

Summary of approach for utilising development sites

1. 22 sites have been identified from the asset register that provide development opportunities. These sites range in size and potential from very small 'infill' style developments to large-scale regeneration opportunities.
2. The sites currently identified are:
 - Chelmer Waterside including Baddow Rd CP
 - Coval Lane
 - Drakes Lane
 - Fairfield Road Car Park
 - Galleywood Hall
 - George Street
 - Glebe Road
 - Island Car Park [Meadows]
 - Main Road Boreham
 - Medway Close
 - Meteor Way
 - New Dukes way
 - Noakes Avenue
 - Pease Place
 - Railway Street
 - Rainsford Road
 - Rectory Lane East
 - Rectory Lane West
 - St Michael's Drive
 - St Nazaire Road
 - Waterloo Lane former pool site and CPs
 - Woodhall Road
3. In addition, the Council is in the process of acquiring land adjacent to Main Road, Boreham.
4. The drivers [in no particular order or priority one over another] for the development of these sites are as follows:
 - Generate capital receipt
 - Generate revenue
 - Access to additional temporary accommodation
 - Facilitate housing supply
5. These may be competing demands, so the Council will need to find a balance between them, cognisant of the current market and financial circumstances.
6. To try to quantify relative priorities, realistic ambitions for the benefits to be realised from the development of these sites could be considered to be:
 - Capital receipts of at least £50m
 - Additional net revenue generated of around £200,000 per year
 - 1,500 additional housing units with at least 40% to be classified as 'affordable'

Overview of approach to the development of sites

	Site / location	Area ha.	Proposed utilisation	Other	Housing Units		Financials				Financial Comments	Status	Next milestone
					Market	Affordable	Capital Receipt (£m)	Cap Exp (£m)	Grant Funding (£m)	Income (£ 000)			
1)	Glebe Road	0.109	Provision of affordable housing (Additional to Local Plan.)			12	0	3.25	0.96	TBD	<ul style="list-style-type: none"> Loss of car parking spaces, leading to potential loss of revenue, potential to migrate users to Townfield St. 	Planning Permission has now been granted	<ul style="list-style-type: none"> Transfer of site to Guinness for Construction Guinness Board IC meeting April 19th expected to approve expenditure.
2)	Medway Close	0.23	Site allocated Residential Development; plans being progressed for 4-bedroom affordable units.			6	0	3	0.7	TBD	<ul style="list-style-type: none"> The purchase of the garages from CHP and residents is be undertaken at a cost of £60k. 	<ul style="list-style-type: none"> Planning permission granted. Planning referred for JR and now referred to High Court 	<ul style="list-style-type: none"> Transfer of site to Guinness for Construction
3)	Pease Place, East Hanningfield	0.11	Provision of affordable housing (Additional to Local Plan.)			4	0	1.5	0.48	TBD	<ul style="list-style-type: none"> No Comments 	Planning Permission has been granted.	<ul style="list-style-type: none"> Transfer of site to Guinness for Construction
4)	Railway Street	0.07	Provision of Temporary Accommodation.			10	0	3.6	0.8	TBD	<ul style="list-style-type: none"> No Comments 	Planning Permission has been granted.	<ul style="list-style-type: none"> A Transfer of site to Guinness for Construction
5)	Rectory Lane East	0.22	Provision of affordable Housing			23	0	6.2	1.85	TBD	<ul style="list-style-type: none"> Loss of Car Parking spaces leading to a loss in revenue potential to migrate other Council Car Parks. 	<p>Planning Application submitted Feb 24</p> <p>The Scheme is being amended following comments from the planning team</p> <p>Expected decision June 24</p>	<ul style="list-style-type: none"> Transfer of site to Guinness for Construction
6)	St Michael's Drive	0.15	Provision of affordable housing (Additional to Local Plan.)			3	0	1.1	0.33	TBD	<ul style="list-style-type: none"> The adjoining property has been acquired to facilitate the project. 	<p>Planning Permission has been granted.</p> <p>Notice to Garage tenants being issued 10th May</p>	<ul style="list-style-type: none"> Transfer of site to Guinness for Construction

