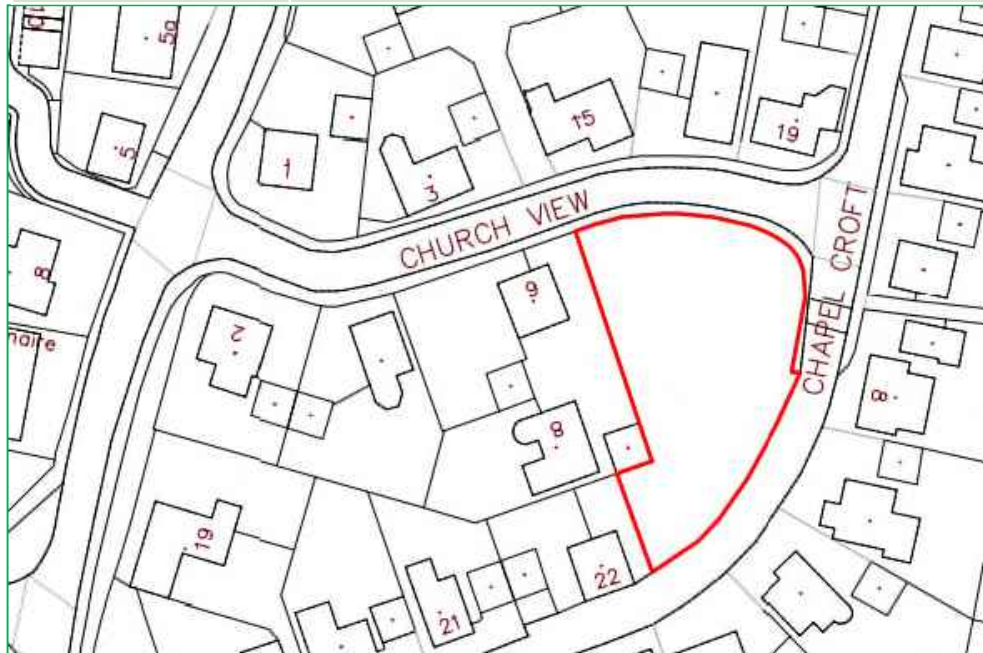


Church View, Ardleigh – Ref A001G

Size	1100 m2
Adjoining Uses (within 100m)	Residential, Farmland
Planning designation	Within development boundary, safeguarded open space
Current use	Green space
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No

Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: Ardleigh and Little Bromley

Estimated cost of Annual Maintenance: £470

Other information and opportunities:
Nothing noted.

Development Potential

Proposed properties: 3 x Detached Houses



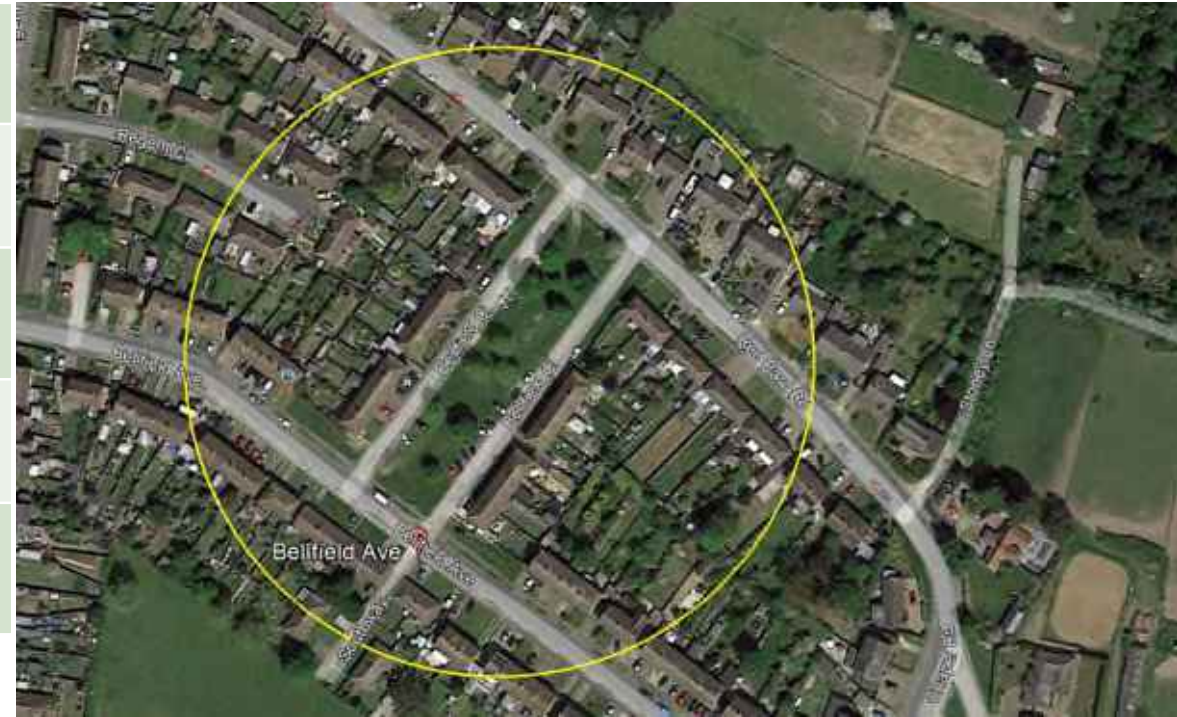
Housing Need

As at the 1st May 2020 14% of Tendring's demand for housing was in the rural villages, equating to 274 households.

Bellfield, Brightlingsea – Ref B001H

Size	2590m2
Adjoining Uses (within 100m)	Housing
Planning designation	Within development boundary, safeguarded open space
Current use	Green Space
Legal constraints	none

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No

Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: Brightlingsea

Estimated cost of Annual Maintenance: £1,300

Other information and opportunities:

Extra wide verges adjacent to 23 and 25 Red Barn Road could potentially be used to create additional parking spaces.

