

Church View, Ardleigh – Ref A002G

Size	1180 m2
Adjoining Uses (within 100m)	Residential, car park, church
Planning designation	Within development boundary, within conservation area
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: Ardleigh and Little Bromley

Estimated cost of Annual Maintenance: £570

Other information and opportunities:
None 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 the rural villages, equating to 274 households.

De Staunton Close, Alesford – Ref A1001H

Size	690 m2
Adjoining Uses (within 100m)	Housing
Planning designation	Within development boundary
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: Alresford & Elmstead

Estimated cost of Annual Maintenance: £300

Other information and opportunities:

If housing development isn't possible here, further garages could be a possibility.

Development Potential

Proposed properties: 4 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.

Cloes Lane, Clacton – C003H

Size	300 m2
Adjoining Uses (within 100m)	Residential
Planning designation	Within development boundary
Current use	Large green verge
Legal constraints	Part of a larger Title for which there are restrictions, however none appear to relate to this piece of land

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: Cann Hall

Estimated cost of Annual Maintenance: £150

Other information and opportunities: Explore utilising the large green verge to the north of the site for parking and then incorporate the parking spaces to the west of the site into the development which could provide enough space for a modest apartment block.

Development Potential

Property properties: 2 x Semi-Detached Houses



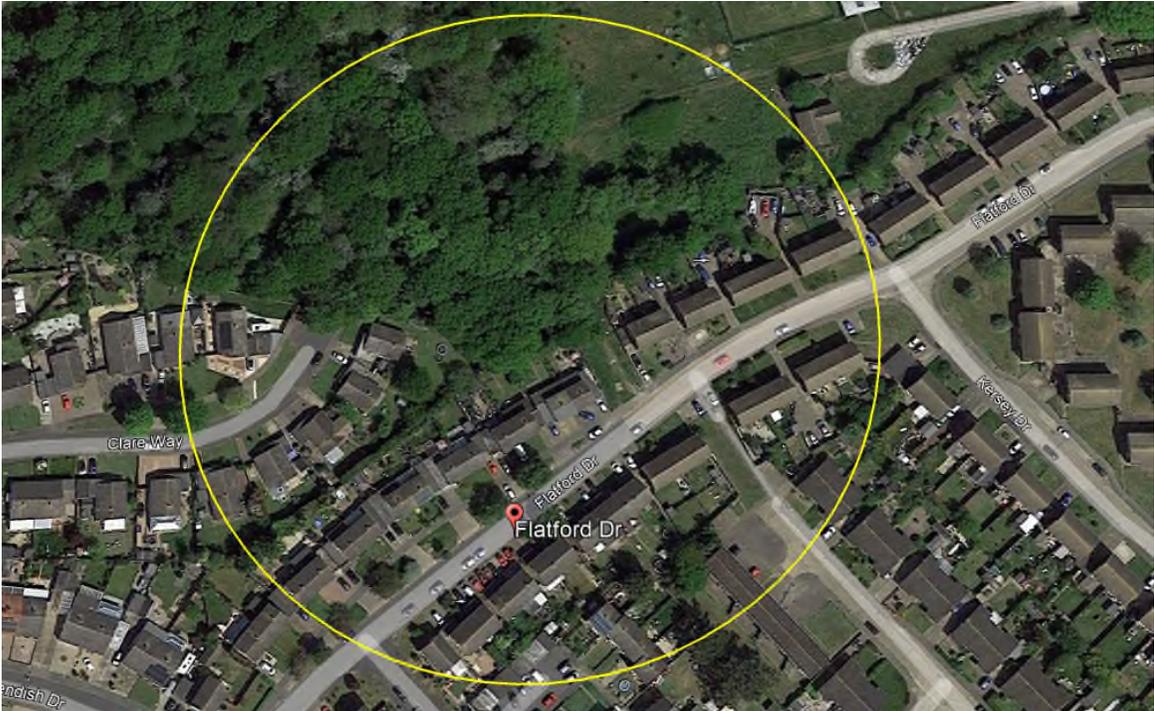
Housing Need

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

Land off Flatford Drive, Clacton – C005H

Size	1160m2
Adjoining Uses (within 100m)	Wood, Residential, Waterworks
Planning designation	Within Development Boundary
Current use	Overgrown land
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: Cann Hall

Estimated cost of Annual Maintenance: £600

Other information and opportunities:

Enhancement /investment could be made to the neighbouring wood from the development. Additional access and parking created through reconfigured adjacent parking area.

Development Potential

Proposed properties: 6 x semi-detached houses & 1 detached house.



