh	Unallocated, Unpermissioned	Rayleigh	2.3	10	Residential	**Please see CFS105**	Please see CFS105	Please see CFS105(a) for further details (Appendix D).

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
22/00747/FUL	ROC44	Former MOT Test Facility 89 Eastwood Road Rayleigh	Extant Planning Permission	Rayleigh	0.1	9	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has planning permission for 9 dwellings. Please see 22/00747/FUL for further details.
24/00488/ DPDP3J	ROC45	First And Second Floors At 81 To 87 High Street Rayleigh	Extant Planning Permission	Rayleigh	0.03	9	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has planning permission for 9 dwellings. Please see 24/00488/DPDP3J for further details.
24/00383/FUL	ROC46	Stewards Elm Farm, Stewards Elm Farm Lane, Stambridge	Extant Planning Permission	Stambridge	0.50	6	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	The site has planning permission for 6 dwellings. Please see 24/00383/FUL for further details.
R38	ROC47 CFS158	St Lukes Place Dalys Road Rochford	Unallocated, Unpermissioned	Rochford	1.40	42 to 70	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing - Baseline Site	Brownfield site which falls within the settlement boundary of Rochford and is within the residential area. The site has potential to demonstrate suitability, availability and achievability within 5-15 years.

Source: Rochford District Council (2025)

Annex D Assessment of Call for Site Submissions (2015 – 31st October 2025)

Table D.1: Assessment of Call for Site Submissions (2015 – 31st October 2025)

8.8. Note: Comment summaries are brief, summarised accounts of more detailed assessment processes.

8.9. Note: These sites have been assessed and, where relevant, identified for further testing and consultation. They are not draft or proposed allocations at this stage.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS001	CFS001	Rayleigh Garden Centre, Eastwood Road, Rayleigh	Call for Sites Brownfield Register	Rayleigh	1.30	41	Residential	**See CFS102(a)**	See CFS102(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS001 & CFS102 will form part of the new Site Option CFS102(a). Please see CFS102(a) for further details.
CFS002	CFS002	Land b/t Rectory Rd and Hall Road, Hawkwell	Call for Sites	Hockley & Hawkwell	2.00	62	Residential	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but does not have a defensible boundary. The site is poorly related to the existing settlement of Hawkwell. This site is in close proximity to the Upper Roach Valley and sensitive landscapes, ancient woodland and internationally protected habitats. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS003	CFS003	Land at junction The Drive and Disraeli Rd, Rayleigh	Call for Sites	Rayleigh	0.39	11	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or directly adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. In addition, the site is heavily wooded and directly adjacent to the Grove Woods Local Wildlife Site, separately only by a narrow track. This forms part of an interconnected corridor of ecological sites across the Upper Roach Valley and impacts should be carefully considered. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS004	CFS004	Land in Little Wakering Road, Barling	Call for Sites	Great Wakering	0.79	26	Mixed	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Although the site is situated adjacent to an existing Tier 3 settlement, it did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as the majority of the site falls within Flood Zones 3 and 2. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given to its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS005	CFS005	Plot 13, South west side of London Rd, Rawreth	Call for Sites	Rawreth	0.18	7	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is discounted due to size as the site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2043) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall'. Consequently, whilst the site has not been considered appropriate to assess as an emerging Local Plan Site Option, this does not indicate that the principle of development could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS006	CFS006	Lane Field, Watery Lane, Hullbridge	Call for Sites	Hullbridge	3.85	116	Residential	**See CFS149(a)**	See CFS149(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS006, CFS149 & CFS149A will form part of the new Site Option CFS149(a). Please see CFS149(a) for further details.
CFS007	CFS007	Rear of Golden Cross Road, Ashingdon	Call for Sites	Rochford & Ashingdon	1.37	41	Residential	**See CFS126(a)**	See CFS126(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS007 & CFS126 will form part of the new Site Option CFS126(a). Please see CFS126(a) for further details.
CFS008	CFS008	Land at The Chase, Ashingdon	Call for Sites	Rochford & Ashingdon	0.27	10	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is not considered to be suitable for development. Although the site meets many of the criteria for the initial sifting in the Small Sites Assessment process, its heavily wooded nature raises concerns that it would not be viable or achievable to develop the site for housing whilst also fulfilling the mandatory requirements for Biodiversity Net Gain. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS008(a)	Parcel A in CFS008	Land at The Chase, Ashingdon (Land Parcel A)	Call for Sites	Rochford & Ashingdon	0.12	4	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is discounted due to size as the site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2043) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall'. Consequently, whilst the site has not been considered appropriate to assess as an emerging Local Plan Site Option, this does not indicate that the principle of development could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS008(b)	Parcel B in CFS008	Land at The Chase, Ashingdon (Land Parcel B)	Call for Sites	Rochford & Ashingdon	0.15	5	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is discounted due to size as the site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2043) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall'. Consequently, whilst the site has not been considered appropriate to assess as an emerging Local Plan Site Option, this does not indicate that the principle of development could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS009	CFS009	340-370 Eastwood Road, Rayleigh, Essex, SS6 7LW	Call for Sites	Rayleigh			Residential, Gypsy, Traveller & Travelling Showpeople pitches	**CFS Superseded**	See CFS217	CFS009 was re-submitted as a part of CFS127. Please see CFS127 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS010	CFS010	Roverdene, Ellesmere Road, Ashingdon	Call for Sites	Rochford & Ashingdon	0.60	18	Residential & Leisure / Recreation	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. In addition, the site would be unlikely to meet the prioritisation principles, given its isolated location which is not within reasonable walking distance of a range of services. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable to meet the District's housing need over the plan period.
CFS010(a)	Parcel N in CFS010	Roverdene, Ellesmere Road, Ashingdon (N side)	Call for Sites	Rochford & Ashingdon	0.43	13	Residential & Leisure / Recreation	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. In addition, the site would be unlikely to meet the prioritisation principles, given its isolated location which is not within reasonable walking distance of a range of services. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable to meet the District's housing need over the plan period.
CFS010(b)	Parcel S in CFS010	Roverdene, Ellesmere Road, Ashingdon (S side)	Call for Sites	Rochford & Ashingdon	0.17	5	Residential & Leisure / Recreation	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is discounted due to size as the site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2043) makes provision for part of delivery to come through ‘small sites’ (sites smaller than 0.25 hectares) as ‘windfall’. Consequently, whilst the site has not been considered appropriate to assess as an emerging Local Plan Site Option, this does not indicate that the principle of development could not be considered appropriate through the development management process, provided this can be sufficiently justified.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS011	CFS011	Land b/t Victoria Dr, Seaview Dr Gt Wakering	Call for Sites	Great Wakering	0.84	23	Residential & Health	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is almost totally covered by Flood Zone 2 and Flood Zone 3, according to the latest (2025) mapping by the Environment Agency and, as such, the site did not pass Initial Site Sifting principles. Whilst the site is located within Great Wakering (a Tier 3 settlement), it sits within an isolated exclave which is some distance from the main urban area. It is not anticipated that the scale of development that could be accommodated here could support delivery of enhancement of the required infrastructure and services in isolation. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. A further consideration is the site's location within the safety zone for MoD Shoeburyness, as designated by the Defence Infrastructure Organisation. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable to meet the District's housing need over the plan period.
CFS012	CFS012	Land East of bend, Gardiners Lane, Canewdon	Call for Sites	Canewdon	0.45	16	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS013	CFS013	Land at rear of Newton Hall Gardens, Ashingdon	Call for Sites	Rochford & Ashingdon	3.72	111	Residential, Employment, Open Spaces, Mixed or Cultural	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Ashingdon. This site contains areas of woodland (which could be retained) is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location regarding walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS014	CFS014	Land opposite 1 to 10 Disraeli Road, Rayleigh	Call for Sites	Rayleigh	0.70	23	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or directly adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. Site that separates this site from existing built-up area is heavily wooded and would appear to represent a logical Green Belt Boundary. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable to meet the District's housing need over the plan period.
CFS015	CFS015	Land SE of Lower Rd&Hullbridge Rd jtn, Hullbridge	Call for Sites	Hullbridge	2.33	70	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site is related well to the existing settlement of Hullbridge. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS015A	CFS015 Updates Submission Oct 2025.	Land SE of Lower Rd&Hullbridge Rd jtn, Hullbridge	Call for Sites	Hullbridge	-	-		**See CFS015**	See CFS015	Resubmission pertains to land already included in CFS015. Please see CFS015 for further details.
CFS016	CFS016	Tyndol, Chelmsford Road, Rawreth	Call for Sites	Rawreth	0.37	14	Residential / G&T	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or directly adjacent to a Tier 1, 2 or 3 settlement. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable to meet the District's housing need over the plan period. The site is also being promoted for Gypsy & Traveller use. It will be considered against the set of site selection principles for this use when these are published.
CFS017	CFS017	Greenacres, Victor Gardens, Hawkwell	Call for Sites	Hockley & Hawkwell	1.35	68	Residential , Leisure / Recreation, G&T	**Planning Permission Granted**	Included in emerging Local Plan Baseline	Planning Permission Granted
CFS018	CFS018	Land b/t The Grange & Red Roof, Ironwell Lane	Call for Sites	Hockley & Hawkwell	0.48	14	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site.	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up are of Hawkwell and has a defensible Green Belt boundary. The site is related well to the existing settlement of Hawkwell. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS019	CFS019	Land adj to Newhall Road and Lower Road, Hockley	Call for Sites	Hockley & Hawkwell	0.98	32	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is an isolated site, wholly in the Green Belt. It is not located within or directly adjacent to a Tier 1, 2 or 3 settlement. It is not anticipated that the scale of development that could be accommodated here could support delivery of enhancement of the required infrastructure and services in isolation. In addition, the site sits within the Coastal Protection Belt. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable to meet the District's housing need over the plan period.
CFS020	CFS020	Land r/o St Marys Church, Rectory Rd, Hawkwell	Call for Sites	Hockley & Hawkwell	3.79	94	Residential / Mixed	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Hawkwell. The site is poorly related to the existing settlement of Hawkwell. It is not anticipated that this scale of development could be accommodated in this location given the isolated nature of the site. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. The site is not in a sustainable location in terms of walking, cycling and/or public transport. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS021	CFS021	Land b/t Cynara&Holmfield, Canewdon Rd, Ashingdon	Call for Sites	Rochford & Ashingdon	0.34	14	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is an isolated site, wholly in the Green Belt. It is not located within or directly adjacent to a Tier 1, 2 or 3 settlement. It is not anticipated that the scale of development that could be accommodated here could support delivery of enhancement of the required infrastructure and services in isolation. In addition, the site sits within the Coastal Protection Belt. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS022	CFS022	Meadowbrook Farm, Ironwell Lane, Rochford	Call for Sites	Rochford & Ashingdon	7.94	238	Mixed	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Although the site is situated adjacent to an existing Tier 2 settlement, the site is largely covered by Flood Zone 2 and Flood Zone 3, according to the latest (2025) mapping by the Environment Agency and, as such, the site did not pass Initial Site Sifting principles. An element of the site (the previously-developed agricultural/equestrian use) has already been developed for a small number of bungalows but this limits the options for the remainder of the site. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location due to flood risk and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS022(a)	Parcel A of CFS022	Meadowbrook Farm, Ironwell Lane, Rochford	Call for Sites	Rochford & Ashingdon	4.94	148	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Although the site is situated adjacent to an existing Tier 2 settlement, the site is largely covered by Flood Zone 2 and Flood Zone 3, according to the latest (2025) mapping by the Environment Agency and, as such, the site did not pass Initial Site Sifting principles. An element of the site (the previously-developed agricultural/equestrian use) has already been developed for a small number of bungalows but this limits the options for the remainder of the site. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location due to flood risk and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS022(b)	Parcel B of CFS022	Meadowbrook Farm, Ironwell Lane, Rochford	Call for Sites	Rochford & Ashingdon	0.96	29	Residential / Leisure / Recreation / Health	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Although the site is situated adjacent to an existing Tier 2 settlement, the site is largely covered by Flood Zone 2 and Flood Zone 3, according to the latest (2025) mapping by the Environment Agency and, as such, the site did not pass Initial Site Sifting principles. An element of the site (the previously-developed agricultural/equestrian use) has already been developed for a small number of bungalows but this limits the options for the remainder of the site. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location due to flood risk and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS023	CFS023	Land north and east of Malvern Road, Hockley	Call for Sites	Hockley & Hawkwell	4.94	139	Residential	**See CFS023(a)**	See CFS023(a)	This site is suitable to be identified as a 'Marginal Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS023, CFS197, CFS198, CFS199, CFS200, CFS201 & CFS206 will form part of the new Site Option CFS023(a). Please see CFS023(a) for further details.
CFS023(a)	CFS023 CFS197 CFS198 CFS199 CFS200 CFS201 CFS206 Updated Submission, Oct 2025	Land north and east of Malvern Road, Hockley	Call for Sites	Hockley & Hawkwell	7.31	**174**	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received an Amber RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Hockley and has a defensible Green Belt boundary. The site relates well to the existing settlement of Hockley. This site is not wholly or mostly within Flood Zones 2 or 3. The site is in proximity to the Local Wildlife Site 'Beckney Wood', an Ancient Woodland, and appropriate mitigation/buffers would be required. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS024	CFS024	Land north of Merryfields Avenue, Hockley	Call for Sites	Hockley & Hawkwell	0.96	39	Residential / Leisure / Recreation / Health	Clear Omission Site Option	Not Included in Reg.18 Technical Evidence Base Testing	The site is immediately adjacent to a Local Wildlife Site, Marylands Nature Reserve, and effectively forms an extension to that site. The vast majority of the site is heavily wooded, which raises concerns that it would not be viable or achievable to develop the site for housing whilst also fulfilling the mandatory requirements for Biodiversity Net Gain. In addition, parts of the site are less than 50m from an ancient woodland at Maryland Wood. Between these two protected sites, the narrow shape of the site would render it unrealistic and unviable to have a reasonable buffer to protected sites whilst also incorporating a sufficient quantum of housing to help meet the District's housing need as a site allocation. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS025	CFS025	Land south of Montefiore Avenue, Rayleigh	Call for Sites	Rayleigh	0.52	17	Mixed	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is an isolated site, wholly in the Green Belt. It is not located within or directly adjacent to a Tier 1, 2 or 3 settlement. It is not anticipated that the scale of development that could be accommodated here could support delivery of enhancement of the required infrastructure and services in isolation. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS026	CFS026	Land east side of Kingsway, Hullbridge	Call for Sites	Hullbridge	0.48	14	Residential	**See CFS026(a)**	See CFS026(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined site CFS026 & CFS120 will form part of the new Site Option CFS026(a). Please see CFS026(a) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS026(a)	CFS026 CFS120	Land east side of Kingsway, Hullbridge	Call for Sites	Hullbridge	0.62	18	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Hullbridge. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in terms of walking, cycling and public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS027	CFS027	Land north of Bull Lane, Rayleigh	Call for Sites	Rayleigh	4.62	114	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Although the site is situated adjacent to an existing Tier 1 settlement, the majority of the site falls within he designated Special Landscape Area, and designated Area of Ancient Landscape, of the Upper Roach Valley and, as such, did not pass Initial Site Sifting principles. The public feedback from the 2021 Spatial Options Regulation 18. public consultation was conclusive that the Upper Roach Valley should be protected from development. On balance, it is deemed that, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS028	CFS028	Land adjacent to Brayside, Brays Lane, Rochford	Call for Sites	Rochford & Ashingdon	0.10	6	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. It does not, therefore, meet the Small Sites Assessment Criteria. The emerging Rochford Local Plan makes provision for part of delivery to come through ‘small sites’ (sites smaller than 0.25 hectares) as ‘windfall.’ Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process, provided this can be sufficiently justified.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS029	CFS029	Land at Turrett Farm, Napier Road, Rayleigh	Call for Sites	Rayleigh	0.91	27	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt and a proportion of the site falls within the Upper Roach Valley, meaning mitigation will need to be carefully considered. The site relates well to the existing settlement of Rayleigh. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS030	CFS030	Creek View, Beckney Avenue, Hockley	Call for Sites	Hockley & Hawkwell	0.17	7	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. It does not, therefore, meet the Small Sites Assessment Criteria. The emerging Rochford Local Plan makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall.' Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS031	CFS031	Land north of Rawreth Ln & east of Parkhurst Dr, Rayleigh	Call for Sites	Rayleigh	0.85	26	Residential	**See CFS031(a)**	See CFS031(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS031 & CFS220 will form part of the new Site Option CFS31(a). Please see CFS031(a) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS031(a)	CFS031 CFS220	Land north of Rawreth Ln & east of Parkhurst Dr, Rayleigh	Call for Sites	Rayleigh	2.33	37	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. This site is not wholly or mostly within Flood Zones 2 or 3. This site contains areas of woodland but is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis
CFS032	CFS032	Land west of Pudsey Hall Lane, Canewdon	Call for Sites	Canewdon	0.80	26	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is an isolated site, wholly in the Green Belt. It is not located within or directly adjacent to a Tier 1, 2 or 3 settlement. It is not anticipated that the scale of development that could be accommodated here could support delivery of enhancement of the required infrastructure and services in isolation. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS033	CFS033	Land south of Pooles Lane, Hullbridge	Call for Sites	Hullbridge	5.26	132	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Hullbridge and has a defensible Green Belt boundary. This site is partially within Flood Zones 2 or 3. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS034	CFS034	Land adj Newhouse Farm, Poynters Ln, Gt Wakering	Call for Sites	Great Wakering	1.54	50	Residential	**See CFS097(a)**	See CFS097(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS034 & CFS097 will form part of the new Site Option CFS097(a). Please see CFS097(a) for further details.
CFS035	CFS035	Land west & north of Rochford Hall, Hall Rd, Rochford	Call for Sites	Rochford & Ashingdon	1.44	44	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site is adjacent to a Grade I listed building (Rochford Hall). Consequently, development of a high density here is expected to have a detrimental impact on the character of the Grade I building and may not be appropriate. Whilst the site has not been considered appropriate to for inclusion as a site allocation, the location is otherwise broadly sustainable in terms of proximity to amenities and transport links and this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process.
CFS036	CFS036	Land adj to Rectory Terrace, Rectory Rd, Hawkwell	Call for Sites	Hockley & Hawkwell	0.31	10	Residential	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt, adjacent to the built-up area of Hawkwell. The site is poorly related to the existing settlement of Hawkwell. It is not anticipated that this scale of development could be accommodated in this location given the isolated nature of the site. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has development and access constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Small Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS037	CFS037	The Ramblers & Dahlia Lodge, Eastwood Rise, Leigh	Call for Sites	Rayleigh	1.43	43	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but includes previously developed land, and is adjacent to the built-up area of Eastwood & Rayleigh. It has a defensible Green Belt boundary. This site is not wholly or mostly within Flood Zones 2 or 3. This site could contain environmental constraints and is adjacent to the Local Wildlife Site 'Edward Hall Park', meaning mitigation and buffers are likely to be required. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS038	CFS038	Plots 138/139/140, Lyndhurst Rd, Ashingdon	Call for Sites	Rochford & Ashingdon	0.20	8	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. It does not, therefore, meet the Small Sites Assessment Criteria. The emerging Rochford Local Plan makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall.' Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS039	CFS039	Plots 1/2/3 New Hall Estate,Greensward Ln,Hockley	Call for Sites	Hockley & Hawkwell	0.18	7	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. It does not, therefore, meet the Small Sites Assessment Criteria. The emerging Rochford Local Plan makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall.' Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS040	CFS040	Eastview House & Haslemere, Church Road, Hockley	Call for Sites	Hockley & Hawkwell	1.11	40	Residential	**Planning Permission Granted**	Not Included in Reg.18 Technical Evidence Base Testing	Planning Permission Granted