Development Potential

Proposed properties: 10 x Semi-Detached Houses



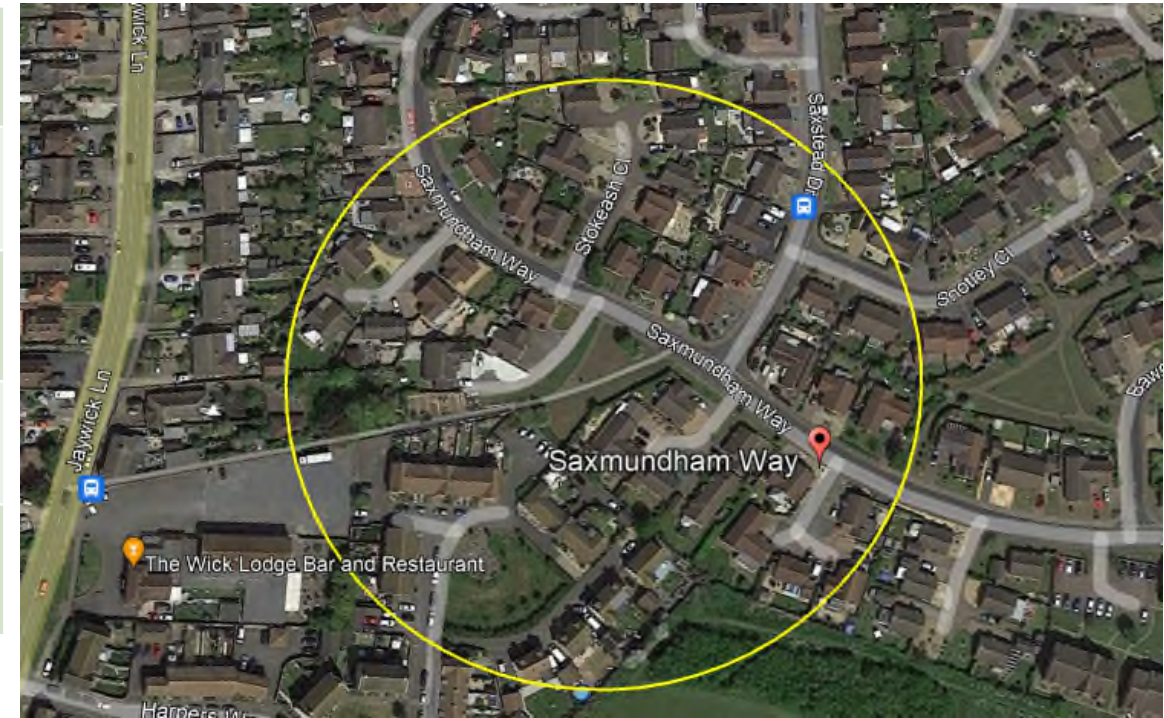
Housing Need

As at the 1st May 2020 4% of Tendring's demand for housing was in Brightlingsea, equating to 79 households.

Saxmundham Way, Clacton – C001G

Size	445m2
Adjoining Uses (within 100m)	Residential, TDC owned Public Open Space (Harpers Way) including play equipment, nearby bus route
Planning designation	Within the development boundary, safeguarded open space
Current use	Green Space
Legal constraints	There is a public open space covenant on the land, however this is in favour of a dissolved company, so there is no one capable of enforcing it.

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	Yes	No	No
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Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: Bluehouse

Estimated cost of Annual Maintenance: £200

Other information and opportunities: The footpath running between the two sites is publicly maintained and not owned by TDC which is why it has been excluded from the development proposal.

Development Potential

Proposed properties: 2 x Detached Bungalows



Housing Need

As at the 1st May 2020 48% of Tendring's demand for housing was in Clacton, equating to 940 households.

Alton Park Road, Clacton – C002H

Size	5520m2
Adjoining Uses (within 100m)	Residential, industrial/commercial workshops, allotment gardens, school
Planning designation	Within the development boundary; safeguarded open space.
Current use	Green space, including small electricity sub-station to the rear of the southern most property.
Legal constraints	The narrow second access to the north of the site has been incorporated into the neighbouring residential boundary. This does not appear to be a recent encroachment and the legal position will need to be explored.

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No

Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: Coppins

Estimated cost of Annual Maintenance: £2,000

Other information and opportunities: There may be difficulties with regard to access to the site which will need to be explored.

Development Potential

Proposed development: 12 x Semi-Detached Houses and 1 x Detached House



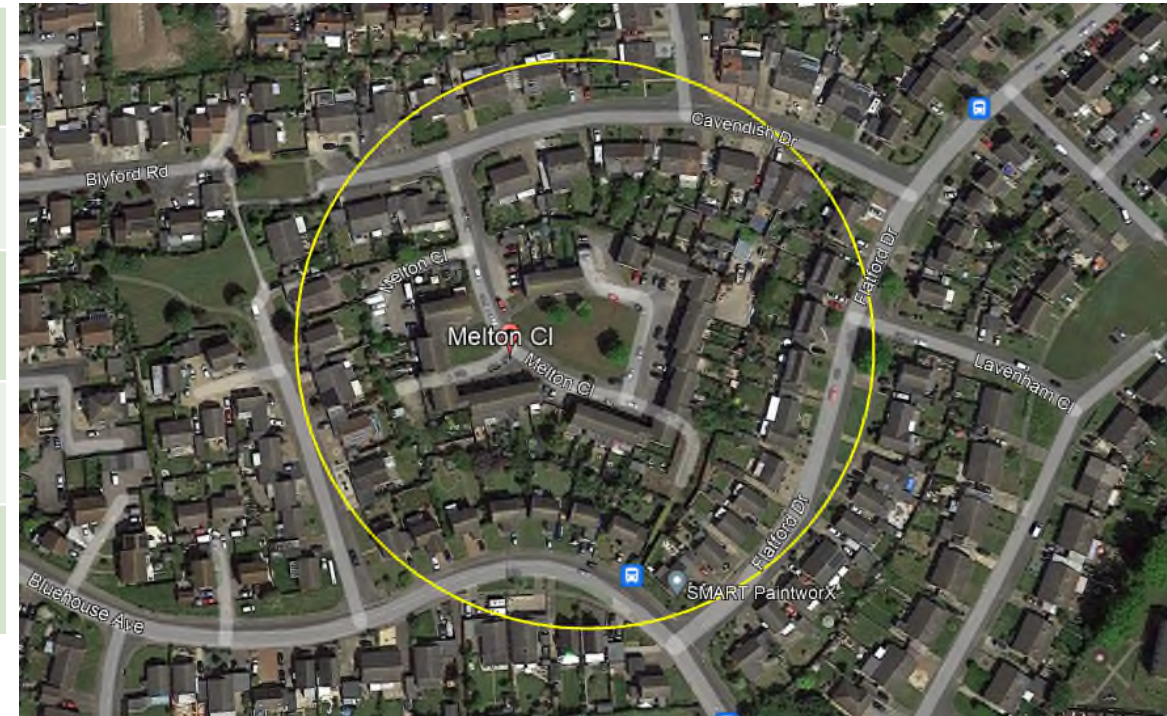
Housing Need

As at the 1st May 2020 48% of Tendring's demand for housing was in Clacton, equating to 940 households.