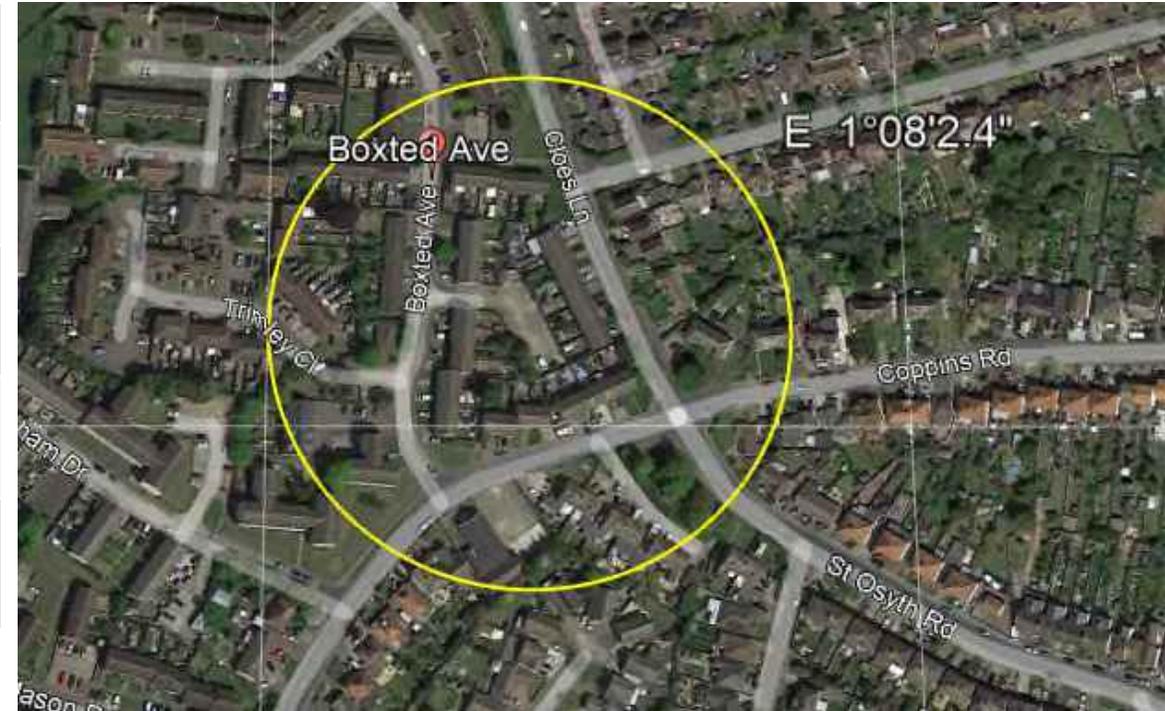
Housing Need

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

Boxted Avenue, Clacton – C007H

Size	800m ²
Adjoining Uses (within 100m)	Residential
Planning designation	Within Development Boundary
Current use	Former parking area
Legal constraints	Potential historic parking rights. Some unauthorised rear access gates.

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: £1900

Other information and opportunities:
Nothing noted.

Development Potential

Proposed properties: 2 x Semi-Detached Houses



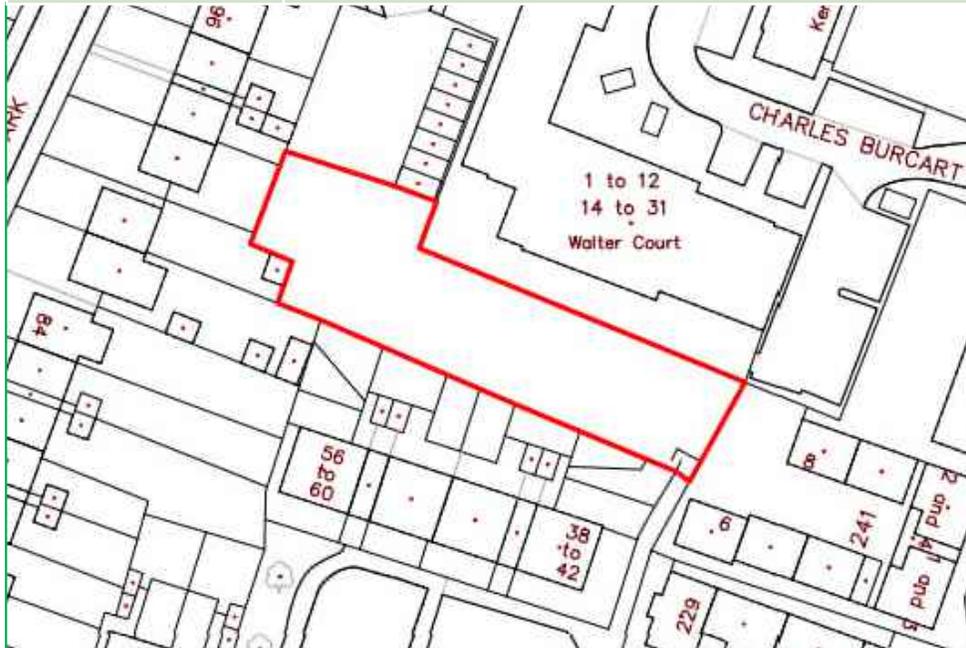
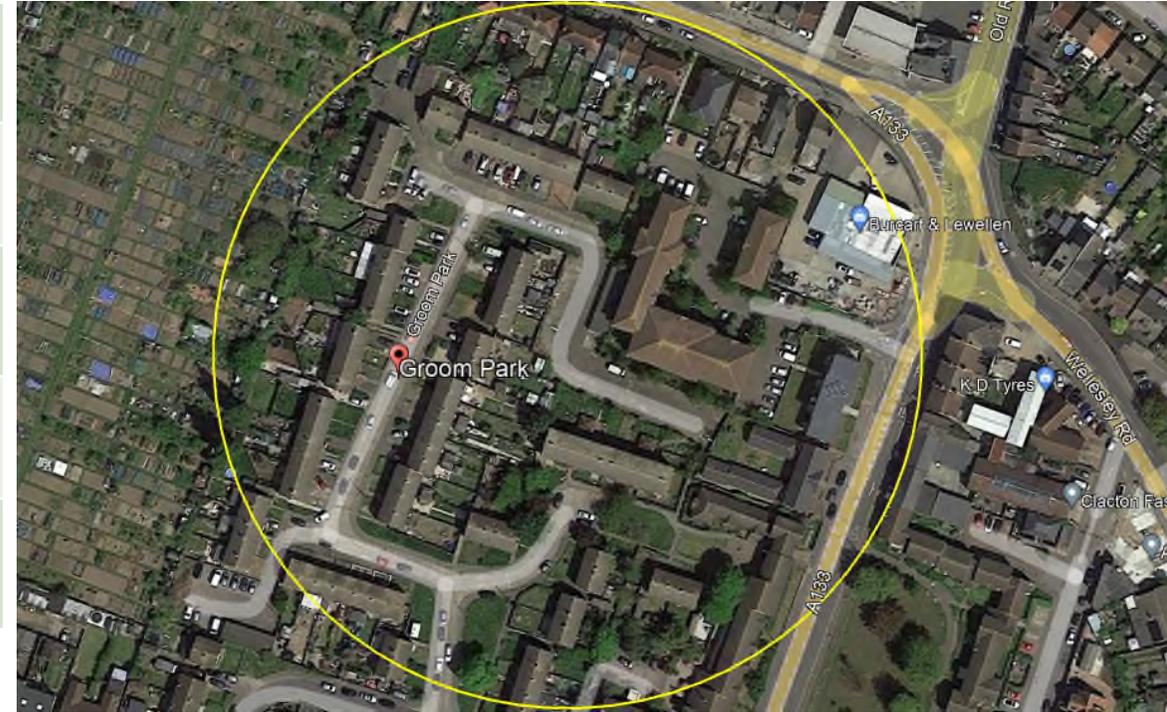
Housing Need