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS041	CFS041	La Vallee Farm, Lower Road, Hockley	Call for Sites	Hockley & Hawkwell	3.16	89	Residential	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. The site includes a small area of previously developed land but is located within the Green Belt and is isolated from the built-up area of Hullbridge. The wider site is poorly related to the existing settlement of Hullbridge. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS042	CFS042	Tower Farm, Lower Road, Hullbridge	Call for Sites	Hullbridge	2.48	74	Residential	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. The site includes a small area of previously developed land but is located within the Green Belt and is isolated from the built-up area of Hullbridge. The wider site is poorly related to the existing settlement of Hullbridge. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS043	CFS043	Bolt Hall Farm, Lark Hill Road, Canewdon	Call for Sites	Canewdon	8.38	192	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site is considered to be isolated and wholly in the Green Belt. It is not located within or directly adjacent to a Tier 1, 2 or 3 settlement. It is not anticipated that the scale of development that could be accommodated here could support delivery of enhancement of the required infrastructure and services in isolation. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS044	CFS044	15 Southview Cl,270 Eastwood Rd,Acacia Nurs,Rayleigh	Call for Sites	Rayleigh	3.76	113	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. This site is partially within Flood Zones 2 or 3, but sufficient developable area remains beyond this. This site contains woodland, the impact o which will need to be managed, but is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS045(a)	CFS045	Belchamps Scout Site, Holyoak Lane, Hawkwell	Call for Sites	Hockley & Hawkwell	9.28		Residential / Mixed	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site is directly adjacent to the SSSI of Hockley Woods, whilst designated Ancient Woodland covers a proportion of the site itself. Furthermore, around half the site falls within the Upper Roach Valley designated Special Landscape Area, and designated Area of Ancient Landscape. Development of this scale is anticipated to have a significant impact on the character of this area. The public feedback from the 2021 Spatial Options Regulation 18. public consultation was conclusive that the Upper Roach Valley should be protected from development The heavily wooded nature of much of the site, along with the protected environmental designations, raises concerns that it would not be viable or achievable to develop the site for housing whilst also fulfilling the mandatory requirements for Biodiversity Net Gain. In addition to this, the site is considered an important local asset for young people to learn skills and experience a range of recreational activities through the Scouts. A representation during the 2021 Spatial Options consultation indicated the Scouts have denied the site is available for development. On balance, the site did not pass Initial Site Sifting principles, is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS045(b)	CFS045	Belchamps Scout Site, Holyoak Lane, Hawkwell	Call for Sites	Hockley & Hawkwell	0.93	28	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site is directly adjacent to the SSSI of Hockley Woods, whilst designated Ancient Woodland covers a proportion of the site itself. Furthermore, around half the site falls within the Upper Roach Valley designated Special Landscape Area, and designated Area of Ancient Landscape. Development of this scale is anticipated to have a significant impact on the character of this area. The public feedback from the 2021 Spatial Options Regulation 18. public consultation was conclusive that the Upper Roach Valley should be protected from development The heavily wooded nature of much of the site, along with the protected environmental designations, raises concerns that it would not be viable or achievable to develop the site for housing whilst also fulfilling the mandatory requirements for Biodiversity Net Gain. In addition to this, the site is considered an important local asset for young people to learn skills and experience a range of recreational activities through the Scouts. A representation during the 2021 Spatial Options consultation indicated the Scouts have denied the site is available for development. On balance, the site did not pass Initial Site Sifting principles, is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS046	CFS046	Plots 37-39 Ashingdon Park Estate, Arundel Rd, Ashingdon	Call for Sites	Rochford & Ashingdon	0.19	7	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. It does not, therefore, meet the Small Sites Assessment Criteria. The emerging Rochford Local Plan makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall.' Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS047	CFS047	36 Connaught Road, Rayleigh	Call for Sites	Rayleigh	0.37	14	Residential	**CFS Superseded**	See CFS047A	CFS047 was re-submitted as a part of CFS047A in October 2025. Please see CFS047A for further details.
CFS047A	CFS047 (Updated Submission, Oct 2025)	36 Connaught Road, Rayleigh	Call for Sites	Rayleigh	0.40	10	Residential	**See CFS047(a)**	See CFS047(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS047A, CFS089 & CFS178 will form part of the new Site Option CFS047(a). Please see CFS047(a) for further details.
CFS047(a)	CFS047A CFS089 CFS178	Land rear of Rutland, The Drive, Rayleigh	Call for Sites	Rayleigh	0.68	17	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Rayleigh. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS048	CFS048	287 Daws Heath Road, Rayleigh	Call for Sites	Rayleigh	1.38	41	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received an Amber RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS049	CFS049	72 Main Road, Hawkwell	Call for Sites	Hockley & Hawkwell	0.24	9	Residential	**CFS Superseded**	See CFS262	CFS049 was re-submitted as a part of CFS262. Please see CFS047A for further details.
CFS050	CFS050	Former Adult Community College, Rocheway, Rochford	Call for Sites	Rochford & Ashingdon	3.10	84	Residential	**CFS Superseded**	See CFS050(a)	CFS050 was re-submitted as CFS050(a) in October 2025. Please see CFS050(a) for further details.
CFS050(a)	N.A. (New Submission, Oct 2025)	Former Adult Community College, Rocheway, Rochford	Call for Sites	Rochford & Ashingdon	2	50	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Rochford. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. Development of the site would have to include the relocation of existing sport facilities. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS051	CFS051	Plots 74 to 79 Fambridge Road, Ashingdon	Call for Sites	Rochford & Ashingdon	0.40	14	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS052	CFS052	Land north of Merrifields, Lark Hill Road, Canewdon	Call for Sites	Canewdon	3.91	106	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site is considered to be isolated and wholly in the Green Belt. It is not located within or directly adjacent to a Tier 1, 2 or 3 settlement. It is not anticipated that the scale of development that could be accommodated here could support delivery of enhancement of the required infrastructure and services in isolation. The site also falls within the Coastal Protection Belt. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS053	CFS053	Land south of 38 and 39 Wellington Road, Rayleigh	Call for Sites	Rayleigh	4.77	123	Residential	**CFS Superseded**	See CFS053(a)	CFS053 was re-submitted as CFS053(a) in October 2025 with a revised boundary. Please see CFS053(a) for further details.
CFS053(a)	CFS053 Updated Submission, Oct 2025	Land south of 38 and 39 Wellington Road, Rayleigh	Call for Sites	Rayleigh	2.60	90	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing –Urban Extension	This site received an Amber RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Rayleigh and has a defensible Green Belt boundary. The site relates well to the existing settlement of Rayleigh. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away ancient woodland and internationally protected habitats, although it is close to the boundary of the Upper Roach Valley Special Landscape Area and the impact will need management. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS054	CFS054	Land rear of 17 and 19 South View Close, Rayleigh	Call for Sites	Rayleigh	1.75	52	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing –Urban Extension	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. This site is partially within Flood Zones 2 or 3, but sufficient developable area sits outside this. This site contains woodland but is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS055	CFS055	Fairlawns Farm, Arterial Road, Rayleigh	Call for Sites	Rayleigh	5.33	126	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site is considered to be isolated and wholly in the Green Belt. It is not located within or directly adjacent to a Tier 1, 2 or 3 settlement. It is not anticipated that the scale of development that could be accommodated here could support delivery of enhancement of the required infrastructure and services in isolation. The sit was originally also available for employment use, however we understand a recent planning approval for a battery storage facility on this site has been granted, whilst a committed scheme of major highways works at Fairglen Interchange will also encroach on the site/ This would indicate the site is no longer available or suitable for consideration.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS056	CFS056	Stewards Yard, Wakering Road, Great Wakering	Call for Sites	Great Wakering	1.11	33	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site is considered to be isolated and wholly in the Green Belt. It is not located within or directly adjacent to a Tier 1, 2 or 3 settlement. It is not anticipated that the scale of development that could be accommodated here could support delivery of enhancement of the required infrastructure and services in isolation. According to the latest 2025 Environment Agency maps, over 50% of the site falls within Flood Zone 3, with a further portion of the site in Flood Zone 2, which presents issues for its suitability. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS057	CFS057	Land east of Star Ln & north of Poynters Ln, Gt Wakering	Call for Sites	Canewdon	73.58	1001	Residential	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Great Wakering. The wider site is poorly related to the existing settlement of Great Wakering and has implications in terms of the Green Belt adjoining neighbouring Shoeburyness. It is not anticipated that this scale of development could be accommodated in this location. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. In addition, the site contains a Local Wildlife Site and an existing allocation for new employment space, which the evidence base supports coming forward. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS058	CFS058	Land south of Anchor Lane, Canewdon	Call for Sites	Canewdon	8.73	194	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Canewdon is a small and isolated village with limited amenities and public transport options. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the irregular nature of local bus provision (situated over 800m from a bus route served by a frequent or semi-frequent service) and limited local infrastructure/service provision. There are also questions about whether the scale, position and defensible Green Belt boundary of the site relates well to the existing village. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS059	CFS059	Land at Sandhill Road, Eastwood	Call for Sites	Rayleigh	0.58	17	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Eastwood and Rayleigh. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS060	CFS060	Land west of Little Wakering Road, Little Wakering	Call for Sites	Great Wakering	0.87	25	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Little Wakering. This site is partially within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS061	CFS061	Land b/t Lambourne Hall Rd&Gardiners Ln,Canewdon	Call for Sites	Canewdon	4.35	112	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Canewdon is a small and isolated village with limited amenities and public transport options. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the irregular nature of local bus provision (situated over 800m from a bus route served by a frequent or semi-frequent service) and limited local infrastructure/service provision. In addition, the site is directly adjacent to Local WIldlife Site R31 - The Finches - which comprises young woodland and scrub with patches of grassland and a central pond, together with adjacent road verges along Gardeners Lane. The site, including the verges, is notable as having on of Essex's largest populations of glow worms. The necessary works and subsequent development and habitation of the site is likely to cause disturbance to this unique habitat. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS062	CFS062	Land north of Lambourne Hall Rd, Canewdon	Call for Sites	Canewdon	5.79	141	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Canewdon is a small and isolated village with limited amenities and public transport options. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the irregular nature of local bus provision (situated over 800m from a bus route served by a frequent or semi-frequent service and limited local infrastructure/service provision. There are also questions about whether the scale, position and defensible Green Belt boundary of the site relates well to the existing village. The site also sits within the Coastal Protection Belt and risks an impact on this protected landscape. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS063	CFS063	Land south of Watts Lane, Rochford	Call for Sites	Rochford & Ashingdon	1.50	58	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension.	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Rochford. This site is partly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS064	CFS064	Land north and east of Folly Chase, Hockley	Call for Sites	Hockley & Hawkwell	9.05	214	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**N.A. (Site Withdrawn)**	N.A. (Site Withdrawn)	CFS Withdrawn
CFS065	CFS065	Land east of Shoebury Rd & south of New Road,Gt Wakering	Call for Sites	Great Wakering	14.96	335	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Great Wakering. The site is not in a sustainable location in relation to walking, cycling and/or public transport. The site is located within the Ministry of Deference safeguarding zone. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis
CFS066	CFS066	Circus Field, land west of Southend Road, Rochford	Call for Sites	Rochford & Ashingdon	1.29	40	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension.	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Rochford and has a defensible Green Belt boundary. The site relates well to the existing settlement of Rochford. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. The site would, however, require consideration of the public safety zone for nearby Southend Airport, to ensure development safely located. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS067	CFS067	Three Ashes, land south of Tinkers Lane, Rochford	Call for Sites	Rochford & Ashingdon	11.50	265	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**CFS Superseded**	See CFS067(a)	CFS067 was re-submitted as CFS067(a) in October 2025 with a revised boundary. Please see CFS067(a) for further details.
CFS067(a)	CFS067 Updated Submission, Oct 2025	Three Ashes, land south of Tinkers Lane, Rochford	Call for Sites	Rochford & Ashingdon	11.50	200	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt and is adjacent to the built-up area of Rochford. This site is not wholly or mostly within Flood Zones 2 or 3. The site is located within the London Southend Airport safety zone. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS068	CFS068	Land at Lower Wyburns Farm, south of Daws Heath Rd,Rayleigh	Call for Sites	Rayleigh	3.60	96	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**See CFS068(a)**	See CFS068(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS068 & CFS069 will form part of the new Site Option CFS068(a). Please see CFS068(a) for further details.
CFS068(a)	CFS068 CFS069	Land at Lower Wyburns Farm, south of Daws Heath Rd,Rayleigh	Call for Sites	Rayleigh	4.56	215	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing –Urban Extension	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Rayleigh. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS069	CFS069	Land at Lower Wyburns Farm, north of Daws Heath Rd,Rayleigh	Call for Sites	Rayleigh	0.96	31	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**See CFS068(a)**	See CFS068(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS068 & CFS069 will form part of the new Site Option CFS068(a). Please see CFS068(a) for further details.
CFS070	CFS070	Land south of Conway Ave, west of Shoebury Rd,Gt Wakering	Call for Sites	Great Wakering	5.00	150	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Great Wakering and has a defensible Green Belt boundary. The site relates well to the existing settlement of Great Wakering. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is adjacent to the Ministry of Deference Safeguarding Zone, which would require consideration. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. It has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS071	CFS071	Land north of Barling Road, Barling	Call for Sites	North East Southend Area of Search	4.29	111	Housing	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a strategic-scale combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS072	CFS072	Land south of Cagefield Rd & east of Stambridge Rd,Stambridge	Call for Sites	Stambridge	4.92	167	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Stambridge is a small and isolated village with limited amenities and public transport options. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the irregular nature of local bus provision (situated over 800m from a bus route served by a frequent or semi-frequent service and limited local infrastructure/service provision. Parts of the site to the South and West fall within Flood Zones 3 and 2, according to the latest 2025 Environment Agency map. The site also sits within the Coastal Protection Belt and risks an impact on this protected landscape. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS073	CFS073	Land north of Cagefield Rd & east of Stambridge Rd,Stambridge	Call for Sites	Stambridge	2.74	74	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Stambridge is a small and isolated village with limited amenities and public transport options. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the irregular nature of local bus provision (situated over 800m from a bus route served by a frequent or semi-frequent service and limited local infrastructure/service provision. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS074	CFS074	Land south of Mount Bovers Lane, Hockley	Call for Sites	Hockley & Hawkwell	22.80	350	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The majority of the site falls within the Upper Roach Valley designated Special Landscape Area, and designated Area of Ancient Landscape.. The public feedback from the 2021 Spatial Options Regulation 18. public consultation was conclusive that the Upper Roach Valley should be protected from development. In addition, it is within 200m of the ancient woodland 'Gusted Hall Woods' and 'Potash Wood' . Development of this scale is anticipated to have a significant impact on the character of this area. The site is also a significant walking distance from existing facilities within Hawkwell and does not relate well to the existing settlement pattern. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS075	CFS075	Land at Canewdon Hall Farm, Canewdon	Call for Sites	Canewdon	6.17	150	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Canewdon is a small and isolated village with limited amenities and public transport options. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the irregular nature of local bus provision (situated over 800m from a bus route served by a frequent or semi-frequent service and limited local infrastructure/service provision. There are also questions about whether the scale, position and defensible Green Belt boundary of the site relates well to the existing village. The site also sits within the Coastal Protection Belt and risks an impact on this protected landscape. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS076	CFS076	Land to the north of Sutton Road, Rochford	Call for Sites	North East Southend AoS	7.78	191	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	According to the latest 2025 Environment Agency maps, over 50% of the site falls within Flood Zone 3, with a further portion of the site in Flood Zone 2, which presents issues for its suitability. In isolation, the site is isolated from existing settlements, services and amenities. The north-western corner of the site is also situated within the Coastal Protection Belt. This land also falls within the scope of one of the potential strategic growth options being considered within the Reg.18 stage (Land North of Southend). Further consideration is required as to how or if this site contributes to this spatial strategy (subject to further masterplanning exercises to define the strategic growth area). On balance, it is not deemed to be a sustainable location in its own right and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS077	CFS077	Land to the north of Great Wheatley Road, Rayleigh	Call for Sites	Rayleigh	11.27	263	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural	**CFS Superseded**	**See CFS077(a)**	CFS077 was re-submitted as CFS077(a) in October 2025 with a revised boundary. Please see CFS077(a) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS077(a)	N.A. (New Submission, Oct 2025)	Land to the north of Great Wheatley Road, Rayleigh	Call for Sites	Rayleigh	5.00	140	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing –Urban Extension	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Rayleigh. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. It is in a sustainable location in relation to walking, cycling and/or public transport. It would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS078	CFS078	Land w/Cherry Orchard Way&s/CO Ln, Rochford	Call for Sites	Rochford & Ashingdon	15.85	360	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is isolated and wholly within the Green Belt outside of a tier 1 or tier 2 settlement, being on the edge of the very small hamlet of Stroud Green. The site does not fall within 800m of a stop for a bus route served by a frequent or semi-frequent service. The majority of the site is situated within the designated Special Landscape Area, and designated Area of Ancient Landscape, of the Upper Roach Valley and adjoins the Cherry Orchard country park. The southern area of the site is covered by Flood Zone 2 and Flood Zone 3. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. It is not anticipated that the scale of development that could be accommodated here could support delivery of enhancement of the required infrastructure and services in isolation. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS079	CFS079	Land w/Cherry Orchard Way and e/CO Ln, Rochford	Call for Sites	Rochford & Ashingdon	2.79	74	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1 or Tier 2 Settlement. The site is poorly related to the existing nearest settlements of Stoud Green and Rochford. This site is adjacent to the Upper Roach Valley. It is not anticipated that this scale of development could be accommodated in this location. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS080	CFS080	Land east of Cherry Orchard Way, Rochford	Call for Sites	Rochford & Ashingdon	5.63	135	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1 or Tier 2 Settlement. The site is poorly related to the existing nearest settlements of Stoud Green and Rochford. It is not anticipated that this scale of development could be accommodated in this location. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has development constraints and feasibility challenges (including the presence of a large number of playing pitches) and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS081	CFS081	Land at Stroud Green, north of Hall Road, Rochford	Call for Sites	Rochford & Ashingdon	12.40	288	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1 or Tier 2 settlement and does not have a defensible Green Belt boundary. This site is not wholly or mostly within Flood Zones 2 or 3. It is not anticipated that this scale of development could be accommodated in Stroud Green, but it does not relate well to any larger settlement, including Rochford (which it would form an isolated, yet detached, finger of). Development would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS082	CFS082	Land between Ironwell Lane & Hall Road, Hawkwell	Call for Sites	Hockley & Hawkwell	41.95	967	Residential	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1 or Tier 2 settlement and does not have a defensible Green Belt boundary. This site is not wholly or mostly within Flood Zones 2 or 3. This site is adjacent to the Upper Roach Valley. It is not anticipated that this scale of development could be accommodated in Stroud Green, but it does not relate well to any larger settlement, including Rochford (which it would form an isolated, yet detached, finger of). Development would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS083	CFS083	Land south of Hall Rd&west of Ark Lane, Rochford	Call for Sites	Rochford & Ashingdon	11.26	264	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is isolated and wholly within the Green Belt outside of a tier 1 or tier 2 settlement, being on the edge of the very small hamlet of Stroud Green. The site does not fall within 800m of a stop for a bus route served by a frequent or semi-frequent service. The entirety of the site is situated within the designated Special Landscape Area, and designated Area of Ancient Landscape, of the Upper Roach Valley and it is close to the Cherry Orchard country park. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. It is not anticipated that the scale of development that could be accommodated here could support delivery of enhancement of the required infrastructure and services in isolation. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS084	CFS084	Land south of Hall Road, Rochford	Call for Sites	Rochford & Ashingdon	10.65	320	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received an Amber RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing development on Hall Road. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS085	CFS085	Land west&north of Rochford Hall,Hall Rd,Rochford	Call for Sites	Rochford & Ashingdon	1.34	78	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site is adjacent to a Grade I listed building (Rochford Hall). Consequently, development of a high density here is expected to have a detrimental impact on the character of the Grade I building and may not be appropriate. Whilst the site has not been considered appropriate to for inclusion as a site allocation, the location is otherwise broadly sustainable in terms of proximity to amenities and transport links and this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process, provided sufficient care was taken in relation to heritage impacts.
CFS086	CFS086	Lnd b/t Rivendell&Brookside,Napier Rd,Rayleigh	Call for Sites	Rayleigh	0.30	11	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Rayleigh. The site relates well to the existing settlement of Rayleigh. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS087	CFS087	Land b/t Western Road&Weir Farm Road, Rayleigh	Call for Sites	Rayleigh	4.66	140	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing –Urban Extension	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Rayleigh. The site relates well to the existing settlement of Rayleigh. This site is not wholly or mostly within Flood Zones 2 or 3. This site is partly wooded but is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS088	CFS088	Land b/t The Brambles&Bo Via,Clements Hall Ln	Call for Sites	Hockley & Hawkwell	0.22	10	Residential	**See CFS242(a)**	See CFS242(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS088 & CFS242 will form part of the new Site Option CFS242(a). Please see CFS242(a) for further details.
CFS089	CFS089	Land adjacent to Dunsmure, The Drive, Rayleigh	Call for Sites	Rayleigh	0.15	7	Residential	**See CFS047(a)**	See CFS047(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS047, CFS089 & CFS178 will form part of the new Site Option CFS047(a). Please see CFS047(a) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS090	CFS090	Land south of Paglesham Road, Paglesham East End	Call for Sites	Paglesham	0.38	13	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site does not meet the initial sifting requirements of our Small Sites Assessment Criteria. Paglesham is a very small and isolated village with extremely limited amenities and public transport options. As such, it falls outside of Tiers 1-3 of the Settlement Hierarchy. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the irregular nature of local bus provision (situated over 800m from a bus route served by a frequent or semi-frequent service and almost no local infrastructure/service provision. In addition, the site falls entirely within Flood Zone 3 and also sits within the Coastal Protection Belt and risks an impact on this protected landscape. It is also situated within a conservation area, further limiting development scope. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS091	CFS091	Land on the north-west side of Greensward Lane, east of Harrogate Drive, Hockley	Call for Sites	Hockley & Hawkwell	11.24	337	Residential / Health / Leisure / Recreation	**N.A. (Site Withdrawn)**	N.A. (Site Withdrawn)	CFS Withdrawn
CFS092	CFS092	Moat Farm, Chelmsford Rd, Rawreth, Wickford	Call for Sites	Rochford Borders AoS	0.52	16	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site does not meet the principles for initial site sifting as it falls wholly within Flood Zones 2 and 3, according to the latest 2025 Environment Agency maps. In addition, it is an isolated site which does not sit within or adjacent to a Tier 1-3 settlement. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS093	CFS093	Greenacres&adjacent land,Victor Gdns, Hawkwell	Call for Sites	Hockley & Hawkwell	0.96	29	Residential	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, adjacent to the built-up area of Hawkwell. The site is poorly related to the existing settlement of Hawkwell. This site is in proximity to heritage assets and is heavily wooded. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS094	CFS094	Land west of Ash Green, Canewdon	Call for Sites	Canewdon	0.47	14	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Canewdon and is of a scale which is deemed more proportionate to the size of the village than other promoted sites. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. It is, however, close to a listed building and the heritage impact would require further consideration. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS095	CFS095	Peggle Meadow, Southend Road, Rochford	Call for Sites	Rochford & Ashingdon	3.83	117	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but adjoins the build-up area of Rochford. The site relates well to the existing settlement of Rochford. This site is not wholly or mostly within Flood Zones 2 or 3 and is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. Given the location, it may be considered in conjunction with nearby strategic sites in the CFS260 area. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS096	CFS096	43-45 South Street, Rochford	Call for Sites	Rochford & Ashingdon	0.18	14	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing – Baseline Site	Planning Permission Granted.
CFS097	CFS097	Tithe Park, Poynters Lane, Great Wakering	Call for Sites	Great Wakering	34.21	749	Residential / Cultural / Other	**See CFS097(a)**	See CFS097(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS034 & CFS097 will form part of the new Site Option CFS097(a). Please see CFS097(a) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS097(a)	CFS034 CFS097 Updated Submission Oct 2025	Tithe Park, Poynters Lane, Great Wakering	Call for Sites	Great Wakering	34.54	950	Mixed	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Strategic & Large-Scale Development	This site received a Yellow RAYG score under the Site Assessment Criteria. The site is located in the Green Belt but adjoins the built-up area of Shoeburyness. The site presents an opportunity to deliver large-scale growth (+500 dwellings). Pursuing large-scale development could deliver the infrastructure and service enhancements required to support growth, provided appropriate mitigation measures were included. The site is situated in a relatively sustainable location in respect of walking, cycling and public transport links and proximity to amenities, largely through its adjacency to Shoeburyness. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS098	CFS098	Land north of Napier Road, Rayleigh	Call for Sites	Rayleigh	1.70	51	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing –Urban Extension	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Rayleigh and has a defensible Green Belt boundary. The site relates well to the existing settlement of Rayleigh. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS099	CFS099	Land west of Hullbridge	Call for Sites	Hullbridge	37.82	851	Residential	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, adjacent to the built-up area of Hullbridge. The site is poorly related to the existing settlement of Hullbridge. It is in proximity to sensitive landscapes and internationally protected habitats. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS100	CFS100	Nevendon Salvage&adj land to east, Lower Rd	Call for Sites	Hullbridge	3.28	98	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing –Urban Extension	This site received an Amber RAYG score under the Site Assessment Criteria. It is located largely within the Green Belt (although 190 Lower Road itself plus its curtilage falls outside the Green Belt Boundary) and includes a proportion of Brownfield land that has a defensible Green Belt boundary. The previously-developed portion of the site (currently a scrapyard) sits on the Council's Brownfield Register, but it is understood that the entirety of the site (including the undeveloped portion) would need to be developed to ensure viability. The site relates relatively well to the existing settlement of Hullbridge. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS100A	CFS100 Updated Submission Oct 2025	Nevendon Salvage&adj land to east, Lower Rd	Call for Sites	Hullbridge	-	-		**N.A. (CFS Resubmitted)**	See CFS100	CFS100A was a re-submission. Please see CFS100 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS101	CFS101	Brandy Hole Yacht Club,Pooles Ln,Hullbridge	Call for Sites	Hullbridge	0.9	27	Residential / Leisure / Recreation	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing – Baseline Site	Planning Permission Granted
CFS102	CFS102	Land north of Eastwood Rd, east of The Drive, Rayleigh	Call for Sites	Rayleigh	3.13	77	Mixed	**See CFS102(a)**	See CFS102(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS102 & CFS266 will form part of the new Site Option CFS102(a). Please see CFS102(a) for further details.
CFS102(a)	CFS102 CFS266	North of Eastwood Rd, Rayleigh	Call for Sites	Rayleigh	3.13	133	Mixed	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt but adjoins the built-up area of Rayleigh and includes some previously developed land. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. Given the location at the boundary of Rayleigh and Eastwood (Southend), careful consideration would need to be given to maintaining a strong Green Belt boundary to ensure separation between the two towns. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS103	CFS103	Rosedene, Barrow Hall Road, Barling	Call for Sites	Rural	0.94	94	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	In isolation, the site does not meet the initial sifting requirements of our Small Sites Assessment Criteria. The site is in a very small and isolated hamlet with no amenities and limited public transport options. As such, it falls outside of Tiers 1-3 of the Settlement Hierarchy. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable to meet the District's housing need over the plan period. However, the site does fall within the wider 'Sector D'/Land North of Southend area being promoted for major growth. Should this area progress as a strategic allocation, there may be scope to reconsider this site in the context of a wider masterplan which considers the delivery of the required infrastructure. Further consideration is required as to how or if this site contributes to this spatial strategy (subject to further masterplanning exercises to define the strategic growth area).
CFS104	BFR3	Stambridge Mills, Mill Lane, Rochford	Call for Sites	Rochford & Ashingdon	1.84	98	Residential	**CFS Superseded**	**See CFS104(a)**	CFS104 was re-submitted as a part of CFS104(a) with revised boundaries. Please see CFS104(a) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS104(a)	BFR3 CFS104	Stambridge Mills, Mill Lane, Rochford	Call for Sites	Rochford & Ashingdon	2.00	120	Residential	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, does not adjoin a Tier 1 or Tier 2 settlement. The site is poorly related to the existing nearest Tier 1 settlement of Rochford. This site is in proximity to sensitive landscapes, ancient woodland and internationally protected habitats. The site is mostly within Flood Zone 2 or 3. It is not anticipated that this scale of development could be accommodated in this location without the required infrastructure improvements (including flood defences). Development here at this scale would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth, given the viability issues with brownfield land. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis
CFS105	CFS105	Land north of Hambro Hill, Rayleigh	Call for Sites	Rayleigh	10.49	242	Residential	**See CFS105(a)**	See CFS105(a)	This site is suitable to be identified as a 'Marginal Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS105, CFS284 & CFS308 will form part of the new Site Option CFS105(a). Please see CFS105(a) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS105(a)	CFS105 CFS284 CFS380 Updated Submission Oct 2025	Land north of Hambro Hill, Rayleigh	Call for Sites	Rayleigh		315	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – - Urban Extension	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Rayleigh. A portion of the site sits on the Council's Brownfield Land Register. This site is not wholly or mostly within Flood Zones 2 or 3. This site does include areas of woodland but is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS106	CFS106	Land b/t Couplings& Nebkitt, Wellington Ave,Hullbridge	Call for Sites	Hullbridge	0.53	18	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt and does not have a defensible Green Belt boundary. The site is poorly related to the existing settlement and amenities of Hullbridge. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS107	CFS107	Land south of Roaming,Wellington Rd, Hullbridge	Call for Sites	Hullbridge	0.50	18	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt and does not have a defensible Green Belt boundary. The site is poorly related to the existing settlement and amenitiess of Hullbridge. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS108	CFS108	Land north of Friday Woods, Wellington Rd, Hullbridge	Call for Sites	Hullbridge	0.17	6	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is discounted due to size as the site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2043) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall'. Consequently, whilst the site has not been considered appropriate to assess as an emerging Local Plan Site Option, this does not indicate that the principle of development could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS109	Land between The Groves and Joydene, Wellington Avenue, Hullbridge SS5 8DX	Edge/Outside of Settlement	Call for Sites	Hullbridge	0.11	3	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is discounted due to size as the site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2043) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall'. Consequently, whilst the site has not been considered appropriate to assess as an emerging Local Plan Site Option, this does not indicate that the principle of development could not be considered appropriate through the development management process, provided this can be sufficiently justified.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS110	CFS110	The Bush, Wellington Avenue, Hullbridge	Call for Sites	Hullbridge	0.23	9	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is discounted due to size as the site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2043) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall'. Consequently, whilst the site has not been considered appropriate to assess as an emerging Local Plan Site Option, this does not indicate that the principle of development could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS111	CFS111	Land north of Coombes Grove, Rochford	Call for Sites	Rochford & Ashingdon	3.99	120	Mixed	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Little Rochford and has a defensible Green Belt boundary. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS112	CFS112	Land west of Stambridge Mills, Mill Lane, Rochford	Call for Sites	Rochford & Ashingdon	2.80	76	Mixed	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, does not adjoin a Tier 1 or Tier 2 settlement. The site is poorly related to the existing settlement of Rochford. This site is in proximity to sensitive landscapes, ancient woodland and internationally protected habitats. The site is partially within Flood Zone 2 or 3. It is not anticipated that this scale of development could be accommodated in this location. Development here would not deliver comprehensive development or the infrastructure and service enhancements (including flood defences) required to support the level of growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS113	CFS113	Land to the east of Mill Lane, Rochford	Call for Sites	Rochford & Ashingdon	1.50	39	Mixed	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site does not meet the principles for initial site sifting as it falls largely within Flood Zones 2 and 3, according to the latest 2025 Environment Agency maps. In addition, it is an isolated site which does not sit within or adjacent to a Tier 1-2 settlement. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS114	CFS114	Land r/oCherry Tree pub,Stambridge Rd,Rochford	Call for Sites	Rochford & Ashingdon	1.27	39	Mixed	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is isolated and wholly within the Green Belt outside of a tier 1 or tier 2 settlement. Its location does not relate well to either Rochford or Stambridge and its position surrounded by Green Belt means it would not represent a logical release. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS115	CFS115	Land west of Little Wakering Road, Gt Wakering	Call for Sites	Great Wakering	4.43	120	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing – Baseline Site	Planning Permission Granted
CFS116	CFS116	Land south of Coombes Farm, Stambridge Rd, Rochford	Call for Sites	Rochford & Ashingdon	12.49	411		**CFS Superseded**	**See CFS116(a)**	CFS116 was re-submitted as a part of CFS116(a) with revised boundaries. Please see CFS116(a) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS116(a)	CFS116	Land south of Coombes Farm, Stambridge Rd, Rochford	Call for Sites	Rochford & Ashingdon	7.00	280		**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt and does have a defensible boundary. The site is poorly related to the existing nearest Tier 1 settlement of Rochford. This site is in proximity to sensitive landscapes, ancient woodland and internationally protected habitats. The site is mostly within Flood Zone 2 or 3. It is not anticipated that this scale of development could be accommodated in this location. Development here would not deliver comprehensive development or the infrastructure and service enhancements (including flood defences) required to support the level of growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS117	CFS117	120-122 Stambridge Road, Rochford	Call for Sites	Rochford & Ashingdon	0.03	10	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing – Baseline Site	Planning Permission Granted
CFS118	CFS118	The Paddock, Clements Hall Way, Rectory Rd,Hawkwell	Call for Sites	Hockley & Hawkwell	0.39	12	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is not located within the Green Belt and is within the built-up are of Hawkwell. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS119	CFS119	Land south of King George's Field, Ashingdon	Call for Sites	Rochford & Ashingdon	5.04	127	Mixed	**N.A. (Site Withdrawn)**	N.A. (Site Withdrawn)	CFS Withdrawn