Melton Close, Clacton – C004G

Size	940m2
Adjoining Uses (within 100m)	Residential, nearby bus route
Planning designation	Within the development boundary; Safeguarded open space
Current use	Green space
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No
	Yellow	Red

Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: Bluehouse

Estimated cost of Annual Maintenance: £575

Other information and opportunities:

There appears to have been some driving over or parking on this green space a plan to enhance and landscape the remaining space as part of the development could discourage this.

Development Potential

Proposed properties: 2 x Link-Detached Houses



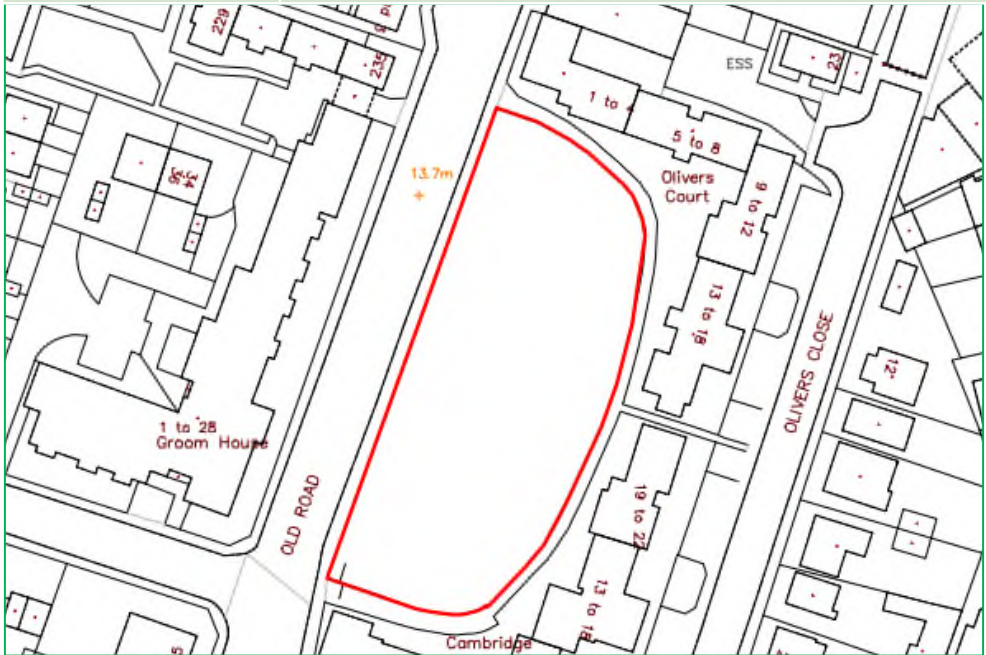
Housing Need

As at the 1st May 2020 48% of Tendring's demand for housing was in Clacton, equating to 940 households.

Cambridge Court, Clacton – Ref C009H

Size	2000m2
Adjoining Uses (within 100m)	Main Road, Residential
Planning designation	Within Development Boundary, safeguarded open space
Current use	Green Space
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No
	Yellow	Red

Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: St Johns

Estimated cost of Annual Maintenance: £1,200

Other information and opportunities:

New landscaping & trees to separate new and existing properties.

Development Potential

Proposed properties: 12 x Terrace of Properties



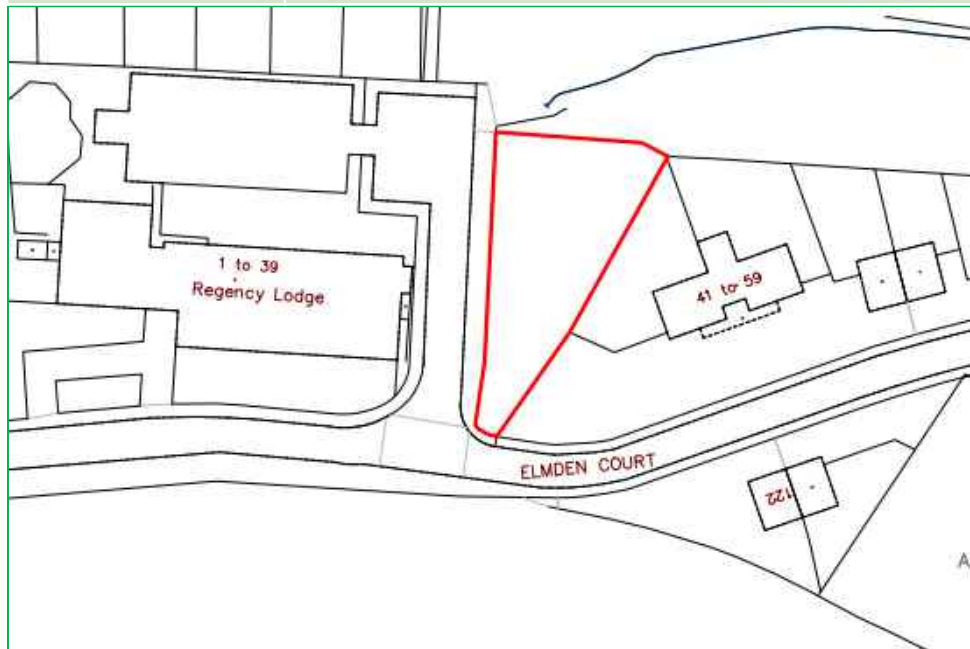
Housing Need

As at the 1st May 2020 48% of Tendring's demand for housing was in Clacton, equating to 940 households.

Ro Elmden Court, Clacton – Ref C011G

Size	800 m2
Adjoining Uses (within 100m)	Residential, playing field, allotments, public open space
Planning designation	Within development boundary, safeguarded open space
Current use	Green space
Legal constraints	none

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	Yes	No	No
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Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: St Johns