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

Groom Park, Clacton – C008H

Size	765m2
Adjoining Uses (within 100m)	Residential, Commercial, Main Road, Allotments, TDC Garages
Planning designation	Within Development Boundary
Current use	Unofficial parking
Legal constraints	Check any old parking rights.

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: Coppins

Estimated cost of Annual Maintenance: £1,900

Other information and opportunities:

If residential properties are unachievable here, it could be possible to create additional TDC garages.

Development Potential

Proposed properties: 4 x Semi-Detached Houses



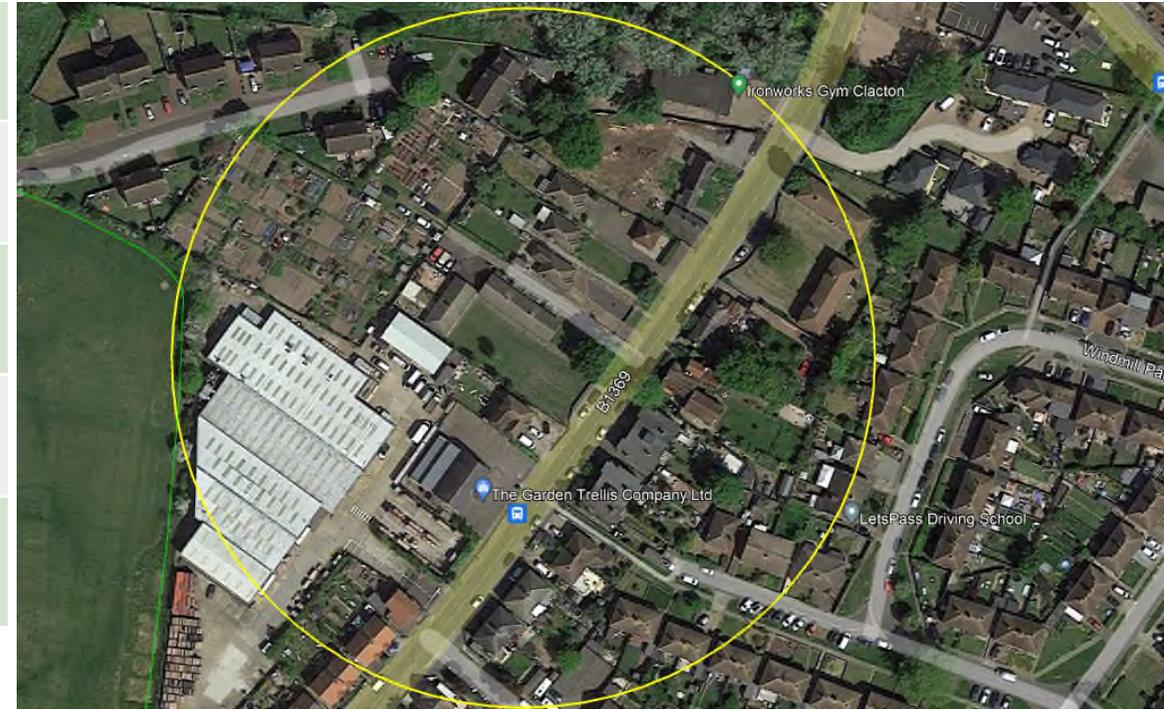
Housing Need

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

Old road, Clacton – Ref C010H

Size	680m2
Adjoining Uses (within 100m)	Residential, Industrial, Playing Field, Allotments
Planning designation	Within Development Boundary
Current use	Communal Garden Area in addition to private gardens
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 James

Estimated cost of Annual Maintenance: £400

Other information and opportunities:

Will require current parking arrangements to be reconfigured.

Development Potential

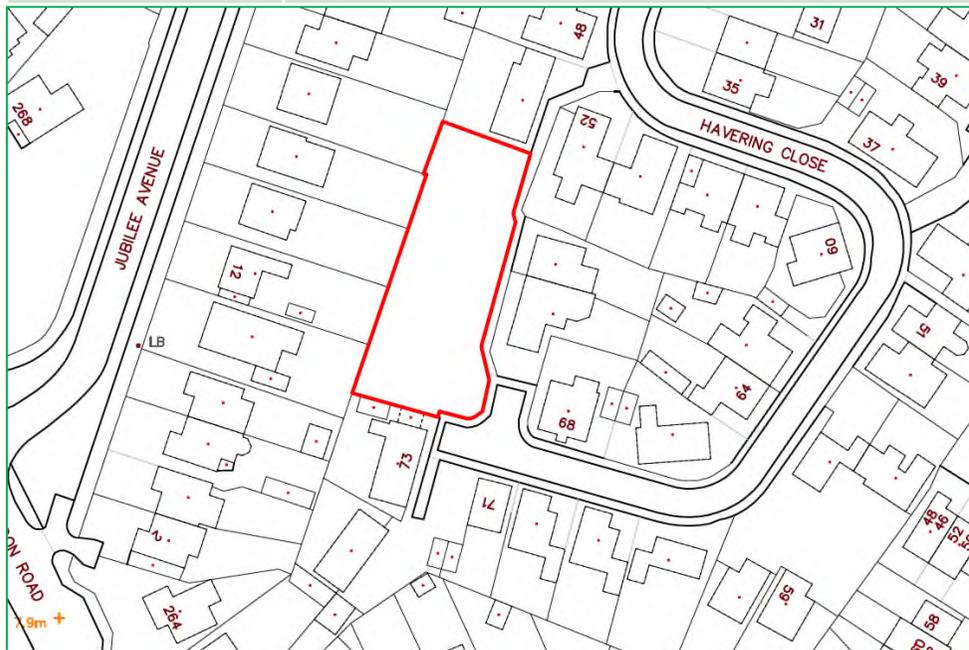
Proposed properties: 2 x Semi-Detached Bungalows



Haivering Close, Clacton – Ref C012G

Size	900 m2
Adjoining Uses (within 100m)	Residential
Planning designation	Within development boundary
Current use	Green space
Legal constraints	Unauthorised back gate access.