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS120	CFS120	Land east of Kingsway& Cranleigh Gardens,Hullbridge	Call for Sites	Hullbridge	0.14	5	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is discounted due to size as the site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2043) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall'. Consequently, whilst the site has not been considered appropriate to assess as an emerging Local Plan Site Option, this does not indicate that the principle of development could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS121	CFS121	Land North of A127, Rayleigh	Call for Sites	Rayleigh	61.15	1347	Mixed	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing – Baseline Site	Planning Permission Granted
CFS122	CFS122	N Paglesham Rd,w Waterside Rd,Paglesham East End	Call for Sites	Paglesham	0.49	17	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site does not meet the initial sifting requirements of our Small Sites Assessment Criteria. Paglesham is a very small and isolated village with extremely limited amenities and public transport options. As such, it falls outside of Tiers 1-3 of the Settlement Hierarchy. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the irregular nature of local bus provision (situated over 800m from a bus route served by a frequent or semi-frequent service and almost no local infrastructure/service provision. In addition, the site falls almost entirely within Flood Zone 3 and also sits within the Coastal Protection Belt, risking an impact on this protected landscape. It is also situated within a conservation area, further limiting development scope. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS123	CFS123	1&2 Sutton Ford Cottages,Sutton Rd,Rochford	Call for Sites	Rochford & Ashingdon	0.33	12	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	In isolation, the site does not meet the initial sifting requirements of our Small Sites Assessment Criteria. The site falls outside of Tiers 1-3 of the Settlement Hierarchy. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location in isolation and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period. However, the site does fall on the edge of the wider 'Sector D'/Land North of Southend area being promoted for major growth. Should this area progress as a strategic allocation, there may be scope to reconsider this site in the context of a wider masterplan which considers the delivery of the required infrastructure. Further consideration is required as to how or if this site contributes to this spatial strategy (subject to further masterplanning exercises to define the strategic growth area).
CFS124	CFS124	Land east of Little Stambridge Hall Ln,Rochford	Call for Sites	Rochford & Ashingdon	2.30	63	Mixed	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Rochford and has a defensible Green Belt boundary. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS125	CFS125	Land at 36 Barling Road, Barling	Call for Sites	Great Wakering	0.06	2	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. It does not, therefore, meet the Small Sites Assessment Criteria. The emerging Rochford Local Plan (2025-2040) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall.' Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process, provided this can be sufficiently justified. The site falls within the hamlet of Samuels Corner, which has extremely limited amenities and public transport options. As such, it falls outside of Tiers 1-3 of the Settlement Hierarchy. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. However, the site does fall within the wider 'Sector D'/Land North of Southend area being promoted for major growth. Should this area progress as a strategic allocation, there may be scope to reconsider this site in the context of a wider masterplan which considers the delivery of the required infrastructure. Further consideration is required as to how or if this site contributes to this spatial strategy (subject to further masterplanning exercises to define the strategic growth area).
CFS126	CFS126	Land north of Brays Lane, Ashingdon	Call for Sites	Rochford & Ashingdon	9.22	247	Residential	**See CFS126(b)**	See CFS126(b)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS007 & CFS126 will form part of the new Site Option CFS126(b). Please see CFS126(b) for further details.
CFS126(a)	CFS126 Updated Submission Oct 25	Land north of Brays Lane, Ashingdon	Call for Sites	Rochford & Ashingdon	10.70	300	Residential	**CFS Superseded**	**See CFS116(a)**	CFS126(a) was re-submitted in October 2025 with a revised boundary. Please see CFS126(b) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS126(b)	CFS007 CFS126	Land North of Brays Lane, Ashingdon	Call for Sites	Rochford & Ashingdon	10.70	300	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Ashingdon. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS127	CFS127	Eastwood Nurseries, off Bartletts, Rayleigh	Call for Sites	Rayleigh	7.72	232	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Eastwood. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS128	CFS128	Land adjacent to 205 Lower Road, Hullbridge	Call for Sites	Hullbridge	2.11	63	Residential	**See CFS265(a)**	See CFS265(a)	This site is suitable to be identified as a 'Marginal Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS128, CFS151 & CFS265 will form part of the new Site Option CFS265(a). Please see CFS265(a) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS129	CFS129	Boness, Canewdon View Road, Rochford	Call for Sites	Rochford & Ashingdon	0.60	18	Residential	**Clear Potential Site Option**	Included in Technical Evidence Base Testing – Small Site	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS130	CFS130	Lavender Lodge, Canewdon View Road, Rochford	Call for Sites	Rochford & Ashingdon	0.76	23	Residential	**Clear Potential Site Option**	Included in Technical Evidence Base Testing – Small Site	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS131	CFS131	Beehive, Canewdon View Road, Rochford	Call for Sites	Rochford & Ashingdon	1.41	42	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Rochford. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS132	CFS132	Ivanhoe Nursery, Ironwell Lane, Hawkwell	Call for Sites	Hockley & Hawkwell	0.86	7	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is wholly surrounded by Green Belt and does not sit within or on the edge of a Tier 1-3 settlement, being some distance from the built up area of Hawkwell It is not located within an easy walk of a wide range of amenities and is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation. It does not, therefore, meet the Small Sites Assessment Criteria. On balance, it is not deemed to be a sustainable location in isolation and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS133	CFS133	Land south of Ashingdon Rd,Ashingdon Rd,Ashingdon	Call for Sites	Rochford & Ashingdon	3.79	87	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is isolated and wholly within the Green Belt outside of a tier 1 or tier 2 settlement. Its location does not relate well to Rochford or any other settlement and its position surrounded by Green Belt means it would not represent a logical release. It does not pass the initial sifting principles. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation. It is also adjacent to a designated Local Wildlife Site (Ashingdon Pastures). On balance, it is not deemed to be a sustainable location in isolation and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS134	CFS134	Land b/t Eastwood Rise&Rayleigh Ave, Eastwood	Call for Sites	Rayleigh	5.99	180	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Rayleigh and has a defensible Green Belt boundary. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats, however the position adjacent to a designated Local Wildlife Site (New England Wood) would require careful management. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS135	CFS135	Land at Flemings Farm Road, Eastwood	Call for Sites	Rural	10.00	218	Residential / Leisure / Recreation	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is isolated and wholly within the Green Belt outside of a tier 1 or tier 2 settlement. Its position surrounded by Green Belt means it would not represent a logical release. The entirety of the site is situated within the designated Special Landscape Area, and designated Area of Ancient Landscape, of the Upper Roach Valley. In addition, a significant proportion of the site is part of a designated Local Wildlife Site (Cherry Orchard Country Park) and it is directly adjacent to a further designated Local Wildlife Site at Edwards Hall Park, which could be adversely impacted by development nearby. In addition, parts of the site are within 200m of a protected habitat site (Ancient Woodland at The Scrubs). As a result of these factors, it does not pass the principles for initial site sifting. On balance, it is not deemed to be a sustainable location in isolation and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS136	CFS136	The Dell, Madrid Avenue, Rayleigh	Call for Sites	Rayleigh	2.60	74	Residential / G&T	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site is isolated and does not relate well to the existing settlement of Rayleigh. Whilst it falls on the western boundary, it is separated from the nearest urban area at Wolsey Park by Rawreth Lane and Wolsey Park's open landscaping, whilst the shape of this site would not constitute a logical Green Belt release. On balance, it is not deemed to be a sustainable location for residential development in isolation and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period. The site is also being promoted for Gypsy & Traveller use. It will be considered against the set of site selection principles for this use when these are published.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS137	CFS137	Land at Hambro Nurseries,Chelmsford Rd,Rawreth	Call for Sites	Rawreth	9.75	228	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site does not sit within or adjacent to a Tier 1 or 2 settlement and would therefore not pass initial site sifting principles. The village of Rawreth contains limited local amenities and is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation. We also understand that the land at Clovelly Works (which falls within this parcel) is being promoted separately, whilst Hambro Nurseries is the subject of a recent planning approval for new employment space, both of which cast doubt on the availability of this site. The potential for loss of employment space is an additional consideration. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS138	CFS138	Land south of Windermere Avenue, Hullbridge	Call for Sites	Hullbridge	1.13	37	Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing – Baseline Site	Planning Permission Granted