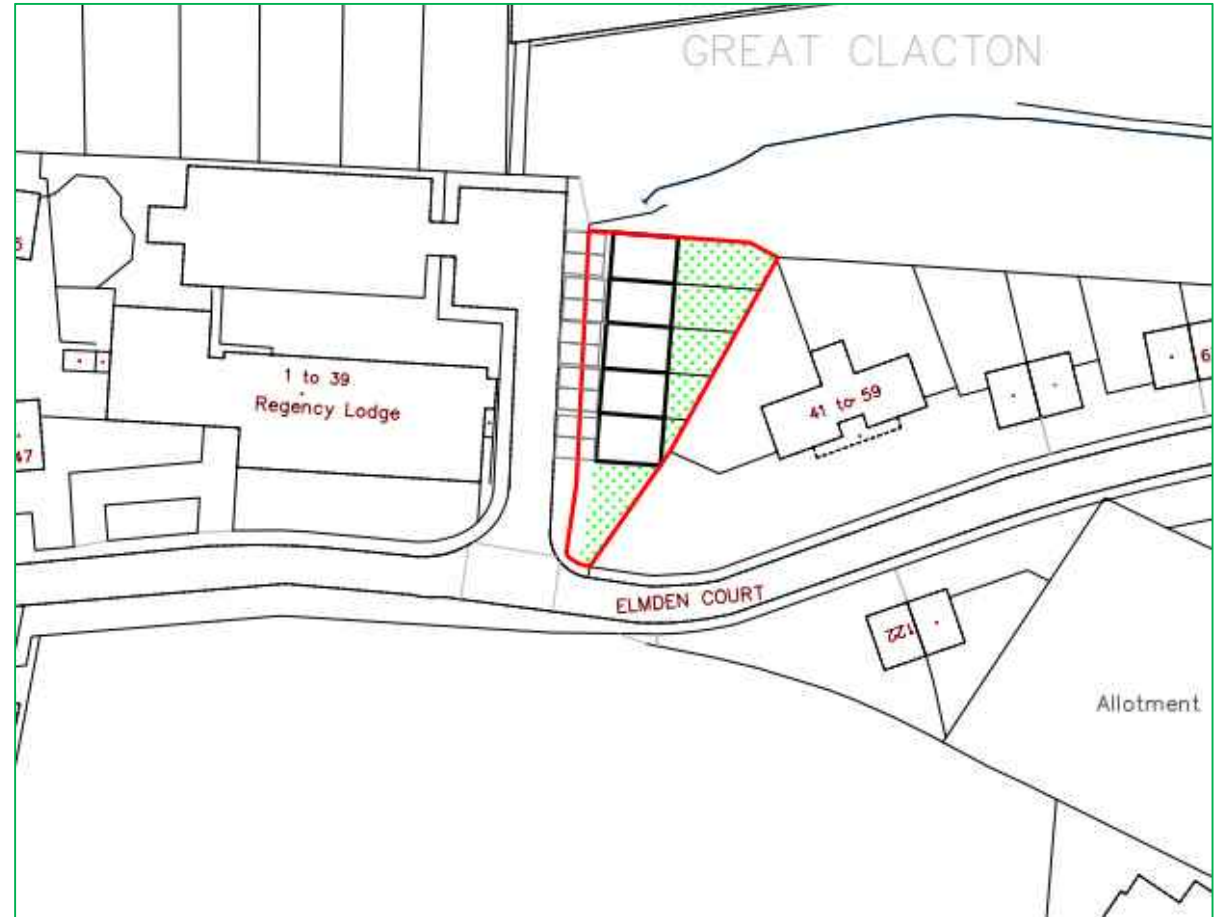
Estimated cost of Annual Maintenance: £400

Other information and opportunities:

Green space and stream to the north of the site could be enhanced to combat anti-social behaviour in the area and provide nice useable space for local residents

Development Potential

Proposed properties: 5 x Terrace of Properties



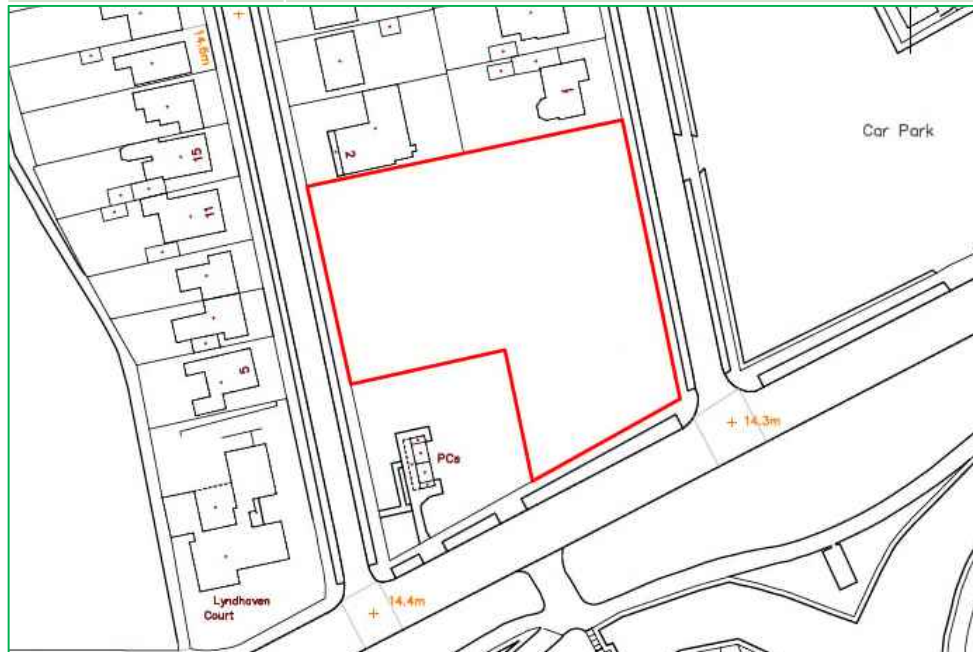
Housing Need

As at the 1st May 2020 48% of Tendring's demand for housing was in Clacton, equating to 940 households.

Lyndhurst Road, Clacton – Ref C014G

Size	3000m2
Adjoining Uses (within 100m)	Residential, Open Space, Greensward, Seafront, Playing Fields, Sailing Club, Public Car Park, Public Conveniences
Planning designation	Within development boundary, safeguarded open space
Current use	Green Space
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No

Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: Eastcliff

Estimated cost of Annual Maintenance: £1,300

Other information and opportunities:

An alternative option could be seafront apartments here, or a mixture of houses with an apartment block to the south, seaward side of the site.

Development Potential

Proposed properties: 8 x Detached Houses



Housing Need

As at the 1st May 2020 48% of Tendring's demand for housing was in Clacton, equating to 940 households.

Brighton Road, Clacton – Ref C015G

Size	6000m2
Adjoining Uses (within 100m)	Residential, Public Open Space, Public Car Park
Planning designation	Within development boundary, safeguarded open space
Current use	Green Space
Legal constraints	none

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	Yes	No	No
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Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: St Bartholomews

Estimated cost of Annual Maintenance: £3,000

Other information and opportunities:

Due to the space and the seafront location, the scheme could include an apartment block on part of the site.