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: Burrsville

Estimated cost of Annual Maintenance: £1,100

Other information and opportunities:
Nothing noted

Development Potential

Proposed properties: 3 x Terrace of Bungalows



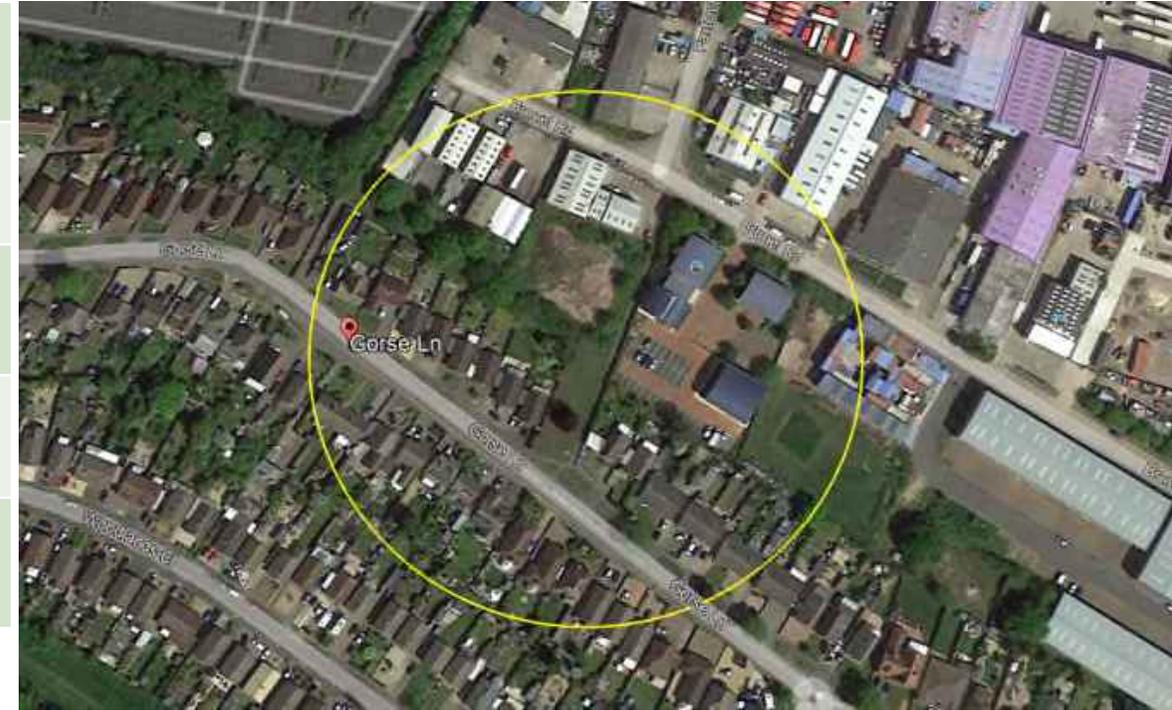
Housing Need

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

Gorse Lane, Clacton – Ref C013G

Size	410m2
Adjoining Uses (within 100m)	Residential, Commercial, Industrial, Open Space, Flood Park
Planning designation	Within development boundary
Current use	Green Verge
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: Burrsville

Estimated cost of Annual Maintenance: £250

Other information and opportunities:

Open space to the north of this plot could be enhanced to add to the trees already there and create a small wood to benefit local residents.

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.

London Road, Whispering Trees, Clacton – Ref C018G

Size	960m2
Adjoining Uses (within 100m)	Residential, farmland, caravan park
Planning designation	Outside development boundary, strategic green gap
Current use	Overgrown land
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: Burrsville

Estimated cost of Annual Maintenance: NA

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.

Lodge Close, Clacton – Ref C019AG

Size	370 m2
Adjoining Uses (within 100m)	Residential, public open space
Planning designation	Within development boundary
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: Coppins

Estimated cost of Annual Maintenance: £400

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.

Lodge Close, Clacton – Ref C019BG

Size	185 m2
Adjoining Uses (within 100m)	Residential, Public open space
Planning designation	Within development boundary
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			