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS139	CFS139	Land north of Hooley Drive, Rayleigh	Call for Sites	Rayleigh	0.54	17	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. In addition, the site sits wholly within the Green Belt and is not within or adjacent to a Tier 1-3 settlement. It does not, therefore, meet the Small Sites Assessment Criteria. The emerging Rochford Local Plan (2025-2040) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall.' Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process, provided this can be sufficiently justified. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS140	CFS140	Old Nursery, Ironwell Lane, Hawkwell	Call for Sites	Hockley & Hawkwell	0.32	10	Residential	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Hawkwell. The site is poorly related to the existing settlement of Hawkwell. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has been not included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS141	CFS141	Stewards Elm Farm, Great Stambridge	Call for Sites	Stambridge	9.87	231	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Stambridge is a small and isolated village with limited amenities and public transport options. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the irregular nature of local bus provision (situated over 800m from a bus route served by a frequent or semi-frequent service and limited local infrastructure/service provision. Given the village is not a Tier 1 or 2 settlement, it is not considered appropriate for this scale of growth and does not pass the initial sifting principles. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS142	CFS142	Land at Barrow Hall Road, Little Wakering	Call for Sites	North East Southend AoS	0.16	6	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. In addition, the site sits wholly within the Green Belt and is not within or adjacent to a Tier 1-3 settlement. It does not, therefore, meet the Small Sites Assessment Criteria. The emerging Rochford Local Plan (2025-2040) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall.' Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process, provided this can be sufficiently justified. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location in isolation and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period. However, the site does fall within the wider 'Sector D'/Land North of Southend area being promoted for major growth. It is overlapped by the larger site CFS260T, which forms part of the land being jointly promoted for this purpose. Should this area progress as a strategic allocation, there may be scope to reconsider this site in the context of a wider masterplan which considers the delivery of the required infrastructure. Further consideration is required as to how or if this site contributes to this spatial strategy (subject to further masterplanning exercises to define the strategic growth area).
CFS143	CFS143	Aquascapes Swimming Pool Showroom, Offices and Yard and Workshop SS11 8SN	Call for Sites				Residential	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing – Baseline Site	Planning Permission Granted

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS144	CFS144	Land adj Chichester Hall, London Road, Rawreth	Call for Sites	Rochford Borders AoS	15.62	135	Residential / Mixed	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site does not sit within or adjacent to a Tier 1 or 2 settlement and would therefore not pass initial site sifting principles. The site is not within walking distance of amenities and is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS145	CFS145	Land adj Chichester Hall, London Road, Rawreth	Call for Sites	Rochford Borders AoS	1.23	19	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site does not sit within or adjacent to a Tier 1 or 2 settlement and would therefore not pass initial site sifting principles. The site is not within walking distance of amenities and is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS146	CFS146	Land at Rawreth Hall Farm, Rawreth	Call for Sites	Rayleigh	40.52	905	Residential, Mixed	**See CFS146(b)**	See CFS146(b)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS146, CFS147 & CFS297 will form part of the new Site Option CFS146(b). Please see CFS146(b) for further details.
CFS146(a)	CFS146 CFS147	Land West of Raleigh Option B – Wolsey Park	Call for Site	Rayleigh			Residential, Mixed	**N.A. (CFS Resubmitted)**	See CFS146(a)	CFS146(a) was re-submitted in October 2025 with revised boundaries. Please see CFS146(b) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS146(b)	CFS146 CFS147 CFS297 Updated Submission in Oct 2025	Land West of Raleigh Option B – Wolsey Park	Call for Sites	Rayleigh			Residential, Mixed	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Strategic & Large-Scale Development.	This site received a Yellow RAYG score under the Site Assessment Criteria. The site is located in the Green Belt but adjoins the built-up area of Wolsey Park (Rayleigh). The site presents an opportunity to deliver large-scale growth (+500 dwellings). Pursuing large-scale development opposites would deliver comprehensive development across the district and the infrastructure and service enhancements required to support growth. Large scale development at this location would require the appropriate mitigation measures. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS147	CFS147	Land North of London Road, Rawreth	Call for Sites	Rayleigh	24.76	586	Residential, Mixed	**See CFS146(b)**	See CFS146(b)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS146, CFS147 & CFS297 will form part of the new Site Option CFS146(b). Please see CFS146(b) for further details.
CFS148	CFS148	Land North of Rawreth Lane, Rawreth	Call for Sites	Rawreth	24.95	562	Residential / Mixed	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt. The site is poorly related to the existing settlements of Rayleigh and Rawreth. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS149	CFS149	Hullbridge Hill, Watery Lane, Hullbridge	Call for Sites	Hullbridge	15.90	476	Residential	**See CFS149(b)**	See CFS149(b)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS006, CFS149 & CFS149A will form part of the new Site Option CFS149(b). Please see CFS149(b) for further details.
CFS149(a)	CFS006 CFS149 CFS149A	Watery Lane, Hullbridge	Call for Sites	Hullbridge	32.64	350	Residential	**See CFS149(b)**	See CFS149(b)	Resubmitted through October 2025 Call for Sites with revised boundary. The combined sites CFS006, CFS149 & CFS149A will form part of the new Site Option CFS149(b). Please see CFS149(b) for further details.
CFS149(b)	CFS006 CFS149 CFS149(a) CFS149A	Land North of Watery Lane and West of Buttermere Gardens, Hullbridge	Call for Sites	Hullbridge	15	350	Residential	**Clear Potential Site Option**	Included in Technical Evidence Base Testing – Urban Extension	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Hullbridge. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS149A	CFS149A	Land at Pickerels Farm, Hullbridge	Call for Sites	Hullbridge	-	-	Housing	**See CFS149(b)**	See CFS149(b)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS006, CFS149 & CFS149A will form part of the new Site Option CFS149(b). Please see CFS149(b) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS150	CFS150	Land on the North side of Victor Gardens, Hockley	Call for Sites	Hockley & Hawkwell	1.99	61	Residential / Mixed	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt. The site is poorly related to the existing settlement of Hawkwell. It is not anticipated that this scale of development could be accommodated in this location given the isolated nature of the site. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has been not included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS151	CFS151	Long Lane, Hullbridge	Call for Sites	Hullbridge	2.71	74	Residential	**See CFS265(a)**	See CFS265(a)	This site is suitable to be identified as a 'Marginal Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS128, CFS151 & CFS265 will form part of the new Site Option CFS265(a). Please see CFS265(a) for further details.
CFS152	CFS152	Cherry Hill Farm, Chelmsford Road, Rawreth	Call for Sites	Rochford Borders AoS	0.73	24	Residential	**N.A. (CFS not submitted for Residential Development)**	N.A. (CFS not submitted for Residential Development)	CFS not submitted for residential development. The site is also being promoted for Gypsy & Traveller use. It will be considered against the set of site selection principles for this use when these are published.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS153	CFS153	Land West of Common Road, Great Wakering	Call for Sites	Great Wakering	2.12	67	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is almost totally covered by Flood Zone 2 and Flood Zone 3, according to the latest (2025) mapping by the Environment Agency and, as such, the site did not pass Initial Site Sifting principles. Site was flagged in HELAA as not being deliverable or developable. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given to its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS154		The Dell, Madrid Avenue, Rayleigh, SS6 9RJ	Call for Sites	Rayleigh	0.02	1	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. In addition, the site sits wolly within the Green Belt and is not within or adjacent to a Tier 1-3 settlement. It does not, therefore, meet the Small Sites Assessment Criteria. The emerging Rochford Local Plan (2025-2040) makes provision for part of delivery to come through ‘small sites’ (sites smaller than 0.25 hectares) as ‘windfall.’ Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process, provided this can be sufficiently justified. However, it is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS155	CFS155	Land at Fossetts Farm, Rochford	Call for Sites	North East Southend AoS	9.34	225	Residential / Mixed	**Planning Permission Granted**	Included in Reg.18 Technical Evidence Base Testing – Baseline Site	Planning Permission Granted
CFS156	CFS156	Lime and Poplar Court, Greensward Lane, Hockley	Call for Sites	Hockley & Hawkwell	0.59	18	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site benefits from being in an urban area with good transport links and access to a range of amenities. It would also represent good reuse of previously developed land. However, the site is presently occupied by existing sheltered housing with no vacant land on site. It does not seem likely that a redevelopment of the site would achieve significantly more dwellings than are presently there. In addition, no further information about potential plans has been provided by the site promoters, the contact for which has moved on with no information about a replacement. The site has therefore not been considered suitable for progression in the Local Plan, but this would not rule out the development management process as a route for securing redevelopment of the site, should a firm proposal emerge.
CFS157	CFS157	Sangster Court, Church Road, Rayleigh	Call for Sites	Rayleigh	0.38	9	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site benefits from being in an urban area with good transport links and access to a range of amenities. It would also represent good reuse of previously developed land. However, the site is presently occupied by existing sheltered housing with no vacant land on site. It does not seem likely that a redevelopment of the site would achieve significantly more dwellings than are presently there. In addition, no further information about potential plans has been provided by the site promoters, the contact for which has moved on with no information about a replacement. The site has therefore not been considered suitable for progression in the Local Plan, but this would not rule out the development management process as a route for securing redevelopment of the site, should a firm proposal emerge.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS158	CFS158	St Luke's Place, Dalys Road, Rochford	Call for Sites	Rochford & Ashingdon	1.42	43	Residential	**N.A. (Included in Local Plan Baseline)**	Included in Reg.18 Technical Evidence Base Testing – Baseline Site	See ROC47.
CFS159	CFS159	563A Ashingdon Road and land adj Chase, Rochford	Call for Sites	Rochford & Ashingdon	0.20	11	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. It does not, therefore, meet the Small Sites Assessment Criteria. The emerging Rochford Local Plan (2025-2040) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall.' Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS160	CFS160	Northlands Farm, 65 High Road, Hockley	Call for Sites	Hockley & Hawkwell	2.50	75	Residential / Leisure / Recreation / Health	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	Over 50% of the site is designated Ancient Woodland, falling on the edge of Hockley Woods, a Site of Special Scientific Interest (SSSI). There would be a requirement to leave a minimum 15m buffer from the Ancient Woodland, meaning a relatively small proportion of the site would remain. Much of the site also constitutes a Local Wildlife Site - Hockley Woods Complex, and is part of the wider Hockley Woods ecosystem, whilst the heavily wooded nature of much of the site raises concerns that it would not be viable or achievable to develop the site for housing whilst also fulfilling the mandatory requirements for Biodiversity Net Gain. In addition, around half the site is situated within the designated Special Landscape Area, and designated Area of Ancient Landscape. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS161	CFS161	57 High Road, Hockley	Call for Sites	Hockley & Hawkwell	1.52	49	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site sits within a short distance of designated Ancient Woodland in Hockley Woods, a Site of Special Scientific Interest (SSSI), as well as a Local Wildlife Site - Hockley Woods Complex, part of the wider Hockley Woods ecosystem. The heavily wooded nature of much of the site raises concerns that it would not be viable or achievable to develop the site for housing whilst also fulfilling the mandatory requirements for Biodiversity Net Gain. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS162	CFS162	Land rear of 158 Rawreth Lane and West of Parkhurst Drive, Rayleigh	Call for Sites	Rayleigh	1.15	34	Residential	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. This site is not wholly or mostly within Flood Zones 2 or 3. This site contains areas of woodland but is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS163	CFS163	Land at Lubards Lodge Farm, Rayleigh	Call for Sites	Rayleigh	5.03	129	Mixed	**See CFS164(a)**	See CFS164(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a Strategic Site Option, however, on its own it will not deliver the comprehensive development required. The combined sites CFS163 & CFS164 will form part of the new Site Option CFS164(a). Please see CFS164(a) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS164	CFS164	Lubards Lodge Farm, Rayleigh	Call for Sites	Rayleigh	43.25	931	Mixed	**See CFS164(a)**	See CFS164(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a Strategic Site Option, however, on its own it will not deliver the comprehensive development required. The combined sites CFS163 & CFS164 will form part of the new Site Option CFS164(a). Please see CFS164(a) for further details.
CFS164(a)	CFS163 CFS164	Lubards Lodge Farm, Rayleigh	Call for Sites	Rayleigh	43.25	**550**	Mixed	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Strategic & Large-Scale Development.	This site received a Yellow RAYG score under the Site Assessment Criteria. The site is located in the Green Belt but adjoins the built-up area of Rayleigh. The site presents an opportunity to deliver large-scale growth (+500 dwellings). Perusing large-scale development opposites would deliver comprehensive development across the district and the infrastructure and service enhancements required to support growth. Large scale development at this location would require the appropriate mitigation measures. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS165	CFS165	Land east and west of Sutton Road, Rochford	Call for Sites	Rochford & Ashingdon	93.10	**2,793**	Housing / Industrial / Offices / Mixed / Infrastructure	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS166(a)	CFS166	Paglesham Church End	Call for Sites	Paglesham	1.49	45	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site does not meet the initial sifting requirements of our Initial Site Sifting Criteria. Paglesham is a very small and isolated village with extremely limited amenities and public transport options. As such, it falls outside of Tiers 1-3 of the Settlement Hierarchy. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the irregular nature of local bus provision (situated over 800m from a bus route served by a frequent or semi-frequent service and almost no local infrastructure/service provision. In addition, the site falls entirely within Flood Zone 3 and also sits within the Coastal Protection Belt and risks an impact on this protected landscape. It is also situated within a conservation area, further limiting development scope. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS166(b)	CFS166	Paglesham Church End	Call for Sites	Paglesham	0.97	29	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site does not meet the initial sifting requirements of our Initial Small Site Sifting Criteria. Paglesham is a very small and isolated village with extremely limited amenities and public transport options. As such, it falls outside of Tiers 1-3 of the Settlement Hierarchy. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the irregular nature of local bus provision (situated over 800m from a bus route served by a frequent or semi-frequent service and almost no local infrastructure/service provision. In addition, the site falls entirely within Flood Zone 3 and also sits within the Coastal Protection Belt and risks an impact on this protected landscape. It is also situated within a conservation area, further limiting development scope. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS167	CFS167	Land North London Road, SER1	Call for Sites	Rayleigh	46.72	1,402	Housing, Education, Health	**Existing LDF (2014) Allocation.**	N.A. (Existing Development Allocation).	The site was allocated for development in the 2014 Local Development Framework (see SER1).