Development Potential

Proposed properties: 14 x Semi-Detached Houses & 4 x Detached Houses



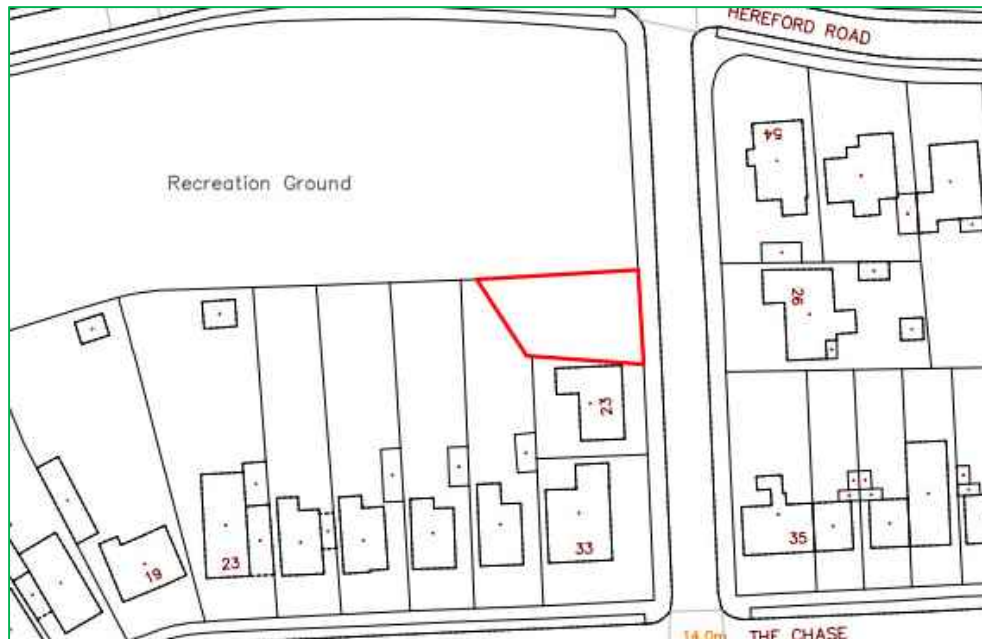
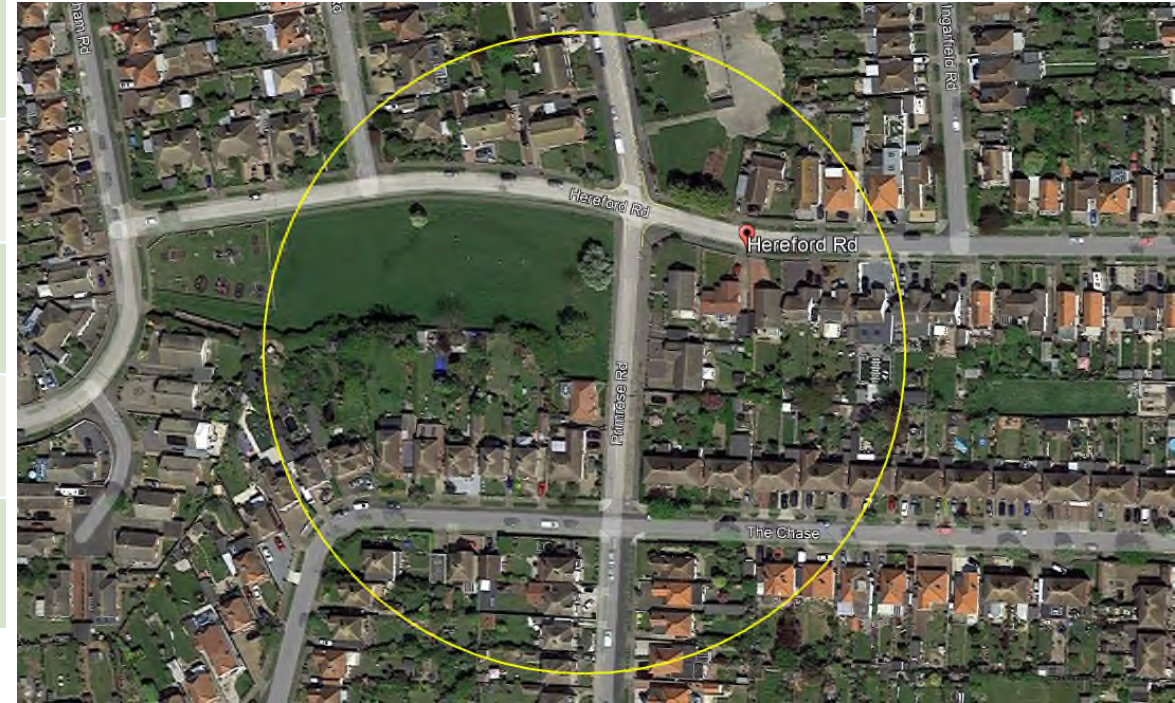
Housing Need

As at the 1st May 2020 48% of Tendring's demand for housing was in Clacton, equating to 940 households.

Hereford Road – Ref C016G

Size	300m2
Adjoining Uses (within 100m)	Residential, playing ground, elementary school
Planning designation	Within development boundary, safeguarded open space
Current use	Green space
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	Yes	No	No
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Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: St Bartholomews

Estimated cost of Annual Maintenance: £150

Other information and opportunities:
Nothing noted

Development Potential

Proposed properties: 1 x Detached House



Housing Need

As at the 1st May 2020 48% of Tendring's demand for housing was in Clacton, equating to 940 households.

Manor Way, Clacton – Ref C017G

Size	2700m2
Adjoining Uses (within 100m)	Residential, Seafront, public open space, boat storage yard
Planning designation	Within development boundary, safeguarded open space
Current use	Green space
Legal constraints	none

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	Yes	No	No
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Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: St Bartholomews

Estimated cost of Annual Maintenance: £1,400

Other information and opportunities:

Seafront Apartments could also be considered here.