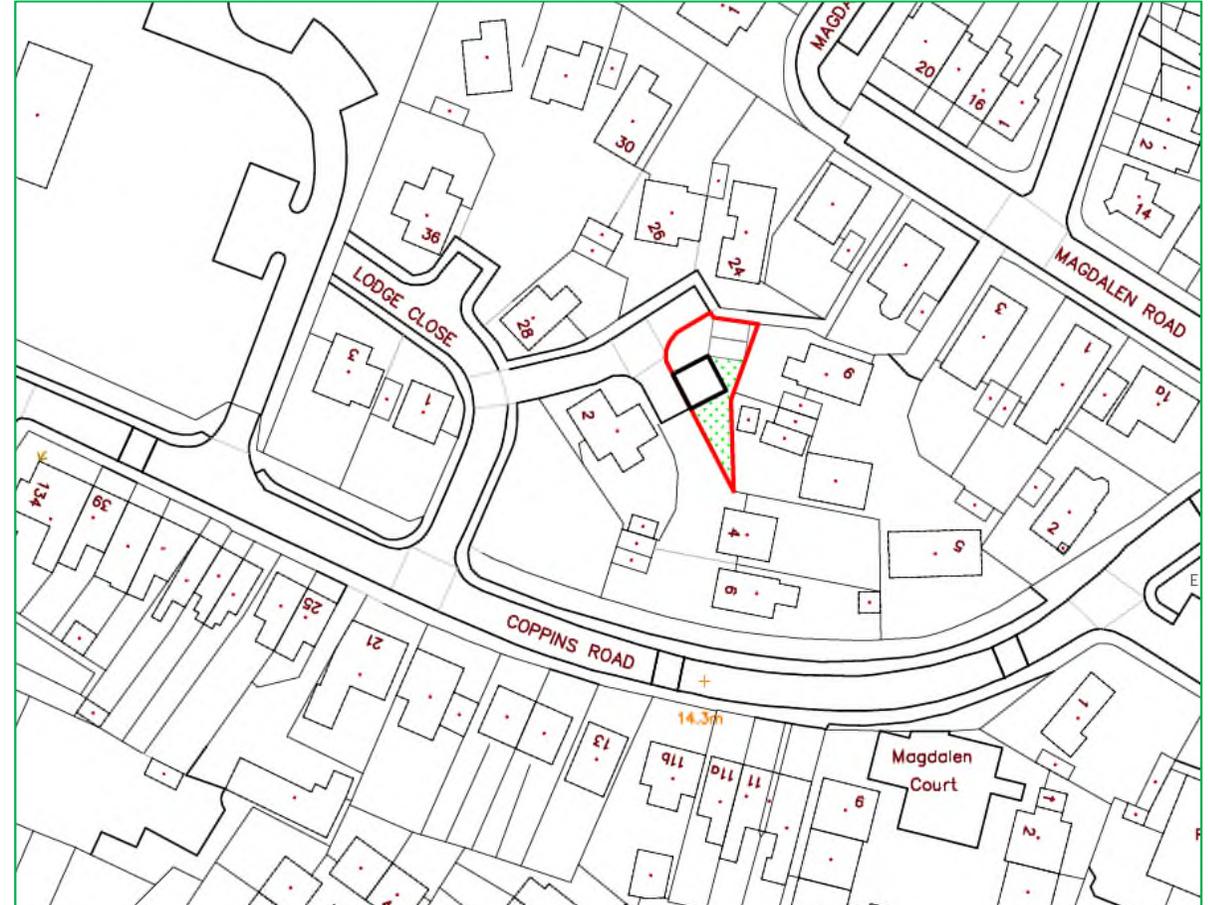
Ward: Coppins

Estimated cost of Annual Maintenance: £200

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.

Windmill Park, Clacton – Ref C020G

Size	450 m2
Adjoining Uses (within 100m)	Residential, industrial, retail
Planning designation	Within development boundary
Current use	Overgrown land
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

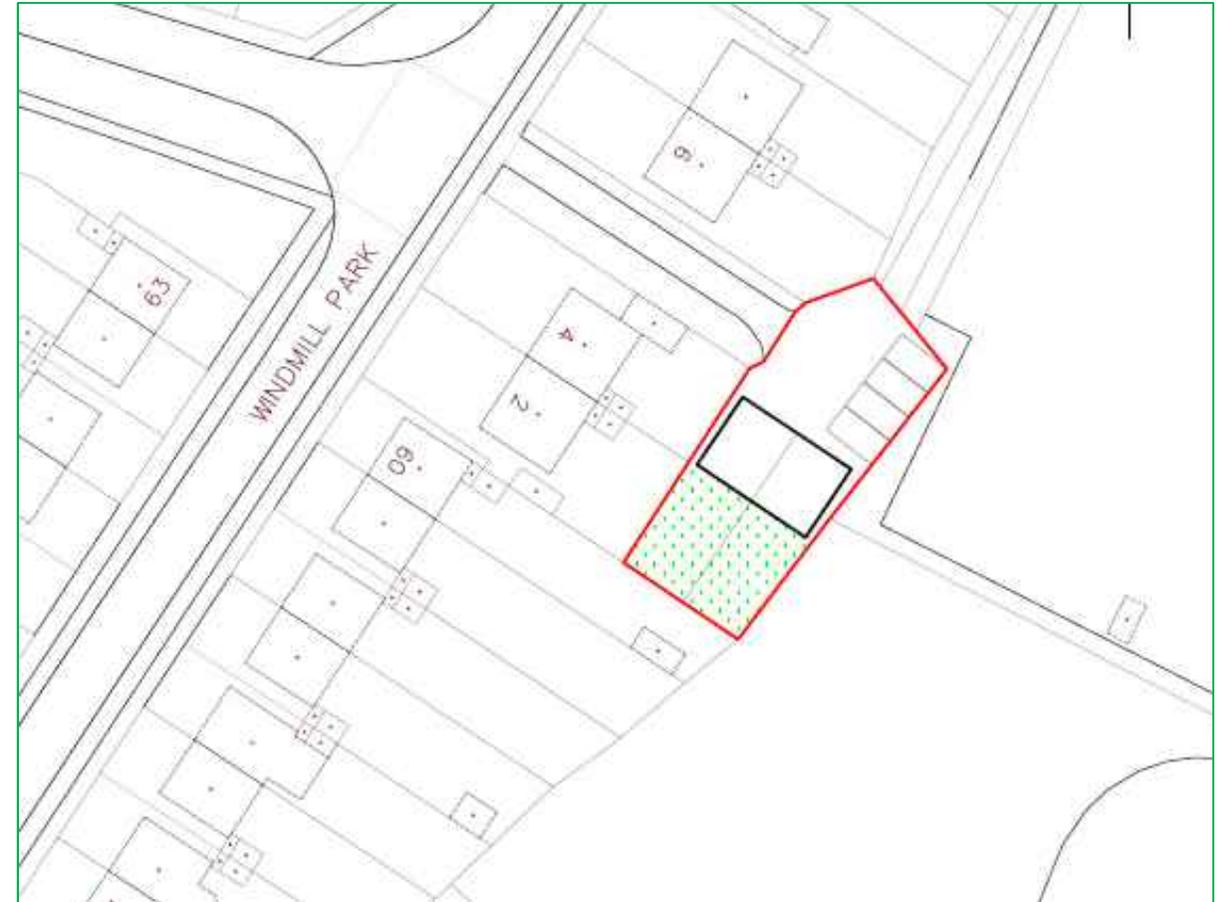
Estimated cost of Annual Maintenance: £1,200

Other information and opportunities:

Vehicular access will be shared with / adjacent to the pedestrian footpath to the adjacent supermarket.