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS168	CFS168	Rayleigh Golf Range, Chelmsford Road, Rawreth	Call for Sites	Rawreth	5.26	126	Housing / Education / Health / Leisure / Gypsy & Traveler / Industrial / Offices / Cultural / Mixed	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site does not sit within or adjacent to a Tier 1 to 3 settlement and would therefore not pass initial site sifting principles. The site is not within walking distance of amenities and is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period. The site is also being promoted for Gypsy & Traveller or Employment use. It will be considered against the set of site selection principles for this use when these are published.
CFS169	CFS169	Meadowlands, Victor Gardens, Hockley	Call for Sites	Hockley & Hawkwell	4.85	130	Housing / Education / Health / Leisure and Recreation	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt. The site is poorly related to the existing settlement of Hawkwell. It is not anticipated that this scale of development could be accommodated in this location given the isolated nature of the site. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has been not included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS170	CFS170	Land North of Rawreth Lane, Rawreth	Call for Sites	Rawreth	3.08	85	Residential / Mixed	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt. The site is poorly related to the existing settlements of Rayleigh and Rawreth. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS171	CFS171	Land North of Rawreth Lane, Rawreth	Call for Sites	Rawreth	14.91	343	Residential / Mixed	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt. The site is poorly related to the existing settlements of Rayleigh and Rawreth. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS172	CFS172	Land At Cracknells Farm, Hullbridge	Call for Sites	Hullbridge	24.70	864	Housing, Industrial/ Storage/ Distribution , Education, Offices, Health, Mixed developme nt of different uses	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Hullbridge. The site is poorly related to the existing settlement of Hullbridge. This site is is partly within Flood Zone 2 or 3. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS173	CFS173	Takeley, Creeksea Ferry Road, Canewdon	Call for Sites	Canewdon	0.46	16	Housing, Industrial/ Storage/Di stribution	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site does not meet the initial sifting requirements of our Small Site Sifting Criteria. It sits in an isolated location, surrounded wholly by the Green Belt, a considerable distance from the nearest Tier 3 settlement of Canewdon. There are no walkable amenities and extremely limited public transport options. As such, it falls outside of Tiers 1-3 of the Settlement Hierarchy. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the irregular nature of local bus provision (situated over 800m from a bus route served by a frequent or semi-frequent service and almost no local infrastructure/service provision. In addition, the site sits within the Coastal Protection Belt and risks an impact on this protected landscape. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS174	CFS174	Land In Lyndhurst Road, Ashingdon, Rochford, Essex	Call for Sites	Rochford & Ashingdon	0.14	4	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. In addition, the site would be unlikely to meet the prioritisation principles, given its isolated location which is not within reasonable walking distance of a range of services. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS175	CFS175	JNC Greensward Lane, Lower Road, Ashingdon	Call for Sites	Rochford & Ashingdon			Housing, Leisure/ Recreation or as Stables for own horses	**N.A.**	N.A.	Insufficient site data provided. This site is deemed no longer available for development.
CFS176	CFS176	Land north of Great Wheatley Road, Great Wheatley, Rayleigh, SS6 7DQ	Call for Sites	Rayleigh			Housing or Residential development with support facilities	**N.A. (CFS Resubmitted)**	See CFS077	CFS176 was a re-submission. Please see CFS077 for further details.
CFS177	CFS177	Land at Beeches Farm, Rawreth	Call for Sites	Rawreth	9.27	325	Housing, Education, Health, Industrial/ Storage/ Distribution, Offices, Mixed development of different uses.	**CFS Superseded**	**See CFS177A**	CFS177 was re-submitted as a part of CFS177A with revised boundaries. Please see CFS177A for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS177A	CFS177 Updated Submission Oct 2025	Land at Beeches Farm, Rawreth	Call for Sites	Rawreth		310	Housing, Education, Health, Industrial/ Storage/ Distribution, Offices, Mixed development of different uses	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site does not sit within or adjacent to a Tier 1 to 3 settlement and would therefore not pass initial site sifting principles. The site is not within walking distance of amenities and is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS178	CFS178	Rear of Rutland, The Drive, Rayleigh	Call for Sites	Rayleigh	0.16	6	Housing, Industrial/ Storage/ Distribution	**See CFS047(a)**	See CFS047(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS047, CFS089 & CFS178 will form part of the new Site Option CFS047(a). Please see CFS047(a) for further details.
CFS179	CFS179	Land East of Highcliff Crescent, Ashingdon	Call for Sites	Rochford & Ashingdon	1.74	52	Housing, Offices	**N.A.**	N.A.	Insufficient site data provided. This site is deemed no longer available for development.
CFS180	CFS180	Land East of Highcliff Crescent, Ashingdon	Call for Sites	Rochford & Ashingdon	1.74	61	Housing	**CFS Superseded**	**See CFS180(a)**	CFS180 was re-submitted as a part of CFS180(a) with revised boundaries. Please see CFS180(a) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS180(a)	CFS180	Land East of Highcliff Crescent, Ashingdon	Call for Sites	Rochford & Ashingdon	2.00	65	Housing	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Rochford & Ashingdon and has a defensible Green Belt boundary. This site is not wholly or mostly within Flood Zones 2 or 3. This site contains areas of woodland but is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS181	CFS181	The Stables, Ethel Road, Rayleigh	Call for Sites	Rayleigh	0.47	16	Housing, Stable Yard	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS182	CFS182	High Gables, Rayleigh Downs Road, Rayleigh	Call for Sites	Rayleigh	0.48	17	Housing (Self build housing)	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. Development is not considered achievable on this site as it does not sit on a clear access route. The exception to this would be if the adjacent site CFS127 was allocated and conclusive detail provided about how this site could be brought forward alongside it in a coordinated way that includes access and proportionate contributions to infrastructure.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS183	CFS183	Land Situated on South Side of Disraeli Road, Rayleigh	Call for Sites	Rayleigh			Housing	**N.A.**	N.A.	Insufficient site data provided. This site is deemed no longer available for development.
CFS184	CFS184	Lyndhurst, Lyndhurst Road, Rochford, Essex, SS4 3JR	Call for Sites	Rochford & Ashingdon	0.09	3	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2040) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall.' Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process. In addition, this site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. In addition, the site would be unlikely to meet the prioritisation principles, given its isolated location which is not within reasonable walking distance of a range of services.
CFS185	CFS185	Land to Rear of 270 Eastwood Road, Rayleigh	Call for Sites	Rayleigh	3.30	99	Housing	**N.A. (CFS Resubmitted)**	See CFS044	CFS185 was a re-submission. Please see CFS044 for further details.
CFS186	CFS186	Lower Wyburns Farm, Daws Heath Road, Rayleigh	Call for Sites	Rayleigh	3.23	97	Housing	**N.A. (CFS Resubmitted)**	See CFS068	CFS186 was a re-submission. Please see CFS068 for further details.
CFS187	CFS187	Land north of Arundel Road, Ashingdon	Call for Sites	Rochford & Ashingdon	0.35	12	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. In addition, ithe site would be unlikely to meet the prioritisation principles, given its isolated location which is not within reasonable walking distance of a range of services. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS188	CFS188	Land btwn Ellesmere & Ethelbert Rd, Ashingdon	Call for Sites	Rochford & Ashingdon	0.40	14	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. In addition, the site would be unlikely to meet the prioritisation principles, given its isolated location which is not within reasonable walking distance of a range of services. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS189	CFS189	Clements Hall Lane Hockley Essex SS5 4DT	Call for Sites	Hockley & Hawkwell	0.22	7	Housing	**N.A. (CFS Resubmitted)**	See CFS088	CFS189 was a re-submission. Please see CFS088 for further details.
CFS190	CFS190	Land south of Pooles Lane, Hullbridge	Call for Sites	Hullbridge	8.84	309	Housing	**CFS Superseded**	**See CFS190A**	CFS190 was re-submitted as a part of CFS190A with revised boundaries. Please see CFS190A for further details.
CFS190A	CFS190 Updated submission Oct 2025	Land south of Pooles Lane, Hullbridge	Call for Sites	Hullbridge		240	Housing	**See CFS190(a)**	See CFS190(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS190A & CFS193 will form part of the new Site Option CFS190(a). Please see CFS190(a) for further details.
CFS190(a)	CFS190A CFS193	Land south of Pooles Lane, Hullbridge	Call for Sites	Hullbridge	12.95	388	Housing	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt but has potential for a defensible Green Belt boundary. The site relates well to the existing settlement of Hullbridge. This site is not wholly or mostly within Flood Zones 2 or 3. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS191	CFS191	Land at Mount Bovers Lane, Hawkwell	Call for Sites	Hockley & Hawkwell	0.94	33	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site falls almost entirely within the Upper Roach Valley designated Special Landscape Area, and designated Area of Ancient Landscape. In addition, it is within 200m of the ancient woodland 'Gusted Hall Woods' and 'Potash Wood'. Development of this scale is anticipated to have a significant impact on the character of this area. It is not considered to pass the initial sifting for the Small Sites Assessment Criteria. Furthermore, its heavily wooded nature raises concerns that it would not be viable or achievable to develop the site for housing whilst also fulfilling the mandatory requirements for Biodiversity Net Gain. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS192	CFS192	Land west of Little Wakering Road, L. Wakering	Call for Sites	Great Wakering	12.21	423	Housing	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS193	CFS193	Land south of Pooles Lane, Hullbridge	Call for Sites	Hullbridge	4.11	144	Housing	**See CFS190(a)**	See CFS190(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS190A & CFS193 will form part of the new Site Option CFS190(a). Please see CFS190(a) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS194	CFS194	Land north of Rectory Road, Hawkwell	Call for Sites	Hockley & Hawkwell	15.01	200	Housing	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary, being contained by features. The site relates well to the existing settlement of Hawkwell and is relatively well-connected in terms of walking, cycling and/or public transport and proximity to amenities. This site is partly within Flood Zone 2. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS195	CFS195	Land at New House Farm, G. Wakering	Call for Sites	Great Wakering	1.61	13	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site is considered to be isolated and wholly in the Green Belt. It is not located within or directly adjacent to a Tier 1, 2 or 3 settlement and, as such, does not meet the initial sifting principles. It is not anticipated that the scale of development that could be accommodated here could support delivery of enhancement of the required infrastructure and services in isolation. According to the latest 2025 Environment Agency maps, over 75% of the site falls within Flood Zone 3, with a further portion of the site in Flood Zone 2, which presents issues for its suitability. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS196	CFS196	Land to the north and east of Malvern Road	Call for Sites	Hockley & Hawkwell	5.80	174	Housing	**N.A. (CFS Resubmitted)**	See CFS023	CFS196 was a re-submission. Please see CFS023 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS197	CFS197	Land r/o 185 Greensward Lane, Hockley	Call for Sites	Hockley & Hawkwell	0.51	18	Housing	**See CFS023(a)**	See CFS023(a)	This site is suitable to be identified as a 'Marginal Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS023, CFS197, CFS198, CFS199, CFS200, CFS201 & CFS206 will form part of the new Site Option CFS023(a). Please see CFS023(a) for further details.
CFS198	CFS198	Land at 195 Greensward Lane, Hockley	Call for Sites	Hockley & Hawkwell	1.55	54	Housing	**See CFS023(a)**	See CFS023(a)	This site is suitable to be identified as a 'Marginal Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS023, CFS197, CFS198, CFS199, CFS200, CFS201 & CFS206 will form part of the new Site Option CFS023(a). Please see CFS023(a) for further details.
CFS199	CFS199	Land r/o 155 Greensward Lane, Hockley	Call for Sites	Hockley & Hawkwell	1.43	50	Housing	**See CFS023(a)**	See CFS023(a)	This site is suitable to be identified as a 'Marginal Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS023, CFS197, CFS198, CFS199, CFS200, CFS201 & CFS206 will form part of the new Site Option CFS023(a). Please see CFS023(a) for further details.
CFS200	CFS200	Land r/o 185 Greensward Lane, Hockley	Call for Sites	Hockley & Hawkwell	0.51	15	Housing	**See CFS023(a)**	See CFS023(a)	This site is suitable to be identified as a 'Marginal Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS023, CFS197, CFS198, CFS199, CFS200, CFS201 & CFS206 will form part of the new Site Option CFS023(a). Please see CFS023(a) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS201	CFS201	Land adj 41-45 Crouch View Crescent, Hockley, Esse	Call for Sites	Hockley & Hawkwell	0.77	27	Housing	**See CFS023(a)**	See CFS023(a)	This site is suitable to be identified as a 'Marginal Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS023, CFS197, CFS198, CFS199, CFS200, CFS201 & CFS206 will form part of the new Site Option CFS023(a). Please see CFS023(a) for further details.
CFS202	CFS202	Land opposite 41-45 Crouch View Crescent, Hockley, Essex	Call for Sites	Hockley & Hawkwell	0.64	19	Housing	**N.A.**	N.A.	Insufficient site data provided. This site is deemed no longer available for development.
CFS203	CFS203	Land at 155 Greensward Lane, Hockley, Essex	Call for Sites	Hockley & Hawkwell	-	-	Housing	**N.A. (CFS Resubmitted)**	See CFS199	CFS203 was a re-submission. Please see CFS199 for further details.
CFS204	CFS204	Land at / r/o 139 Greensward Lane, Hockley, Essex	Call for Sites	Hockley & Hawkwell	0.41	10	Housing	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary and adjoins the built-up area of Hockley. The site relates well to the existing settlement of Hockley. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS205	CFS205	Land on the south east side of Rectory Lane, Hawkwell, Essex	Call for Sites	Hockley & Hawkwell	2.00	60	Housing	**N.A. (CFS Resubmitted)**	See CFS205	CFS205 was a re-submission. Please see CFS002 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS206	CFS206	159 Greensward Lane, Hockley, SS5 5JH	Call for Sites	Hockley & Hawkwell	0.26	9	Housing	**See CFS023(a)**	See CFS023(a)	This site is suitable to be identified as a 'Marginal Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS023, CFS197, CFS198, CFS199, CFS200, CFS201 & CFS206 will form part of the new Site Option CFS023(a). Please see CFS023(a) for further details.
CFS207	CFS207	1 Disraeli Road, Rayleigh, Essex, SS6 8XP	Call for Sites	Rayleigh	0.16	6	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2040) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall.' Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process. In addition, it is not located within or directly adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. The site is also heavily wooded and directly adjacent to the Grove Woods Local Wildlife Site, separately only by a narrow track. This forms part of an interconnected corridor of ecological sites across the Upper Roach Valley and impacts should be carefully considered. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS208	CFS208	Meadowlands Victor Gardens Hockley Essex SS5 4DY	Call for Sites	Hockley & Hawkwell	5.16	155	Housing	**N.A. (CFS Resubmitted)**	See CFS169	CFS208 was a re-submission. Please see CFS169 for further details.
CFS209	CFS209	Land adjacent to Avoca Lodge on the South Side of the Chase, Ashingdon	Call for Sites	Rochford & Ashingdon	0.28	8	Housing	**N.A. (CFS Resubmitted)**	See CFS008	CFS209 was a re-submission. Please see CFS008 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS210	CFS210	287 Daws Heath Road, Rayleigh, Essex, SS6 7NS	Call for Sites	Rayleigh	1.21	36	Housing	**N.A. (CFS Resubmitted)**	See CFS048	CFS210 was a re-submission. Please see CFS048 for further details.
CFS211	CFS211	241 Rectory Road, Hawkwell	Call for Sites	Hockley & Hawkwell	0.80	24	Housing	**See CFS273**	**See CFS273**	CFS011 was re-submitted as a part of CFS273. Please see CFS273 for further details.
CFS212	CFS212	Land at Rayleigh Downs Rd & Arterial Rd, Rayleigh	Call for Sites	Rayleigh	0.66	20	Housing or offices or mixed	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS213	CFS213	Site on Apton Hall Road, Ballards Gore Golf Club	Call for Sites	Stambridge	1.48	52	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site is considered to be isolated and wholly in the Green Belt. It is not located within or directly adjacent to a Tier 1, 2 or 3 settlement and, as such, does not meet the initial sifting principles. It is not anticipated that the scale of development that could be accommodated here could support delivery of enhancement of the required infrastructure and services in isolation, given the irregular nature of local bus provision (situated over 800m from a bus route served by a frequent or semi-frequent service and almost no local infrastructure/service provision. It is a considerable distance from the nearest Tier 3 settlement of Canewdon. There are no walkable amenities. The site also falls within an area of Grade I or II agricultural land, meaning very careful consideration should be given of its loss. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS214	CFS214	Land adjacent to North View, 66 Sandhill Road, Rayleigh, SS9 5BY	Call for Sites	Rayleigh	0.50	15	Housing	**N.A. (CFS Resubmitted)**	See CFS059	CFS208 was a re-submission. Please see CFS059 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS215	CFS215	Land off Fambridge Road	Call for Sites	Rural	0.18	5	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. It does not, therefore, meet the Small Sites Assessment Criteria. The emerging Rochford Local Plan (2025-2040) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall.' Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS216	CFS216	Land at Fambridge Road, Ashingdon	Call for Sites	Rochford & Ashingdon	13.28	465	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our strategy principles as it is not located within or adjacent to a Tier 1-3 settlement and its allocation would form an isolated pocket in the Green Belt. It is also within the Coastal Protection Belt. In addition, the site would be unlikely to meet the prioritisation principles, given its isolated location which is not within reasonable walking distance of a range of services. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the lack of local infrastructure/service provision. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS217	CFS217 Updated Submission Oct 2025	Land at Doggetts Chase, Rochford	Call for Sites	Rochford & Ashingdon	4.97	90	Housing	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Rochford. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats, although is adjacent to a former Local Wildlife Site, for which the impact on/potential to enhance should be considered. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS218	CFS218	Land at Oxford Road, Rochford	Call for Sites	Rochford & Ashingdon	0.62	19	Housing	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Rochford. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS219	CFS219	Ivanhoe, Ironwell Lane, Hockley, Essex, SS5 4JY	Call for Sites	Hockley & Hawkwell	0.45	16	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or directly adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. It is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS220	CFS220	Land at Rawreth Lane, Rayleigh	Call for Sites	Rayleigh	0.41	14	Housing, education, health, leisure/ recreation, mixed	**See CFS031(a)**	See CFS031(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS031 & CFS220 will form part of the new Site Option CFS031(a). Please see CFS031(a) for further details.
CFS221	CFS221	Hollowdene, Hooley Drive, Rayleigh, SS6 9RA	Call for Sites	Rayleigh	1.19	42	Housing, education, health, leisure/ recreation, mixed	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of sites in accordance with our strategy principles as it is not located within or adjacent to a Tier 1-3 settlement and its allocation would form an isolated pocket in the Green Belt. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the lack of local infrastructure/service provision. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS222	CFS222	Land at Dollymans Farm, Doublegate Lane, Rawreth,	Call for Sites	Rawreth	99.75	3491	Housing	**See CFS222(b)**	See CFS222(b)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS222, CFS223, CFS238 CFS239 & will form part of the new Site Option CFS222(b). Please see CFS222(b) for further details.
CFS222(a)	CFS222 CFS223 CFS238 CFS239	Land at Dollymans Farm, Doublegate Lane, Rawreth,	Call for Sites	Rawreth		2000		**CFS Superseded**	**See CFS222(b)**	CFS222(a) was re-submitted as a part of CFS222(b) with revised boundaries. Please see CFS222(b) for further details.
CFS222(b)	CFS222 CFS223 CFS238 CFS239 Updated Submission Oct 2025	Land West of Rayleigh Option A Dollymans Farm	Call for Sites	Rawreth		1300		**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Strategic & Large-Scale Development.	This site received a Yellow RAYG score under the Site Assessment Criteria. The site is located in the Green Belt but adjoins the built-up area of Wickford. The site presents an opportunity to deliver large-scale growth (+500 dwellings). Pursuing large-scale development opportunities could deliver the comprehensive infrastructure and service enhancements required to support growth. Large scale development at this location would require the appropriate mitigation measures. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS223	CFS223	Land at Dollymans Farm, Doublegate Lane, Rawreth,	Call for Sites	Rawreth	5.58	195	Housing	**See CFS222(b)**	See CFS222(b)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS222, CFS223, CFS238 CFS239 & will form part of the new Site Option CFS222(b). Please see CFS222(b) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS224	CFS224	Land at Dollymans Farm, Doublegate Lane, Rawreth,	Call for Sites	Rawreth	1.90	66	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of sites in accordance with our strategy principles as it is not located within or adjacent to a Tier 1-3 settlement and its allocation would form an isolated pocket in the Green Belt. In addition, the entirety of the site falls within Flood Zone 3 and part of the site falls within Basildon Borough, requiring complex cross-boundary cooperation for a site which is not strategic in scale. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the lack of local infrastructure/service provision. t is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS225	CFS225	Land at Dollymans Farm, Doublegate Lane, Rawreth,	Call for Sites	Rawreth	3.08	79	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of sites in accordance with our strategy principles as it is not located within or adjacent to a Tier 1-3 settlement and its allocation would form an isolated pocket in the Green Belt. In addition, the entirety of the site falls within Flood Zone 3 and part of the site falls within Basildon Borough, requiring complex cross-boundary cooperation for a site which is not strategic in scale. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the lack of local infrastructure/service provision. It is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS226	CFS226	Land at Dollymans Farm, Doublegate Lane, Rawreth,	Call for Sites	Rawreth	5.48	192	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of sites in accordance with our strategy principles as it is not located within or adjacent to a Tier 1-3 settlement and its allocation would form an isolated pocket in the Green Belt. It is noted this site contains a number of sports pitches, which are protected and subject to consultation with Sport England. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the lack of local infrastructure/service provision. It is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period. The exception to this would be if this site is brought forward in conjunction with the main Dollymans Farm site, which is being promoted for a strategic scale of development which has the potential to provide meaningful infrastructure. This should be detailed in a masterplan and it is likely that, given the isolated location of this site (severed from the neighbouring strategic site by the A130), it would only be expected to play a supporting role (e.g. for flood alleviation, biodiversity net gain or green infrastructure), rather than as a site for housing development.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS227	CFS227	Land at Dollymans Farm, Doublegate Lane, Rawreth,	Call for Sites	Rawreth	3.24	104	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of sites in accordance with our strategy principles as it is not located within or adjacent to a Tier 1-3 settlement and its allocation would form an isolated pocket in the Green Belt. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the lack of local infrastructure/service provision. It is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period. The exception to this would be if this site is brought forward in conjunction with the main Dollymans Farm site, which is being promoted for a strategic scale of development which has the potential to provide meaningful infrastructure. This should be detailed in a masterplan and it is likely that, given the isolated location of this site (severed from the neighbouring strategic site by the A130), it would only be expected to play a supporting role (e.g. for flood alleviation, biodiversity net gain or green infrastructure), rather than as a site for housing development.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS228	CFS228	Land at Dollymans Farm, Doublegate Lane, Rawreth,	Call for Sites	Rawreth	9.67	321	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of sites in accordance with our strategy principles as it is not located within or adjacent to a Tier 1-3 settlement and its allocation would form an isolated pocket in the Green Belt. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the lack of local infrastructure/service provision. It is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. It is noted this site contains a number of sports pitches, which are protected and subject to consultation with Sport England. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period. The exception to this would be if this site is brought forward in conjunction with the main Dollymans Farm site, which is being promoted for a strategic scale of development which has the potential to provide meaningful infrastructure. This should be detailed in a masterplan and it is likely that, given the isolated location of this site (severed from the neighbouring strategic site by the A130), it would only be expected to play a supporting role (e.g. for flood alleviation, biodiversity net gain or green infrastructure), rather than as a site for housing development.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS229	CFS229	Land at Dollymans Farm, Doublegate Lane, Rawreth,	Call for Sites	Rawreth	8.26	29	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of sites in accordance with our strategy principles as it is not located within or adjacent to a Tier 1-3 settlement and its allocation would form an isolated pocket in the Green Belt. In addition, the vast majority of the site falls within Flood Zone3 (with the remainder in Flood Zone 2). It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the lack of local infrastructure/service provision. It is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period. The exception to this would be if this site is brought forward in conjunction with the main Dollymans Farm site, which is being promoted for a strategic scale of development which has the potential to provide meaningful infrastructure. This should be detailed in a masterplan and it is likely that, given the isolated location of this site (severed from the neighbouring strategic site by the A130), it would only be expected to play a supporting role (e.g. for flood alleviation, biodiversity net gain or green infrastructure), rather than as a site for housing development.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS230	CFS230	Land at Dollymans Farm, Doublegate Lane, Rawreth,	Call for Sites	Rawreth	0.26	5	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of sites in accordance with our Small Sites Assessment Criteria as it is not located within or adjacent to a Tier 1-3 settlement and its allocation would form an isolated pocket in the Green Belt. In addition, the site falls entirely within Flood Zones 2 and 3. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the lack of local infrastructure/service provision. It is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period. The exception to this would be if this site is brought forward in conjunction with the main Dollymans Farm site, which is being promoted for a strategic scale of development which has the potential to provide meaningful infrastructure. This should be detailed in a masterplan and it is likely that, given the isolated location of this site (severed from the neighbouring strategic site by the A130), it would only be expected to play a supporting role (e.g. for flood alleviation, biodiversity net gain or green infrastructure), rather than as a site for housing development.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS231	CFS231	Land at Dollymans Farm, Doublegate Lane, Rawreth,	Call for Sites	Rawreth	3.98	115	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of sites in accordance with our strategy principles as it is not located within or adjacent to a Tier 1-3 settlement and its allocation would form an isolated pocket in the Green Belt. In addition, portions of the site fall within Flood Zones 2 and 3. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the lack of local infrastructure/service provision. It is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period. The exception to this would be if this site is brought forward in conjunction with the main Dollymans Farm site, which is being promoted for a strategic scale of development which has the potential to provide meaningful infrastructure. This should be detailed in a masterplan and it is likely that, given the isolated location of this site (severed from the neighbouring strategic site by the A130), it would only be expected to play a supporting role (e.g. for flood alleviation, biodiversity net gain or green infrastructure), rather than as a site for housing development.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS232	CFS232	Land at Dollymans Farm, Doublegate Lane, Rawreth,	Call for Sites	Rawreth	6.89	226	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of sites in accordance with our strategy principles as it is not located within or adjacent to a Tier 1-3 settlement and its allocation would form an isolated pocket in the Green Belt. In addition, a significant portion of the site falls within Flood Zones 2 and 3. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the lack of local infrastructure/service provision. It is also situated beyond reasonable, practical and safe walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period. The exception to this would be if this site is brought forward in conjunction with the main Dollymans Farm site, which is being promoted for a strategic scale of development which has the potential to provide meaningful infrastructure. This should be detailed in a masterplan and it is likely that, given the isolated location of this site (severed from the neighbouring strategic site by the A130), it would only be expected to play a supporting role (e.g. for flood alleviation, biodiversity net gain or green infrastructure), rather than as a site for housing development.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS233	CFS233	Land at Battlesbridge Nursery, Chelmsford Road, Essex	Call for Sites	Battles-bridge	0.91	32	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of sites in accordance with our Small Sites Assessment Criteria as it is not located within or adjacent to a Tier 1-3 settlement and its allocation would form an isolated pocket in the Green Belt. Although it is largely previously developed, the site is not within walking distance of amenities and is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS234	CFS234	Appledore, Wadham Park Avenue, Hockley, SS5 6AL	Call for Sites	Hockley & Hawkwell	0.66	23	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of sites in accordance with our Small Sites Assessment Criteria as it is not located within or adjacent to a Tier 1-33 settlement and its allocation would form an isolated pocket in the Green Belt. The site is not within reasonable, practical and safe walking distance of amenities and is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS235	CFS235	Abbey Grove, New Park Road, Hockley, Essex, SS5 5JX	Call for Sites	Hockley & Hawkwell	0.14	4	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. It does not, therefore, meet the Small Sites Assessment Criteria. The emerging Rochford Local Plan (2025-2040) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall.' Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS236	CFS236	Land at New Park Road, Hockley, Essex, SS5 5JX	Call for Sites	Hockley & Hawkwell	0.30	10	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of sites in accordance with our Small Sites Assessment Criteria as it is not located within or adjacent to a Tier 1-3 settlement and its allocation would form an isolated pocket in the Green Belt. However, it is also situated beyond reasonable, practical and safe walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. In addition, it sits close to designated Ancient Woodland at Beckney Wood, and closer to the linked Local Wildlife Site which acts as a buffer to the Ancient Woodland. The impact of development in this location would therefore be a concern. Regarding the site itself, its heavily wooded nature raises concerns that it would not be viable or achievable to develop the site for housing whilst also fulfilling the mandatory requirements for Biodiversity Net Gain. In addition, the site appears to have a designation as Registered Common Land. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS237	CFS237	La Mare, Wadham Park Avenue, Hockley, SS5 6AL	Call for Sites	Hockley & Hawkwell	1.31	46	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of sites in accordance with our Small Sites Assessment Criteria as it is not located within or adjacent to a Tier 1-3 settlement and its allocation would form an isolated pocket in the Green Belt. The site is not within reasonable, practical and safe walking distance of amenities and is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS238	CFS238	Shotgate Farm, London Road, Wickford (North)	Call for Sites	Rochford Borders AoS	3.53	123	Housing	**See CFS222(b)**	See CFS222(b)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS222, CFS223, CFS238 CFS239 & will form part of the new Site Option CFS222(b). Please see CFS222(b) for further details.
CFS239	CFS239	Shotgate Farm, London Road, Wickford (South)	Call for Sites	Rochford Borders AoS	8.92	312	Housing	**See CFS222(b)**	See CFS222(b)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS222, CFS223, CFS238 CFS239 & will form part of the new Site Option CFS222(b). Please see CFS222(b) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS240	CFS240	Old Parsonage, Ironwell Lane, Hawkwell, Essex, SS5	Call for Sites	Hockley & Hawkwell	0.57	20	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or directly adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. It is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS241	CFS241	126 Lower Road, Hullbridge, Essex, SS5 6BH	Call for Sites	Hullbridge	-	-	Housing or storage	**N.A.**	N.A.	Insufficient site data provided. This site is deemed no longer available for development.
CFS242	CFS242	47 Victor Gardens, Hockley, SS5 4DS	Call for Sites	Hockley & Hawkwell	0.39	14	Housing	**See CFS242(a)**	See CFS242(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS088 & CFS242 will form part of the new Site Option CFS242(a). Please see CFS242(a) for further details.