Development Potential

Proposed properties: 4 x Detached Houses



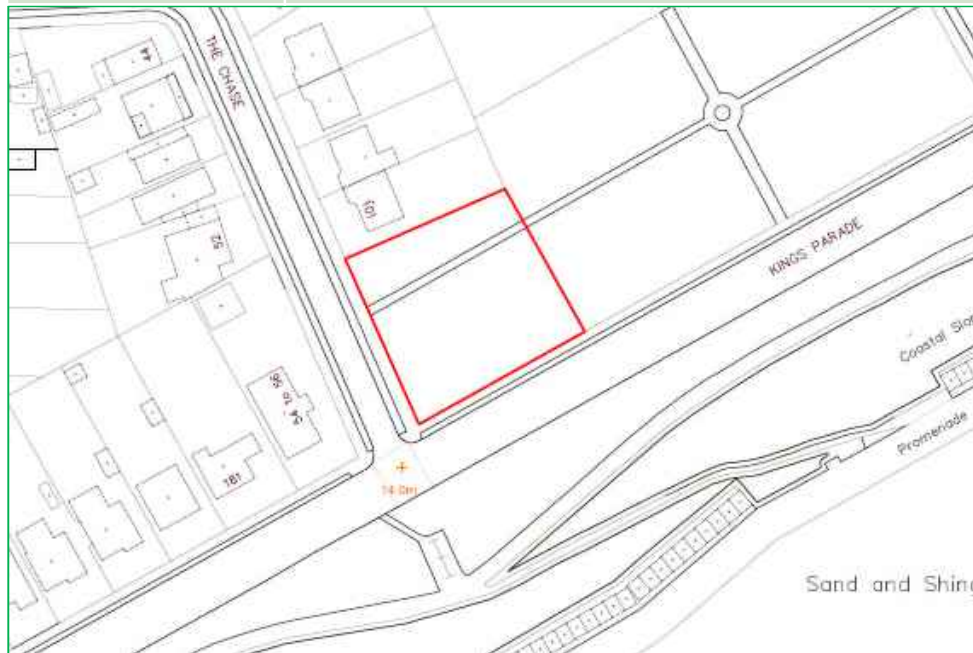
Housing Need

As at the 1st May 2020 48% of Tendring's demand for housing was in Clacton, equating to 940 households.

The Chase, Clacton – Ref C024G

Size	1250m2
Adjoining Uses (within 100m)	Residential, seafront, public open space, parking
Planning designation	Within development boundary, safeguarded open space
Current use	Green space
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No
	Yellow	Red

Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: St Bartholomews

Estimated cost of Annual Maintenance: £725

Other information and opportunities:

A small seafront apartment block could also be considered.

Development Potential

Proposed properties: 2 x Semi-Detached Houses and 1 x Detached House



Housing Need

As at the 1st May 2020 48% of Tendring's demand for housing was in Clacton, equating to 940 households.

Haven Avenue, Clacton – Ref C025G

Size	3000m2
Adjoining Uses (within 100m)	Residential, Seafront
Planning designation	Outside development boundary, safeguarded open space
Current use	Green space
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No

Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: St Bartholomews

Estimated cost of Annual Maintenance: £1,600

Other information and opportunities:
Nothing noted

Development Potential

Proposed properties: 6 x Detached Houses



Housing Need

As at the 1st May 2020 48% of Tendring's demand for housing was in Clacton, equating to 940 households.

Lucerne Road, Elmstead Market – Ref E001G

Size	1080m2
Adjoining Uses (within 100m)	Residential, petrol station, retail
Planning designation	Within development boundary, safeguarded open space
Current use	Green space
Legal constraints	Active public open space covenant

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No
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Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: Alresford and Elmstead

Estimated cost of Annual Maintenance: £550

Other information and opportunities:
Nothing noted.

Development Potential

Proposed properties: 4 x Semi-Detached Bungalows



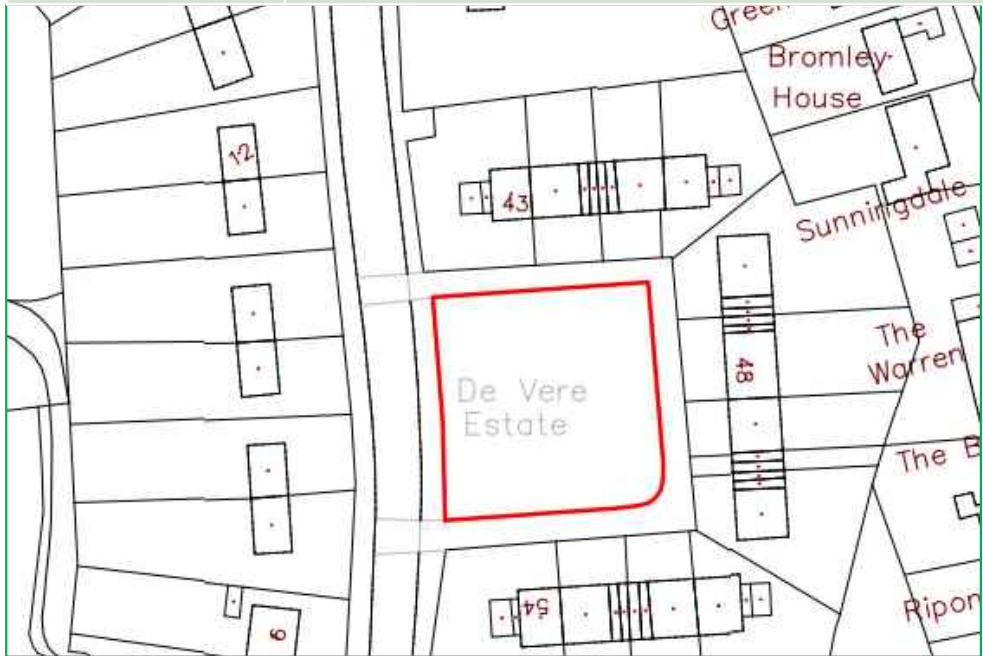
Housing Need

As at the 1st May 2020 14% of Tendring's demand for housing was in Rural Villages, equating to 274 households.

De Vere Estate, Great Bentley – Ref GB001H

Size	925m2
Adjoining Uses (within 100m)	Residential, public open space, playing field
Planning designation	Within development boundary, safeguarded open space
Current use	Green space
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No
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Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