Development Potential

Proposed properties: 2 x Semi-Detached Houses



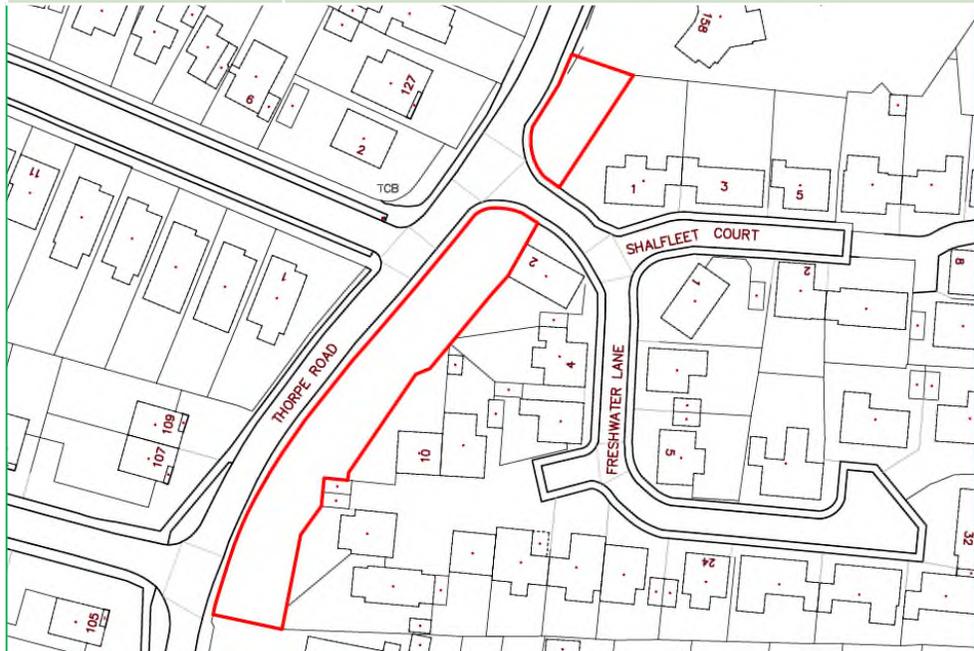
Housing Need

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

Thorpe Road, Clacton – Ref C021G

Size	1240m2
Adjoining Uses (within 100m)	Residential
Planning designation	Within development boundary
Current use	Green Space
Legal constraints	Unauthorised rear gate access from neighbouring property.

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: Burrsville

Estimated cost of Annual Maintenance: £650

Other information and opportunities:
Nothing noted

Development Potential

Proposed properties: 4 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.

Berkeley Road, Clacton – Ref C022G

Size	240m2
Adjoining Uses (within 100m)	Residential, retail
Planning designation	Within development boundary
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 Johns

Estimated cost of Annual Maintenance: £100

Other information and opportunities:
Nothing noted

Development Potential

Proposed properties: 1 Detached House



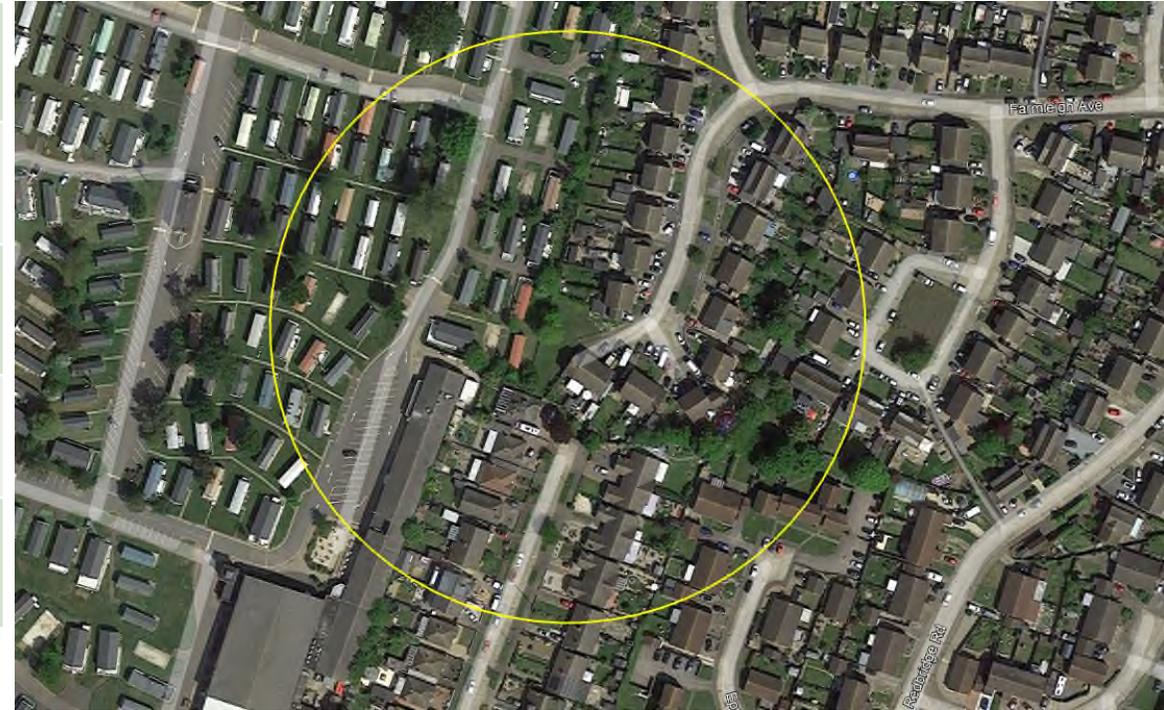
Housing Need

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

70 Farmleigh Avenue, Clacton – Ref C023G

Size	400m2
Adjoining Uses (within 100m)	Residential, caravan park
Planning designation	Within development boundary
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	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: Burrsville

Estimated cost of Annual Maintenance: £200

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.