CFS242(a)	CFS088 CFS242	Land between The Brambles and Bo Via, Clements Hall Lane, Hawkwell 47 Victor Gardens, Hockley, SS5 4DS	Call for Sites	Hockley & Hawkwell	0.61	19	Housing	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Sites	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Hawkwell. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS243	CFS243	Land south of Vanderbilt Avenue (Section B)	Call for Sites	Rural	0.53	16	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or directly adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. It is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS244	CFS244	Land south of Vanderbilt Avenue (Section D)	Call for Sites	Rural	0.54	16	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or directly adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. It is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS245	CFS245	Land north of Vanderbilt Avenue (Section C)	Call for Sites	Rural	0.49	15	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or directly adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. It is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS246	CFS246	Land north of Vanderbilt Avenue (Section A)	Call for Sites	Rural	0.50	15	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or directly adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. It is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS247	CFS247	Land east of Hooley Drive, Rayleigh (Section B)	Call for Sites	Rayleigh	0.55	17	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or directly adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. It is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS248	CFS248	Land east of Hooley Drive, Rayleigh (Section A)	Call for Sites	Rayleigh	0.68	20	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or directly adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. It is also situated beyond reasonable walking distance of a range of basic local amenities and would not be considered to be a sustainable location that should be prioritised. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS249	CFS249	Land east of Hooley Drive, Rayleigh (Section B)	Call for Sites	Rayleigh	0.32	9	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. It does not, therefore, meet the Small Sites Assessment Criteria. The emerging Rochford Local Plan (2025-2040) makes provision for part of delivery to come through ‘small sites’ (sites smaller than 0.25 hectares) as ‘windfall.’ Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process, provided this can be sufficiently justified.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS250	CFS250	Land at Rayleigh Downs Road, Rayleigh, Essex, SS6	Call for Sites	Rayleigh	0.46	14	Housing or mixed	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Eastwood. This site has environmental constraints to delivery and is heavily wooded. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS251	CFS251	Land at Peartree Cottage, Holyoak Lane, Hockley	Call for Sites	Hockley & Hawkwell	0.34	10	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or directly adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. Furthermore, the site falls entirely within the Upper Roach Valley designated Special Landscape Area, and designated Area of Ancient Landscape. Development of this scale is anticipated to have a significant impact on the character of this area. In addition, it sits within very close proximity to designated Ancient Woodland and Site of Special Scientific Interest (SSSI) at Hockley Woods, and closer to the linked Local Wildlife Site which acts as a buffer to the Ancient Woodland. The impact of development in this location would therefore be a concern. Regarding the site itself, its heavily wooded nature raises concerns that it would not be viable or achievable to develop the site for housing whilst also fulfilling the mandatory requirements for Biodiversity Net Gain. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS252	CFS252	72 Folly Lane Hockley Essex SS5 4SJ	Call for Sites	Hockley & Hawkwell	0.25	8	-	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2040) makes provision for part of delivery to come through ‘small sites’ (sites smaller than 0.25 hectares) as ‘windfall.’ Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS253	CFS253	169 New Road Great Wakering SS3 0AR	Call for Sites	Great Wakering	-	-	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2040) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall.' Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process.
CFS254	CFS254	Land south of 370 Eastwood Road, Rayleigh	Call for Sites	Rayleigh	0.15	5	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2040) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall.' Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process.
CFS255	CFS255	Land at North Side of Ironwell Lane, Rochford	Call for Sites	Rochford & Ashingdon	0.85	25	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our Small Sites Assessment Criteria, as it is not located within or directly adjacent to a Tier 1, 2 or 3 settlement and its allocation would form an isolated pocket in the Green Belt. given the green buffer and established vegetation surrounding Ironwell Lane that separates the site from the neighbouring housing development. There is also no information about how road access to the site would be achieved and it would be difficult to imagine this site coming forward in isolation without CFS022, which has its own identified constraints.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS256	CFS256	Land north of Daws Heath Road and A127, Rayleigh	Call for Sites	Rayleigh	2.98	89	Housing	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt. The site is poorly related to the existing settlements of Eastwood and Rayleigh and would not result in a logical new green belt boundary. Its position on a narrow country lane means it is not well-located in terms of walkability to a range of amenities and services. It is not anticipated that this scale of development could be accommodated in this location. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS257	CFS257	Land Adjacent to 130 Shoebury Road, Shoebury Road,	Call for Sites	Great Wakering	0.16	5	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. It does not, therefore, meet the Small Sites Assessment Criteria. The emerging Rochford Local Plan (2025-2040) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall.' Consequently, whilst the site has not been considered appropriate to for inclusion as a site allocation, this does not indicate that the principle of development on such sites could not be considered appropriate through the development management process, provided this can be sufficiently justified. That said, site also falls entirely within Flood Zone 3, and it is likely that sequentially preferable sites are available.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS258	CFS258	Site at Little Wakering Road, Little Wakering	Call for Sites	Great Wakering	0.31	10	Housing	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Little Wakering. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS259	CFS259	Land at Homefield Farm, Greensward Lane, Hockley	Call for Sites	Hockley & Hawkwell	3.45	103	Housing	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt and does not have a defensible boundary. The site is poorly related to the existing settlement of Hockley. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260	CFS260(A-AF)	Land North of Southend (LNOS)	Call for Sites	North East Southend AoS	1300	5,000	Mixed (residential-led)	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Strategic & Large-Scale Development.	This site received a Yellow RAYG score under the Site Assessment Criteria. The sites are located in the Green Belt between Southend and Rochford and do not relate to an existing settlement of any size. Instead, they would represent an opportunity to create a large concentration of growth in the form of a new settlement. The site presents an opportunity to deliver large-scale growth, which could deliver comprehensive development across the district and the infrastructure and service enhancements required to support growth. Large scale development at this location would require the appropriate mitigation measures and should be accompanied by a comprehensive masterplan that considers the most sustainable way to provide this. It is important to note that not all sites with the prefix 'CFS260' will be suitable for housing development, and that a site of this scale would require significant provision of supporting infrastructure and open space, which would also require land. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS260A	CFS260A	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	7.84	235	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260B	CFS260B	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	37.96	1139	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260C	CFS260C	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	7.34	220	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260D	CFS260D	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	8.18	246	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260E	CFS260E	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	3.34	100	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260F	CFS260F	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	3.66	110	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260G	CFS260G	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	4.08	123	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260H	CFS260H	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	48.94	1468	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260I	CFS260I	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	3.49	105	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260J	CFS260J	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	3.34	100	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260K	CFS260K	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	80.77	2423	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260L	CFS260L	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	14.09	423	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260M	CFS260M	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	7.91	237	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260N	CFS260N	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	1.51	45	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260O	CFS260O	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	5.99	180	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260P	CFS260P	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	61.12	1834	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260Q	CFS260Q	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	18.81	564	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260R	CFS260R	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	1.41	42	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260S	CFS260S	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	8.57	257	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260T	CFS260T	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	71.24	2137	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260U	CFS260U	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	28.55	856	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260V	CFS260V	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	14.94	448	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260W	CFS260W	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	27.84	835	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260X	CFS260X	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	28.65	859	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260Y	CFS260Y	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	19.14	574	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260Z	CFS260Z	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	37.63	1129	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260AA	CFS260AA	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	3.29	99	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AB	CFS260AB	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	6.43	193	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AC	CFS260AC	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	37.16	1115	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AD	CFS260AD	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	3.53	106	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AE	CFS260AE	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	9.17	275	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260AF	CFS260AF	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	5.26	158	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AG	CFS260AG	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	5.28	158	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AH	CFS260AH	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	62.81	1884	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AI	CFS260AI	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	26.07	782	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AJ	CFS260AJ	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	58.34	1750	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260AK	CFS260AK	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	1.61	48	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260A	CFS260A	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	7.84	235	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260B	CFS260B	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	37.96	1139	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260C	CFS260C	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	7.34	220	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260D	CFS260D	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	8.18	246	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260E	CFS260E	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	3.34	100	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260F	CFS260F	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	3.66	110	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260G	CFS260G	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	4.08	123	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260H	CFS260H	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	48.94	1468	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260I	CFS260I	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	3.49	105	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260J	CFS260J	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	3.34	100	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260K	CFS260K	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	80.77	2423	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260L	CFS260L	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	14.09	423	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260M	CFS260M	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	7.91	237	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260N	CFS260N	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	1.51	45	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260O	CFS260O	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	5.99	180	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260P	CFS260P	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	61.12	1834	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260Q	CFS260Q	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	18.81	564	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260R	CFS260R	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	1.41	42	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260S	CFS260S	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	8.57	257	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260T	CFS260T	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	71.24	2137	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260U	CFS260U	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	28.55	856	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260V	CFS260V	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	14.94	448	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260W	CFS260W	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	27.84	835	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260X	CFS260X	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	28.65	859	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260Y	CFS260Y	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	19.14	574	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260Z	CFS260Z	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	37.63	1129	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AA	CFS260AA	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	3.29	99	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AB	CFS260AB	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	6.43	193	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AC	CFS260AC	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	37.16	1115	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260AD	CFS260AD	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	3.53	106	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AE	CFS260AE	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	9.17	275	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AF	CFS260AF	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	5.26	158	Mixed (residential - led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AG	CFS260AG	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	5.28	158	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AH	CFS260AH	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	62.81	1884	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS260AI	CFS260AI	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	26.07	782	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AJ	CFS260AJ	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	58.34	1750	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS260AK	CFS260AK	Land North of Bournes Green Chase	Call for Sites	North East Southend AoS	1.61	48	Mixed (residential-led)	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.
CFS261	CFS261	Land east of Oxford Road, Rochford	Call for Sites	Rochford & Ashingdon	127.06	1600	Housing and supporting uses	**CFS Superseded**	See CFS261(a)	CFS261 was re-submitted as a part of CFS261(a) with revised boundaries. Please see CFS261(a) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS261(a)	CFS261	Land east of Oxford Road, Rochford	Call for Sites	Rochford & Ashingdon		2100	Housing and supporting uses	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Strategic & Large-Scale Development.	This site received a Yellow RAYG score under the Site Assessment Criteria. The site is located in the Green Belt but adjoins the built-up area of Rochford, with most areas with good walking, cycling or public transport links. The site presents an opportunity to deliver large-scale growth (+500 dwellings). This presents a comprehensive development opportunity which could provide the scale required to ensure appropriate infrastructure, services and a range of uses are provided alongside housing. However, large scale development at this location would require the appropriate mitigation measures and careful consideration of the impacts through the technical evidence base. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Site Assessment Criteria. Careful consideration would be required in relation to the impacts on existing infrastructure and nearby Local Wildlife Sites. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS262	CFS262	Land at Rawal Pindi Nurseries, Hawkwell	Call for Sites	Hockley & Hawkwell	2.62	78	Housing	**CFS Superseded**	See CFS276	CFS262 was re-submitted as a part of CFS276 with revised boundaries. Please see CFS276 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS263	CFS263	Land at Pulpits Farm, Greensward Lane, Hockley	Call for Sites	Hockley & Hawkwell	6.68	201	Housing	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension.	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Hockley. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. However, the majority of the site overlaps with a Local Wildlife Site (R41 Round Hill Pastures). The impact on this will need to be reviewed carefully through the forthcoming evidence base (Local Wildlife Sites Review and Habitats Regulations Assessment). The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS264	CFS264	Land at Greenacres Nursery, Hockley	Call for Sites	Hockley & Hawkwell	0.98	29	Housing	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Hockley. Although it falls on previously developed land, it is not anticipated that development could be accommodated in this location given the access constraints. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS265	CFS265	Land at Sheepcotes Farm, Hullbridge	Call for Sites	Hullbridge	19.94	598	Housing	**See CFS265(a)**	See CFS265(a)	This site is suitable to be identified as a 'Marginal Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS128, CFS151 & CFS265 will form part of the new Site Option CFS265(a). Please see CFS265(a) for further details.
CFS265(a)	CFS128 CFS151 CFS265	Long Lane, Hullbridge	Call for Sites	Hullbridge	20.17	215	Housing	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension.	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Hullbridge. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS266	CFS266	Land Adajcent to 449 Eastwood Road	Call for Sites	Rayleigh	0.23	7	Housing	**See CFS102(a)**	See CFS102(a)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS102 & CFS266 will form part of the new Site Option CFS102(a). Please see CFS102(a) for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS267	CFS267	Upper Edwards Hall Farm, Eastwood	Call for Sites	Rayleigh	2.57	70	Housing	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension.	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. The site relates well to the existing settlement of Eastwood and Rayleigh. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally designated habitats, however the relationship with nearby local wildlife sites will need to be considered. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS268	CFS268	Great Brays Farm, Brays Lane, Rochford	Call for Sites	Rochford & Ashingdon	6.09	183	Housing	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Rochford. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support the level of growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. The only exception would be if this site were included as a component of the larger 'Land East of Rochford' development site (centred on CFS261) so the full impact can be considered. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS269	CFS269	The Stables, Arundel Road, Rochford	Call for Sites	Rochford & Ashingdon	0.25	7	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is discounted due to size as the site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2043) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall'. Consequently, whilst the site has not been considered appropriate to assess as an emerging Local Plan Site Option, this does not indicate that the principle of development could not be considered appropriate through the development management process, provided this can be sufficiently justified
CFS270	CFS270	Land South of Lower Road, Hullbridge	Call for Sites	Hullbridge	7.51	225	Housing	**CFS Superseded**	See CFS283	CFS270 was re-submitted as a part of CFS283 with revised boundaries. Please see CFS283 for further details.
CFS271	CFS271	Semperfidelis, Brays Lane, Rochford	Call for Sites	Rochford & Ashingdon	1.39	41	Housing	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Rochford. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. The only exception would be if this site were included as a component of the larger 'Land East of Rochford' development site (centred on CFS261) so the full impact can be considered. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS272	CFS272	Old Burrells Farm, Rawreth	Call for Sites	Rawreth	5.89	176	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt and is not adjacent to a Tier 1-3 settlement. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS273	CFS211	241 Rectory Road, Hawkwell, SS5 4LF	Call for Sites	Hockley & Hawkwell	0.50	10	Housing	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site.	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Hawkwell and has a defensible boundary. The site is well related to the existing settlement of Hawkwell. This site is not in proximity to sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS274	CFS274	Little Brays Cottage, Brays Lane, Rochford	Call for Sites	Rochford & Ashingdon	0.61	22	Residential	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Rochford. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. The only exception would be if this site were included as a component of the larger 'Land East of Rochford' development site (centred on CFS261) so the full impact can be considered. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS275	CFS275	Little Brays, Brays Lane, Rochford	Call for Sites	Rochford & Ashingdon	1.48	44.4	Residential	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Rochford. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. The only exception would be if this site were included as a component of the larger 'Land East of Rochford' development site (centred on CFS261) so the full impact can be considered. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS276	CFS276	Land at Rawal Pindi Nurseries, Hawkwell	Call for Sites	Rayleigh	5.1	153	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Hawkwell and could create a defensible Green Belt boundary. The site is well related to the existing settlement of Hawkwell and largely constitutes previously developed land. This site is not in proximity to sensitive landscapes, ancient woodland and internationally protected habitats. The site is in a relatively sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS277(a)	CFS277A	The Rayleigh Club (Option A)	Call for Sites	Rayleigh		189	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Urban Extension	This site received a Yellow RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Hullbridge. This site is not in proximity to sensitive landscapes, ancient woodland and internationally protected habitats. Whilst it does not relate particularly well to Hullbridge, it could provide sufficient scale to deliver infrastructure improvements. The site is in a sustainable location in relation to walking, cycling and/or public transport. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS277(b)	CFS277B	The Rayleigh Club (Option B)	Call for Sites	Rayleigh		600	Residential	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Hullbridge. The site is not at considered a scale of development which could provide sufficient infrastructure improvements in isolation. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS278	CFS278	Site at Junction of Greensward Lane & Ashingdon Road	Call for Sites	Rochford & Ashingdon			Employment	**N.A. (CFS not submitted for Residential Development)**	N.A. (CFS not submitted for Residential Development)	CFS not submitted for residential development
CFS279	CFS279	Site at Hogarth Way, Rochford	Call for Sites	Rochford & Ashingdon	3.85	115	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of sites in accordance with our criteria. The site falls within and immediately adjacent to a Special Protection Area (namely the wooded areas on the western side of the site). The entirety of site also forms part of the designated Local Wildlife Site - Magnolia Nature Reserve and Fields. The meadows and grassland, along with the woodland on the site are noted to be habitats for a range of species, whilst the overall site is known for one of the largest populations of Great Crested Newts in Essex. It is considered that the portion of the site promoted for development is inextricably linked with the wider ecosystem and would not be a suitable site for allocation as a result. The heavily wooded nature of parts of the site plus rich biodiversity are likely to pose implications for the viability of securing Biodiversity Net Gain. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS280	CFS280	Temple Farm, Sutton Road, Rochford	Call for Sites	Rochford & Ashingdon	0.8	10	Residential	**Clear Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site	This site received a Yellow RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but has a defensible Green Belt boundary. It also includes a significant amount of previously developed land. This site is not wholly or mostly within Flood Zones 2 or 3. This site is located away from sensitive landscapes, ancient woodland and internationally protected habitats. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Clear Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS281	CFS281	Site North of 130 Wakering Road	Call for Sites	Great Wakering	1.81	54	Residential	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site is not determined to be available, as it comprises 11 separate plots and we have received no indication that the collective sites in their entirety are available for consideration with the consent of the various landowners, or that there is a single point of contact for their promotion. The site, therefore, did not ass the initial sifting criteria. Notwithstanding the above, over 50% of the site falls within Flood Zone 2, meaning that, on balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS282	CFS282	Clovelly Works, Chelmsford Road, Rawreth	Call for Sites	Rawreth	1.67	50	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt, hosts a range of small business operations and is not adjacent to a Tier 1-3 settlement. It is not anticipated that this scale of development could be accommodated in Rawreth, and development here would not deliver comprehensive development or the infrastructure and service enhancements required to support growth, particularly given the likely viability issues of redeveloping an existing employment site. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS283	CFS283	Land South of Lower Road, Hullbridge	Call for Sites	Hullbridge	7.51	225	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1-3 settlement and does not have a defensible Green Belt boundary. The site is poorly related to the existing nearest settlements of Hullbridge and Hockley. Development would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS284	N.A. (New Submission, Oct 2025)	Land North of Hambro Hill, Rayleigh	Call for Sites	Rayleigh	0.6	75	Housing	**See CFS105(a)**	See CFS105(a)	This site is suitable to be identified as a 'Marginal Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS105, CFS284 & CFS308 will form part of the new Site Option CFS105(a). Please see CFS105(a) for further details.
CFS285	N.A. (New Submission, Oct 2025)	Brooklands, Apton Hall Road, Rochford	Call for Sites	Rochford & Ashingdon	1.64	5	Housing/Commercial	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is discounted due to size as the site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2043) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall'. Consequently, whilst the site has not been considered appropriate to assess as an emerging Local Plan Site Option, this does not indicate that the principle of development could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS286	N.A. (New Submission, Oct 2025)	The Shack, Rayleigh Downs Road	Call for Sites	Rayleigh	0.1	1	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is discounted due to size as the site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2043) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall'. Consequently, whilst the site has not been considered appropriate to assess as an emerging Local Plan Site Option, this does not indicate that the principle of development could not be considered appropriate through the development management process, provided this can be sufficiently justified.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS287	N.A. (New Submission, Oct 2025)	Land between Victoria Drive, Seaview Drive and Shoebury Road, Great Wakering	Call for Sites	Great Wakering	2.52	75	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Great Wakering. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS288	N.A. (New Submission, Oct 2025)	Adjacent to Riverview, Beeches Road, Battlesbridge	Call for Sites	Hullbridge	0.88	15	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1-3 settlement and does not have a defensible Green Belt boundary. More than 50% of the site also falls within Flood Zones 2 or 3. The site is poorly related to the nearest settlement of Hullbridge. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS289	N.A. (New Submission, Oct 2025)	Homefield, Chelmsford Road, Battlesbridge	Call for Sites	Rawreth	0.24	2	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is discounted due to size as the site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2043) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall'. Consequently, whilst the site has not been considered appropriate to assess as an emerging Local Plan Site Option, this does not indicate that the principle of development could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS290	N.A. (New Submission, Oct 2025)	Cricketfield, Goose Cottages, Battlesbridge	Call for Sites	Rawreth	0.10	2	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	The site is discounted due to size as the site is smaller than 0.25ha and/or is unable to deliver 10+ dwellings. The emerging Rochford Local Plan (2025-2043) makes provision for part of delivery to come through 'small sites' (sites smaller than 0.25 hectares) as 'windfall'. Consequently, whilst the site has not been considered appropriate to assess as an emerging Local Plan Site Option, this does not indicate that the principle of development could not be considered appropriate through the development management process, provided this can be sufficiently justified.
CFS291	N.A. (New Submission, Oct 2025)	Land North of London Road and Timber Grove	Call for Sites	Rayleigh	1.76	53	Housing	**N.A. (Existing Development Allocation).**	N.A. (Existing Development Allocation).	The site was allocated for development in the 2014 Local Development Framework (see SER1). As such, it already benefits from an allocation and does not require consideration in this paper.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS292	N.A. (New Submission, Oct 2025)	Land on the west side of Chelmsford Road, Rawreth, Wickford	Call for Sites	Rawreth	8.71	261	Housing / Gypsy & Traveller	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1-3 settlement and does not have a defensible Green Belt boundary. The site is poorly related to the existing nearest settlements of Rawreth. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS293	N.A. (New Submission, Oct 2025)	Land to the East of Little Wakering Road, Great Wakering, Essex, SS3 0HG	Call for Sites	Great Wakering	38.4	1408	Housing / Gypsy & Traveller	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is adjacent to the built-up area of Great Wakering. This site is adjacent to the Coastal Protection Belt but is located away from sensitive landscapes, ancient woodland and internationally protected habitats. It is not anticipated that this scale of development could be accommodated in Great Wakering. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS294	N.A. (New Submission, Oct 2025)	Land at Larks Hill	Call for Sites	Canewdon	4		Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. This site is considered to be isolated and wholly in the Green Belt. It is not located within or directly adjacent to a Tier 1, 2 or 3 settlement. It is not anticipated that the scale of development that could be accommodated here could support delivery of enhancement of the required infrastructure and services in isolation. The site also falls within the Coastal Protection Belt. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS295	N.A. (New Submission, Oct 2025)	Land to the west of Highsteppers, Canewdon Road, Ashingdon	Call for Sites	Rochford & Ashingdon	0.9	30	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1-3 settlement and does not have a defensible Green Belt boundary. The site is poorly related to the existing settlement of Ashingdon. The site has significant environment constraints and is located within the Local Wildlife Site 'Ashingdon Pastures'. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS296	N.A. (New Submission, Oct 2025)	Land to the south-west of Highsteppers, Canewdon Road, Ashingdon	Call for Sites	Rochford & Ashingdon	5.64	80	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1-3 settlement and does not have a defensible Green Belt boundary. The site is poorly related to the existing settlement of Ashingdon. The site has significant environment constraints and is located within the Local Wildlife Site 'Ashingdon Pastures'. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS296(a)	N.A. (New Submission, Oct 2025)	Land at Highsteppers	Call for Sites	Rochford & Ashingdon	6.7	110	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1-3 settlement and does not have a defensible Green Belt boundary. The site is poorly related to the existing settlement of Ashingdon. The site has significant environment constraints and is located within the Local Wildlife Site 'Ashingdon Pastures'. Development here would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS297	N.A. (New Submission, Oct 2025)	Nursery Farm and Farmhouse Lodge, Rawreth Lane, Rawreth	Call for Sites	Rawreth	4.7	175	Housing / Gypsy & Traveller	**See CFS146(b)**	See CFS146(b)	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS146, CFS147 & CFS297 will form part of the new Site Option CFS146(b). Please see CFS146(b) for further details.
CFS298	N.A. (New Submission, Oct 2025)	Land at Hambro Hill, Rayleigh	Call for Sites	Rayleigh	4.18	157	Housing	**See CFS105(a)**	See CFS105(a)	This site is suitable to be identified as a 'Marginal Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS105, CFS284, CFS298 & CFS308 will form part of the new Site Option CFS105(a). Please see CFS105(a) for further details.
CFS299	N.A. (New Submission, Oct 2025)	Mill Lane, Rochford	Call for Sites	Rochford	6.5	220	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1-3 settlement and does not have a defensible Green Belt boundary. The site is poorly related to the existing settlement of Rochford. This site is mostly within Flood Zones 2 or 3. Development would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS300	N.A. (New Submission, Oct 2025)	Land Southwest of Arterial Park	Call for Sites	Rayleigh	0.6	N/A	Employment/Sui Generis	**N.A. (CFS not submitted for Residential Development)**	N.A. (CFS not submitted for Residential Development)	CFS not submitted for residential development