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7)	Chelmer Waterside (including Baddow Rd Car Park, The Gas Works and Lockside.	1.55	Local plan allocation residential development and reprovision of public car parking, leisure and water supported uses. Delivery through JV Partners	300 parking spaces	500	270	35.0	39.55	13.7	TBD	<ul style="list-style-type: none"> Land Purchases - £3.25m Decontamination - £2.8m GPRS Relocation - £13.5m New Bridge - £18m Commuted sums - £2m 	Review of procurement being undertaken following challenge at Full Council	<ul style="list-style-type: none"> Completion of Utility relocation. [April 25] Completion of new Road and Bridge. [May 25] Concluding the CPO [Dec 24]
8)	George Street	0.11	Provision of affordable housing (Additional to Local Plan.)			14	0	3.4	0.8	TBD	<ul style="list-style-type: none"> Loss of car parking spaces, leading to potential loss of revenue, but car park is not running at capacity. 	Discussion to start with CHP for site delivery	<ul style="list-style-type: none"> Planning Permission granted April 24
9)	Waterloo Lane [former Riverside pools site]	0.99	The site is allocated in the Local Plan for 125 new homes with supporting commercial units and parking.	1,000 sqm retail space	100	53	5	0.4	0	0	<ul style="list-style-type: none"> Loss of income from car parking, other delivery options are being considered to generate revenue. 	<p>Plans have been submitted for pre app consideration.</p> <p>Pre App delayed following change in planning officer</p>	<ul style="list-style-type: none"> Pre-App planning meeting date set May 24
10)	Main Road Boreham	0.73	Purchase of land to provide affordable housing under the exception site policy.			20		1.25			Land purchase costs only at this stage.	<p>The site owner is now considering a disposal by option rather than a straight land sale.</p> <p>Issues now emerging over planning.</p>	<ul style="list-style-type: none"> Secure the site under option May 24
11)	Island Car Park [Meadows]	0.92	Not allocated in the local plan for housing		162	88	10	0	0	TBD	<ul style="list-style-type: none"> Loss of car parking spaces, leading to potential loss of revenue, potential to migrate users to the Meadow MSCP Baddow Rd once redeveloped. 	<p>The project is being undertaken by the Dominvs Group and is at the feasibility stage.</p> <p>Dominus have now appointed JLL to negotiate with the Council of its behalf</p>	<ul style="list-style-type: none"> Pre Application Meeting. [this is being led by Dominvs]
12)	Meteor Way	2.96	Innovation District Development joint venture with Teledyne E2V & ECC	3000 sqm			TBD	TBD	TBD	TBD	<ul style="list-style-type: none"> It is proposed that land is place into the JV subject to a land value equalisation structure. 	<p>The project is at the feasibility stage.</p> <p>Two expression of interest received from Portakabin and Premier Modular.</p>	<ul style="list-style-type: none"> Joint venture agreement sign-off.

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13)	Coval Lane	0.40	Provision of affordable housing (Additional to Local Plan.)			72	0	29.0	5.76	TBD	<ul style="list-style-type: none"> Estimated costs include Land assembly and CPO 	Project on hold with land being used for staff car parking.	Review June 25
14)	New Dukes Way	0.3	Potential site for Modular development.			10	TBD	TBD	TBD	TBD	<ul style="list-style-type: none"> No comments 	Feasibility works undertaken considers this site to be not viable for modular construction.	To be reviewed
15)	Fairfield Road Car Park.	0.93	The site is allocation in the local plan for residential development with associated commercial uses.		65	35	TBD	TBD	TBD	TBD	<ul style="list-style-type: none"> The proposed development should seek to minimise any loss of income. 	This project is yet to be progressed.	This project has not commenced
16)	Noakes Ave land between 67-69 & 79-81	0.1	Provision of affordable housing			5	0	1.55	0.3	TBD	<ul style="list-style-type: none"> No comments 	Planning permission was granted in 2013 but has now expired.	<ul style="list-style-type: none"> This project has not commenced.
17)	Rectory Lane West	0.79	The site is allocated for development in the Local Plan.		48	27					<ul style="list-style-type: none"> No Comments 	This project is yet to be progressed.	<ul style="list-style-type: none"> This project has not commenced.
18)	St Nazaire Road	0.14	Provision of affordable Housing			10					<ul style="list-style-type: none"> No Comments, the site is not income producing. 	This project has not commenced, half of the site is owned by CHP.	<ul style="list-style-type: none"> This project has not commenced.
19)	Woodhall Road	0.37	Provision of affordable Housing through land transfer to CHP.			12	0	0	0	0	<ul style="list-style-type: none"> Housing nomination rights secured for social rented properties. 	The site works are complete	
20)	Drakes Lane	0.96	Drakes Lane, is allocated as a Gypsy and Traveller site to meet the needs of nomadic Gypsy or Travellers as defined in the National Planning Policy for Traveller Sites			9	0	1.9	0.85	40	<ul style="list-style-type: none"> Capital Expenditure £1.85m Contribution from s.106 £972k Potential Gross Revenue £40k p.a. 	Practical completion occurred on 9 th February 2023	Completed
21)	Galleywood Hall	1.01	Delivery of industrial units	3 units			0	1.6	0	90	<ul style="list-style-type: none"> 	Practical completion achieved	Full Occupation April 24

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22)	Rainsford Road	0.02	Extension of 2a Rainsford Road to provide additional homeless accommodation			6	0	0.515	0.44	39.5	• No Comments	Practical completion occurred on 3 rd February 2023	Property is now leased to Chess.
Totals					875	689	50.0	97.815	26.97	169.5			

Guinness Transfer
Work Completed
Work Ongoing
On Hold