Huntingdon Way, Clacton – Ref C026G

Size	1000m2
Adjoining Uses (within 100m)	Residential, public open space
Planning designation	Within development boundary
Current use	Green space
Legal constraints	Active public open space covenant. A number of unauthorised back access gates.

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



Redbridge Road, Clacton – Ref C027G

Size	860m2
Adjoining Uses (within 100m)	Residential
Planning designation	Within development boundary
Current use	Green space
Legal constraints	Agreement with a third party needed to form a proper access

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: Burrsville

Estimated cost of Annual Maintenance: £2,400

Other information and opportunities:
Vehicular access will need to be regularised.

Development Potential

Proposed properties: 3 x Terrace of Bungalows



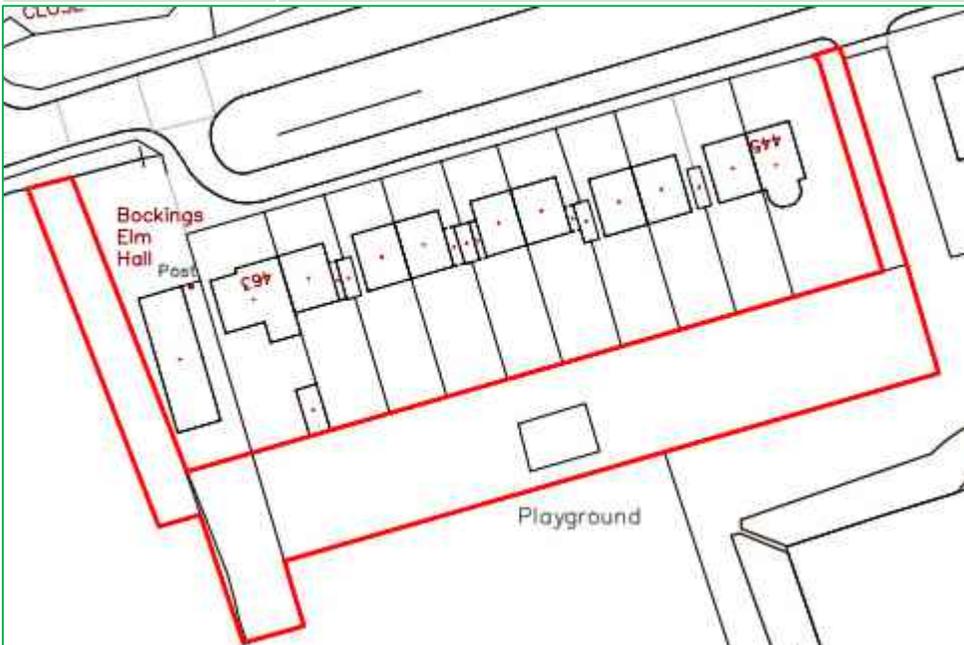
Housing Need

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

Land Rear Of St Johns Road, Clacton – Ref C028H

Size	1160m2
Adjoining Uses (within 100m)	Residential, wood, waterworks, community hall
Planning designation	Within development boundary, housing allocation land
Current use	Green space, play area
Legal constraints	Gas easement

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

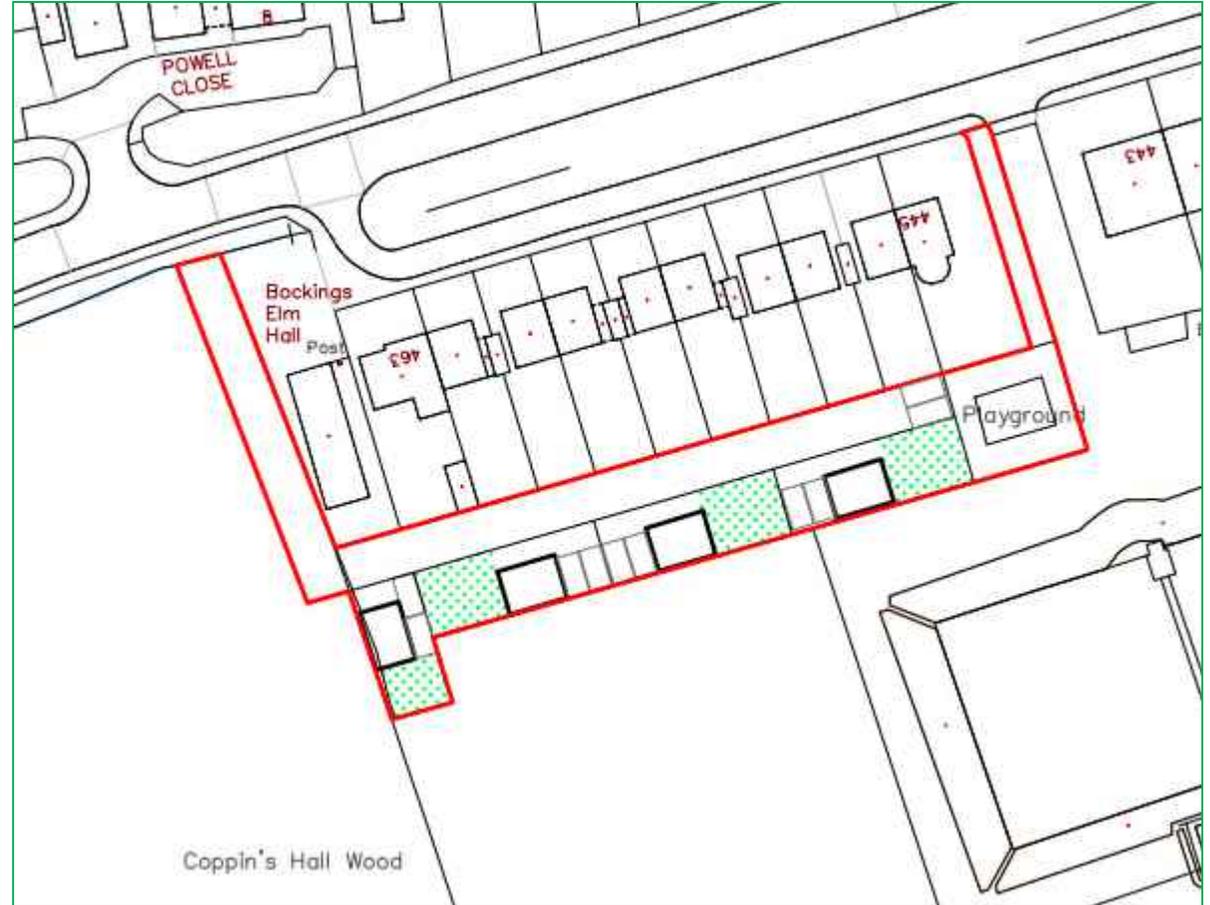
Estimated cost of Annual Maintenance: £5,000