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS301	N.A. (New Submission, Oct 2025)	New Hall Farm, Lower Road, Hockley	Call for Sites	Hockley & Hawkwell	3.4	40	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1-3 settlement and does not have a defensible Green Belt boundary. This site is not wholly or mostly within Flood Zones 2 or 3. This site is adjacent to the Coastal Protection Belt but is located away from sensitive landscapes, ancient woodland and internationally protected habitats. Development would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS302	N.A. (New Submission, Oct 2025)	Land at Turrett Farm and Turrett House, High Road, Hockley	Call for Sites	Hockley & Hawkwell	14.5	100	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1-3 settlement and does not have a defensible Green Belt boundary. The site has significant environment constraints and is located within the Upper Roach Valley. Development would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS303	N.A. (New Submission, Oct 2025)	Land at Witherdens Farm, Chelmsford Road, Rawreth	Call for Sites	Rawreth	5	67	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1-3 settlement and does not have a defensible Green Belt boundary. This site is not wholly or mostly within Flood Zones 2 /3. Development would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS304	N.A. (New Submission, Oct 2025)	Land at Star Lane, Great Wakering	Call for Sites	Great Wakering	18	250	Housing	**Marginal Omissions Site Options**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Small Site Assessment Criteria. It is located partly within the Green Belt but is adjacent to the built-up area of Great Wakering and has a defensible Green Belt boundary. This site is not wholly or mostly within Flood Zones 2 or 3. This site adjoins the Local Wildlife Site 'Star Lane Pits' but is located away from sensitive landscapes, ancient woodland and internationally protected habitats. Part of the site was allocated for employment use in the 2014 Local Development Framework (NEL2). This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS305	N.A. (New Submission, Oct 2025)	Ferndale Green	Call for Sites	Rayleigh	2.5	40	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received a Red RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1-3 settlement and does not have a defensible Green Belt boundary. The site has significant environment constraints and is located within the Local Wildlife Site 'Blounts Wood'. Development would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. This site has serious or insurmountable development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Clear Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.
CFS306	N.A. (New Submission, Oct 2025)	Land to the North of Hall Road, Rochford	Call for Sites	Rochford	19.8	325	Housing	**Marginal Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site received an Amber RAYG score under the Site Assessment Criteria. It is located within the Green Belt, is not adjacent to a Tier 1-3 settlement and does not have a defensible Green Belt boundary. This site is not wholly or mostly within Flood Zones 2 or 3. This site is adjacent to the Upper Roach Valley. It is not anticipated that this scale of development could be accommodated in Stroud Green. Development would not deliver comprehensive development or the infrastructure and service enhancements required to support growth. The site is not in a sustainable location in relation to walking, cycling and/or public transport. This site has development constraints and feasibility challenges and is considered, at the Reg.18 stage, a Marginal Omission Site Option with respect to the Site Assessment Criteria. This site has not been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS307	N.A. (New Submission, Oct 2025)	Land at Fambridge Road, Ashingdon	Call for Sites	Rochford	54.9	465	Housing	**Clear Omission Site Option**	Not Included in Reg.18 Technical Evidence Base Testing	This site did not meet the criteria for initial sifting of small sites in accordance with our strategy principles as it is not located within or adjacent to a Tier 1-3 settlement and its allocation would form an isolated pocket in the Green Belt. In addition, the site would be unlikely to meet the prioritisation principles, given its isolated location which is not within reasonable walking distance of a range of services. It is not anticipated that the scale of development that could be accommodated on this site could support delivery of enhancement of the required infrastructure and services in isolation, given the lack of local infrastructure/service provision. On balance, it is not deemed to be a sustainable location and, sequentially, there are sufficient alternative sites which are considered more suitable in order to meet the District's housing need over the plan period.
CFS308	N.A. (New Submission, Oct 2025)	The Yard Hambro Hambro Hill	Call for Sites	Rayleigh	2.5	60	Housing	**See CFS105(a)**	See CFS105(a)	This site is suitable to be identified as a 'Marginal Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The combined sites CFS105, CFS284, CFS298 & CFS308 will form part of the new Site Option CFS105(a). Please see CFS105(a) for further details.
CFS309	N.A. (New Submission, Oct 2025)	Abbotts Hall Farm	Call for Sites	North of Southend AoS	4	110	Housing	**See CFS260**	See CFS260	This site is suitable to be identified as a 'Clear Potential Site Option' as a part of a combined site, however, on its own it will not deliver the comprehensive development or infrastructure and service enhancements required. The site will form part of the new Strategic Site Option CFS260, Land North of Southend (LNOS). Please see CFS260 for further details.