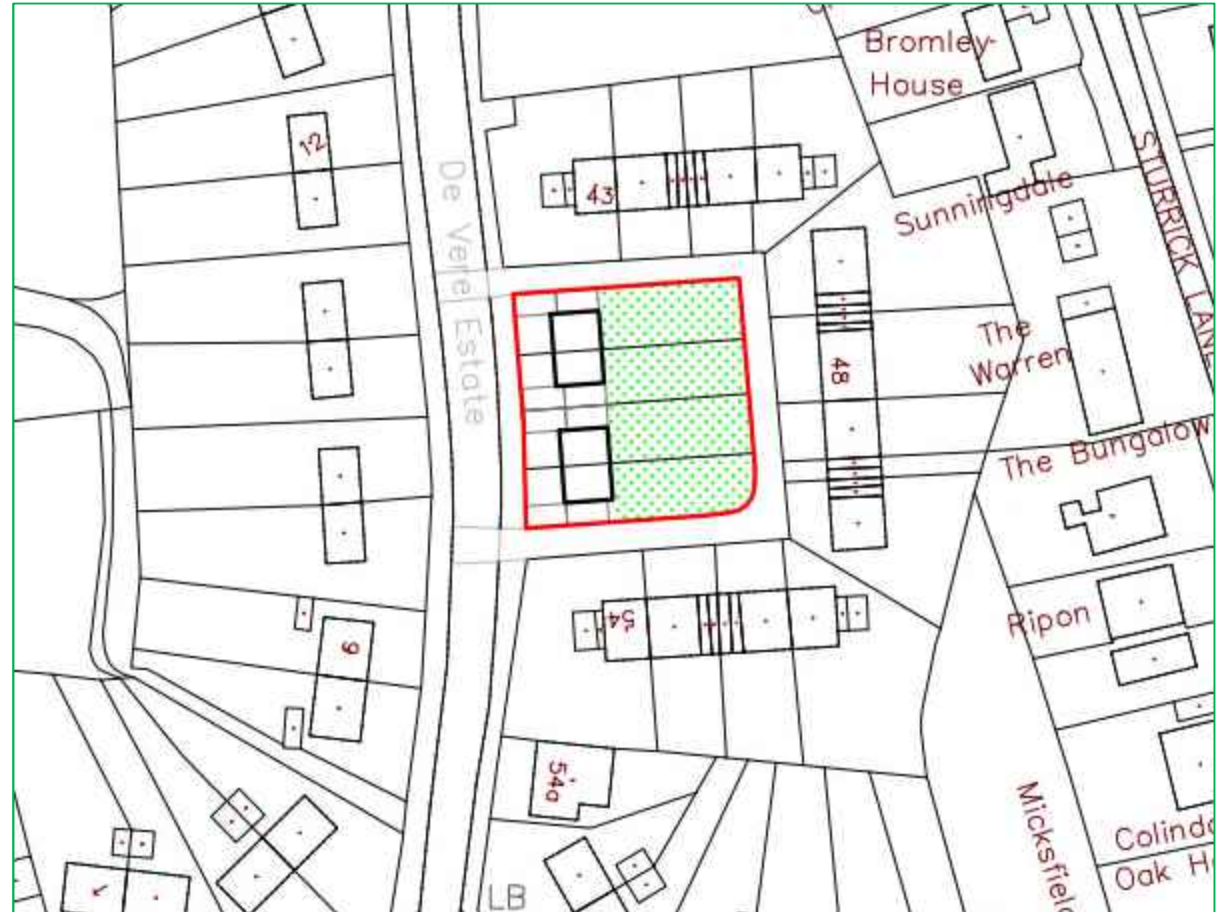
Ward: Bentleys and Frating

Estimated cost of Annual Maintenance: £500

Other information and opportunities:
Nothing noted.

Development Potential

Proposed properties: 4 x Semi-Detached Bungalows



Housing Need

As at the 1st May 2020 14% of Tendring's demand for housing was in Rural Villages, equating to 274 households.

Woodlands, Great Oakley – Ref GO001G

Size	540m2
Adjoining Uses (within 100m)	Residential, farmland
Planning designation	Within development boundary, safeguarded open space
Current use	Green space
Legal constraints	Public open space covenant no longer enforceable

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No
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Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: The Oakleys & Wix

Estimated cost of Annual Maintenance: £300

Other information and opportunities:
Nothing noted

Development Potential

Proposed properties: 2 x Detached Houses



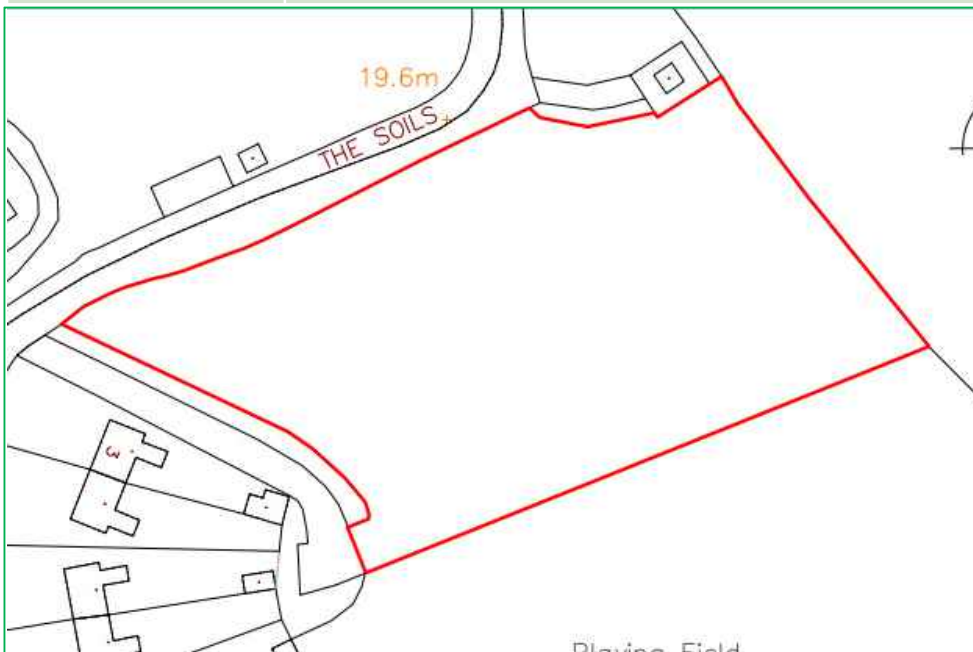
Housing Need

As at the 1st May 2020 14% of Tendring's demand for housing was in Rural Villages, equating to 274 households.

Sparrows Corner, Great Oakley – Ref GO002G

Size	6020m2
Adjoining Uses (within 100m)	Residential, playing field, farmland
Planning designation	Outside development boundary, safeguarded open space
Current use	Green space
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No
	Yellow	Red

Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: Oakleys and Wix

Estimated cost of Annual Maintenance: £3000

Other information and opportunities:

Vehicular access will need to be reconfigured and regularised.

Development Potential

Proposed properties: 8 x Semi-Detached Houses & 1 x Detached House



Housing Need

As at the 1st May 2020 14% of Tendring's demand for housing was in Rural Villages, equating to 274 households.

Allfields, Harwich – H002BH

Size	440m2
Adjoining Uses (within 100m)	Residential, public open space, school
Planning designation	Within development boundary, safeguarded open space
Current use	Green space
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No

Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: Dovercourt All Saints

Estimated cost of Annual Maintenance: £300

Other information and opportunities:
Nothing noted

Development Potential

Proposed properties: 2 x Semi-Detached Houses



Housing Need

As at the 1st May 2020 15% of Tendring's demand for housing was in Harwich and Dovercourt, equating to 293 households.