Reference (Oct-25)	Historic Reference	Name/Address	Site Type	Settlement	Size (Ha)	Indicative Capacity	Proposed Use	Site Assessment (Oct-25)	Included in Reg.18 Technical Evidence Base Testing	Comment
CFS310	N.A. (New Submission, Oct 2025)	Barling Lodge, Land Adjacent to 339 Little Wakering Road	Call for Sites	Little Wakering	0.60	18	Housing	**Marginal Potential Site Option**	Included in Reg.18 Technical Evidence Base Testing – Small Site.	This site received an Amber RAYG score under the Small Site Assessment Criteria. It is located within the Green Belt but is adjacent to the built-up area of Little Wakering and has a defensible Green Belt boundary. This site is not wholly or mostly within Flood Zones 2 or 3. This site is adjacent to the Coastal Protection Belt but is located away from sensitive landscapes, ancient woodland and internationally protected habitats. This site would require allocation through the emerging Local Plan and is considered, at the Reg.18 stage, a Marginal Potential Site Option with respect to the Small Site Assessment Criteria. This site has been included in the Reg.18 Technical Evidence Base Testing for further assessment and analysis.

Source: Rochford District Council (2025)

Annex E Summary of Sites Identified for Testing in Reg.18

Table E.1 – Summary of Sites Identified for Testing in Reg.18

8.10. Note: These sites have been assessed and, where relevant, identified for further testing and consultation. They are not draft or proposed allocations at this stage.

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Proposed Use	Size (Ha)	Housing Delivery in Local Plan Period	Post Local Plan Housing Delivery	Site Assessment (Oct-25)	Comment
EMERGING LOCAL PLAN BASELINE (MARCH 2025 POSITION)										
N.A.	N.A.	Completions (2023-24)	Completed Development	See Appendix B	See Appendix B	-	**285**	**0**	**N.A.**	Please see Appendix B for further details
N.A.	N.A.	Completions (2024-25)	Completed Development	See Appendix B	See Appendix B	-	**415**	**0**	**N.A.**	Please see Appendix B for further details
N.A.	N.A.	Extant Planning Permission (-10% for non-completions)	Extant Planning Permissions	See Appendix B	See Appendix B	-	**1202**	**0**	**N.A.**	Please see Appendix B for further details
N.A.	N.A.	Allocations without Planning Permission	Allocated Sites	See Appendix B	See Appendix B	-	**183**	**0**	**N.A.**	Please see Appendix B for further details
N.A.	N.A.	All Other Sites (Unallocated, Unpermissioned)	Various	See Appendix B	See Appendix B	-	**184**	**0**	**N.A.**	Please see Appendix B and Appendix C for further details
SITES IDENTIFIED FOR TESTING – SMALL SITES										
CFS018	CFS018	Land between The Grange and Red Roof in Ironwell Lane	Call for Sites	Hockley & Hawkwell	Residential	**0.48**	**14**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS026(a)	CFS026 CFS120	Land east of Kingsway, Hullbridge	Call for Sites	Hullbridge	Residential	**0.62**	**18**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS029	CFS029	Land at Turrett Farm, Napier Road, Rayleigh	Call for Sites	Rayleigh	Residential	**0.91**	**27**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS047(a)	CFS047 CFS089 CFS178	36 Connaught Road Rayleigh, SS6 8UX Land adjacent to Dunsmure, The Drive Rear of Rutland, The Drive, Rayleigh	Call for Sites	Rayleigh	Residential	**0.68**	**17**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Proposed Use	Size (Ha)	Housing Delivery in Local Plan Period	Post Local Plan Housing Delivery	Site Assessment (Oct-25)	Comment
CFS059	CFS059	Land at Sandhill Road, Eastwood	Call for Sites	Rayleigh	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**0.58**	**17**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS060	CFS060	Land west of Little Wakering Road, Little Wakering	Call for Sites	Great Wakering	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**0.82**	**25**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS086	CFS086	Land between Rivendell and Brookside, Napier Road, Rayleigh	Call for Sites	Rayleigh	Residential	**0.30**	**11**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS094	CFS094	Land west of Ash Green, Canewdon	Call for Sites	Canewdon	Residential	**0.47**	**14**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS118	CFS118	The Paddock by Clements Hall Way, Rectory Road, Hawkwell	Call for Sites	Hockley & Hawkwell	Residential	**0.39**	**12**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS129	CFS129	Boness, Canewdon View Road, Rochford	Call for Sites	Rochford & Ashingdon	Residential	**0.60**	**18**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS130	CFS130	Lavender Lodge, Canewdon View Road, Rochford	Call for Sites	Rochford & Ashingdon	Residential	**0.76**	**23**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS204	CFS204	Land at / r/o 139 Greensward Lane, Hockley, Essex	Call for Sites	Hockley & Hawkwell	Residential	**0.26**	**10**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS212	CFS212	Land at Rayleigh Downs Rd & Arterial Rd, Rayleigh	Call for Sites	Rayleigh	Housing or offices or mixed	**0.66**	**20**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS218	CFS218	Land at Oxford Road, Rochford	Call for Sites	Rochford & Ashingdon	Housing	**0.62**	**19**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Proposed Use	Size (Ha)	Housing Delivery in Local Plan Period	Post Local Plan Housing Delivery	Site Assessment (Oct-25)	Comment
CFS242(a)	CFS088 CFS242	Land between The Brambles and Bo Via, Clements Hall Lane, Hawkwell 47 Victor Gardens, Hockley, SS5 4DS	Call for Sites	Hockley & Hawkwell	Housing	**0.61**	**19**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS258	CFS258	Site at Little Wakering Road, Little Wakering	Call for Sites	Great Wakering	Housing	**0.31**	**10**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS273	CFS273	241 Rectory Road, Hawkwell, SS5 4LF	Call for Sites	Hockley & Hawkwell	Housing	**0.71**	**10**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS280	CFS280	Site at Temple Farm, Sutton Road, Rochford	Call for Sites	Rochford & Ashingdon	Housing	**0.80**	**10**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
SITES IDENTIFIED FOR TESTING – URBAN EXTENTIONS										
CFS013	CFS013	Land at rear of Newton Hall Gardens, Ashingdon	Call for Sites	Rochford & Ashingdon	Residential, Employment, Open Spaces, Mixed or Cultural	**3.72**	**111**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS015	CFS015	Land south-east of the junction of Lower Road and Hullbridge Road, Hullbridge	Call for Sites	Hullbridge	Residential	**2.33**	**70**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS023(a)	CFS023 CFS197 CFS198 CFS199 CFS201 CFS206	Land north and east of Malvern Road, Hockley	Call for Sites	Hockley & Hawkwell	Residential	**4.94**	**174**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS031(a)	CFS031 CFS220	Land north of Rawreth Lane and east of Parkhurst Drive, Rayleigh	Call for Sites	Rayleigh	Housing, education, health, leisure/recreation, mixed	**1.26**	**37**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS033	CFS033	Land south of Pooles Lane, Hullbridge	Call for Sites	Hullbridge	Residential	**5.26**	**158**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS037	CFS037	The Ramblers & Dahlia Lodge, Eastwood Rise, Leigh	Call for Sites	Rayleigh	Residential	**1.43**	**43**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Proposed Use	Size (Ha)	Housing Delivery in Local Plan Period	Post Local Plan Housing Delivery	Site Assessment (Oct-25)	Comment
CFS044	CFS044	15 Southview Close, 270 Eastwood Road, and land to the rear of 270 Eastwood Road (Acacia Nurseries), Rayleigh	Call for Sites	Rayleigh	Residential	**3.76**	**113**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS048	CFS048	287 Daws Heath Road, Rayleigh SS6 7NS	Call for Sites	Rayleigh	Residential	**1.38**	**41**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS050(a)	CFS050	Former Castle Point and Rochford Adult Community College, Rocheway, Rochford	Call for Sites	Rochford & Ashingdon	Residential	**2.00**	**50**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS053(a)	CFS053	Land south of 38 and 39 Wellington Road, Rayleigh	Call for Sites	Rayleigh	Residential	**2.60**	**90**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS054	CFS054	Land rear of 17 and 19 South View Close, Rayleigh	Call for Sites	Rayleigh	Residential	**1.75**	**52**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS063	CFS063	Land south of Watts Lane, Rochford	Call for Sites	Rochford & Ashingdon	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**1.93**	**58**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS066	CFS066	Circus Field, Land west of Southend Road, Rochford	Call for Sites	Rochford & Ashingdon	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**1.29**	**40**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS068(a)	CFS068 CFS069	Land at Lower Wyburns farm, to the south of Daws Heath Road, Rayleigh	Call for Sites	Rayleigh	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**4.56**	**215**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS070	CFS070	Land south of Conway Avenue and west of Shoebury Road, Great Wakering	Call for Sites	Great Wakering	Residential / Education / Mixed / Health / Leisure / Recreation / Industrial / Offices / Cultural	**5.00**	**150**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Proposed Use	Size (Ha)	Housing Delivery in Local Plan Period	Post Local Plan Housing Delivery	Site Assessment (Oct-25)	Comment
CFS077(a)	CFS077	Land to the north of Great Wheatley Road, Rayleigh	Call for Sites	Rayleigh	Housing, education, health, leisure/recreation, industrial, offices, mixed, cultural	**5.00**	**140**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS084	CFS084	Land south of Hall Road, Rochford	Call for Sites	Rochford & Ashingdon	Residential	**10.65**	**320**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS087	CFS087	Land between Western Road and Weir Farm Road, Rayleigh	Call for Sites	Rayleigh	Residential	**4.66**	**140**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS095	CFS095	Peggle Meadow, Southend Road, Rochford	Call for Sites	Rochford & Ashingdon	Residential	**3.9**	**117**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS098	CFS098	Land north of Napier Road, Rayleigh	Call for Sites	Rayleigh	Residential	**1.7**	**51**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS100	CFS100	Land at Nevendon Salvage and adjacent land to the east, Lower Road, Hullbridge, Essex	Call for Sites	Hullbridge	Residential	**3.28**	**98**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS102(a)	CFS102 CFS266	Land to the north of Eastwood Road, east of The Drive, south of Warwick Road, Rayleigh	Call for Sites	Rayleigh	Mixed	**3.13**	**133**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS105(a)	CFS105	Land north of Hambro Hill, Rayleigh	Call for Sites	Rayleigh	Residential		**315**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS111	CFS111	Land north of Coombes Grove, Rochford	Call for Sites	Rochford & Ashingdon	Mixed	**3.99**	**120**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS126(a)	CFS007 CFS126	Land north of Brays Lane, Ashingdon	Call for Sites	Rochford & Ashingdon	Residential	**9.22**	**300**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS127	CFS127	Eastwood Nurseries, off Bartletts, Rayleigh	Call for Sites	Rayleigh	Residential	**7.72**	**232**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS131	CFS131	Beehive, Canewdon View Road, Rochford	Call for Sites	Rochford & Ashingdon	Residential	**1.41**	**42**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS134	CFS134	Land between Eastwood Rise and Rayleigh Avenue, Eastwood	Call for Sites	Rayleigh	Residential	**5.99**	**180**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Proposed Use	Size (Ha)	Housing Delivery in Local Plan Period	Post Local Plan Housing Delivery	Site Assessment (Oct-25)	Comment
CFS149(b)	CFS006 CFS149 CFS149A	Land North of Watery Lane and West of Buttermere Gardens, Hullbridge	Call for Sites	Hullbridge	Residential	**15.00**	**350**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS162	CFS162	Land to the rear of 158 Rawreth Lane and west of Parkhurst Drive, Rayleigh, Essex, SS6 9RN	Call for Sites	Rayleigh	Residential	**1.15**	**34**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS180(a)	CFS180	Land East of Highcliff Crescent, Ashingdon	Call for Sites	Rochford & Ashingdon	Housing	**2.00**	**65**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS190(a)	CFS190A CFS193	Land south of Pooles Lane, Hullbridge	Call for Sites	Hullbridge	Housing	**12.95**	**388**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS194	CFS194	Land North of Rectory Road, Hawkwell	Call for Sites	Hockley & Hawkwell	Housing	**15.01**	**200**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS217	CFS217	Land at Doggetts Chase, Rochford	Call for Sites	Rochford & Ashingdon	Housing	**4.97**	**90**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS263	CFS263	Land at Pulpits Farm, Greensward Lane, Hockley	Call for Sites	Hockley & Hawkwell	Housing	**6.69**	**201**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS265(a)	CFS128 CFS151 CFS265	Long Lane, Hullbridge	Call for Sites	Hullbridge	Housing	**20.17**	**215**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS267	CFS267	Upper Edwards Hall Farm, Eastwood	Call for Sites	Rayleigh	Housing	**2.57**	**70**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
CFS276	CFS276	Land at Rawal Pindi Nurseries, Hawkwell	Call for Sites	Hockley & Hawkwell	Housing	**5.10**	**153**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS277(a)	CFS277A	Rayleigh Club, Rayleigh	Call for Sites	Rayleigh	Housing	**6.30**	**189**	**0**	**Marginal Potential Site Option**	Please see Appendix D for further details
SITES IDENTIFIED FOR TESTING – STRATEGIC & LARGE-SCALE DEVELOPMENT										
CFS034 CFS097	CFS097(a)	Tithe Park, Poynters Lane, Great Wakering	Call for Sites	Great Wakering	Residential	**34.21**	**820**	**230**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS164(a)	CFS163 CFS164(a)	Lubards Lodge Farm	Call for Sites	Rayleigh	Mixed	**43.25**	**550**	**0**	**Clear Potential Site Option**	Please see Appendix D for further details

Reference (Oct-25)	Historic Reference(s)	Name/Address	Site Type	Settlement	Proposed Use	Size (Ha)	Housing Delivery in Local Plan Period	Post Local Plan Housing Delivery	Site Assessment (Oct-25)	Comment
CFS146(b)	CFS146 CFS147 CFS297	Land West of Rayleigh (LWOR) Option B - Wolsey Park	Call for Sites	Rayleigh	Residential	**85.04**	**808**	**267**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS222(b)	CFS222(a)	Land West of Rayleigh (LWOR) Option A - Dollymans Farm	Call for Sites	Rayleigh & Wickford	Housing	**107**	**1,000**	**300**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS260	CFS260	Land North of Southend (LNOS)	Call for Sites	Land North of Southend	Housing and supporting uses	**1360**	**1,500**	**3,500**	**Clear Potential Site Option**	Please see Appendix D for further details
CFS261(a)	CFS261 CFS278	Land East of Rochford (LEOR)	Call for Sites	Rochford & Ashington	Housing and supporting uses		**1500**	**600**	**Clear Potential Site Option**	Please see Appendix D for further details
WINDFALL ALLOWANCE										
N.A.	N.A.	Windfall Allowance	N.A.	N.A.	N.A.	**N.A.**	**450**	**N.A.**	**N.A.**	N.A.