Beach Road, Harwich – Ref H008H

Size	4,090m ²
Adjoining Uses (within 100m)	Beachfront, residential, tennis court
Planning designation	Within development boundary, safeguarded open space
Current use	Green space
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No

Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: Dovercourt Bay

Estimated cost of Annual Maintenance: £2,000

Other information and opportunities:

May be potential for seafront apartments instead.

Development Potential

Proposed properties: 10 x Detached Houses



Housing Need

As at the 1st May 2020 15% of Tendring's demand for housing was in Harwich and Dovercourt, equating to 293 households.

Norway Crescent, Harwich – Ref H010H

Size	2300m2
Adjoining Uses (within 100m)	Residential, public open space
Planning designation	Within development boundary, safeguarded open space
Current use	Green space
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	Yes	No	No
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Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: Dovercourt All Saints

Estimated cost of Annual Maintenance: £1200

Other information and opportunities:

This site has a steep bank to the rear the integrity of which will need to be taking into consideration. It is situated on a hill at the front, the site currently holds salt buckets for icy weather, which will need relocating.

Development Potential

Proposed properties: 4 x Semi-Detached Houses



Housing Need

As at the 1st May 2020 15% of Tendring's demand for housing was in Harwich and Dovercourt, equating to 293 households.

Bayview Crescent – Ref LO002BH

Size	750m2
Adjoining Uses (within 100m)	Residential, garaging, public open space
Planning designation	Within development boundary, safeguarded open space
Current use	Green space
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No

Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: Oakleys and Wix

Estimated cost of Annual Maintenance: £400

Other information and opportunities:
Nothing noted.

Development Potential

Proposed properties: 2 x Semi-Detached Bungalows



Housing Need

As at the 1st May 2020 14% of Tendring's demand for housing was in Rural Villages, equating to 274 households.

Bayview Crescent, Little Oakley – Ref LO002CH

Size	560m2
Adjoining Uses (within 100m)	Residential, school, public open space
Planning designation	Within development boundary, safeguarded open space
Current use	Green space
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No

Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: Oakley's and Wix

Estimated cost of Annual Maintenance: £300

Other information and opportunities:
Nothing noted.

Development Potential

Proposed properties: 2 x Semi-Detached Houses



Housing Need

As at the 1st May 2020 14% of Tendring's demand for housing was in Rural Villages, equating to 274 households.

Cotman Avenue, Manningtree – Ref M001G

Size	1642 m2
Adjoining Uses (within 100m)	Residential, public open space
Planning designation	Within development boundary, safeguarded open space
Current use	Green space
Legal constraints	Active public open space covenant

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No

Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: Lawford, Manningtree and Mistley

Estimated cost of Annual Maintenance: £1000

Other information and opportunities:

There are currently 2 footpaths through the space, which could be reduced to one.

Development Potential

Proposed properties: 2 x Detached Houses and 2 x Semi-Detached Houses



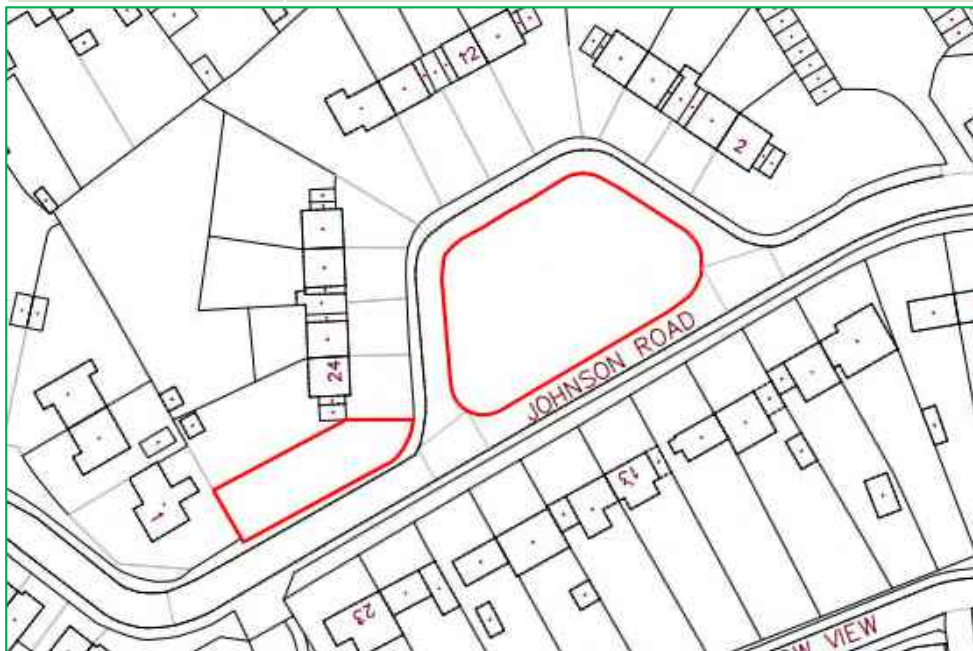
Housing Need

As at the 1st May 2020 7% of Tendring's demand for housing was in Manningtree, Mistley & Lawford, equating to 137 households.

Johnson Road – Ref SO002H

Size	1410m2
Adjoining Uses (within 100m)	Residential, garages, school, village hall
Planning designation	Within development boundary, safeguarded open space (only larger plot)
Current use	Green space, green verge
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No
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Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: St Osyth

Estimated cost of Annual Maintenance: £725

Other information and opportunities:
Nothing noted

Development Potential

Proposed properties: 1 x Detached and 4 x Semi-Detached Houses



Housing Need

As at the 1st May 2020 14% of Tendring's demand for housing was in Rural Villages, equating to 274 households.

The Street, Weeley – Ref W001H

Size	240m2
Adjoining Uses (within 100m)	Residential, post office
Planning designation	Within development boundary, safeguarded open space
Current use	Green verge
Legal constraints	None

Circle shows 100 metre radius around the site – image from Google Earth



Land Assessment Matrix

Key	Yes	No
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Ground	Known Rights	Biodiversity	Infrastructure	Background
Grass	Right of way	Mature Trees	Waste bin	Anti-Social Behaviour
Tarmac	Drainage	Maintained Planting	Dog Bin	
Concrete	Gas	Mature Hedgerow	Bench	
Other	Underground Cables	Significant Biodiversity	Play Equipment	
	Overground Cables		Lamp Column/s	
	Parking		Footpath/s	
	Other			

Ward: Weeley & Tendring

Estimated cost of Annual Maintenance: £150

Other information and opportunities:

Local Noticeboard on the site, which may need to be relocated

Development Potential

Proposed properties: 1 x Detached House



Housing Need

As at the 1st May 2020 14% of Tendring's demand for housing was in Rural Villages, equating to 274 households.