Other information and opportunities:

Access options to the site will need to be explored.

Development Potential

Proposed properties:



Housing Need

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

The Close, Great Holland – Ref GH001H

Size	580m2
Adjoining Uses (within 100m)	Residential, farmland, church
Planning designation	Within development boundary
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			

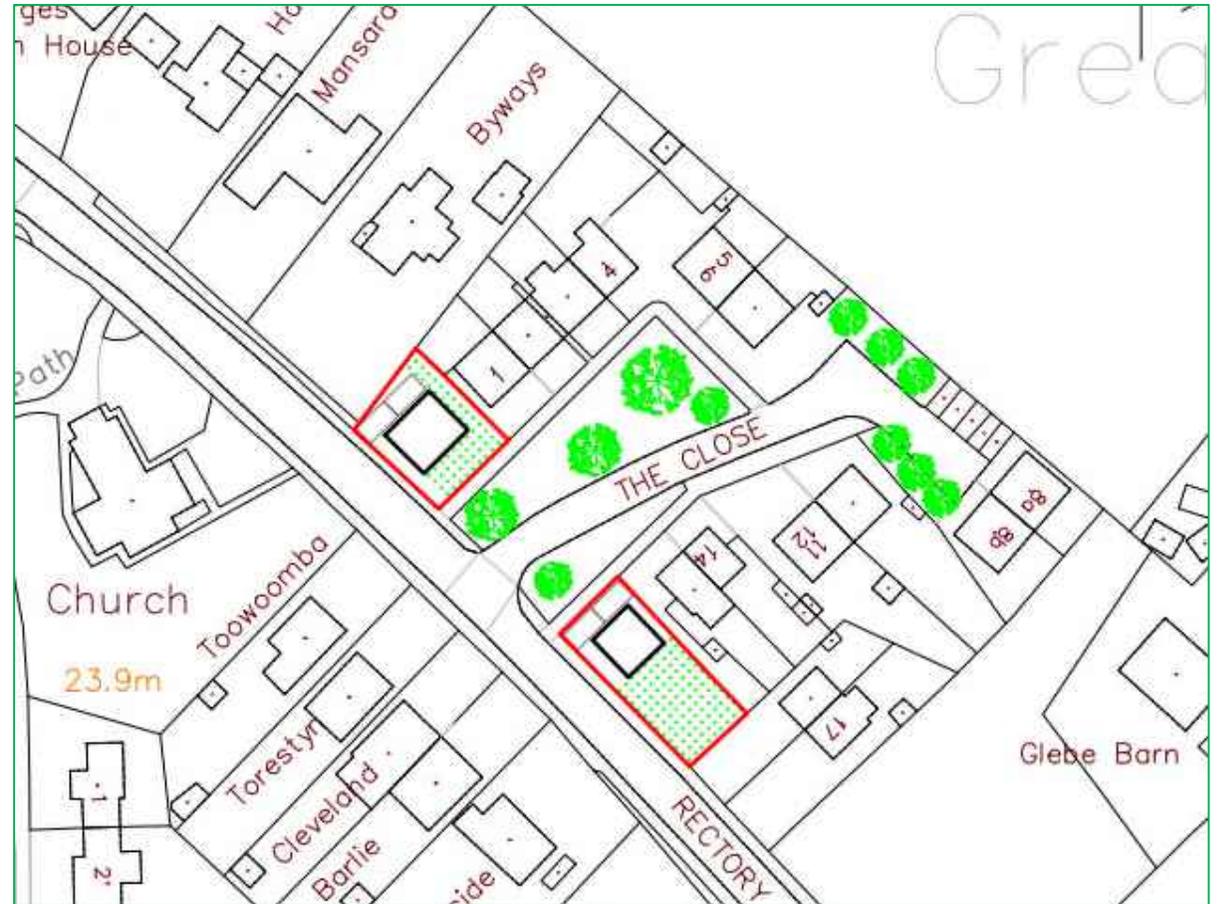
Ward: Thorpe Beaumont and Great Holland

Estimated cost of Annual Maintenance: £700

Other information and opportunities:
Nothing noted.

Development Potential

Proposed properties: 2 x Detached Houses



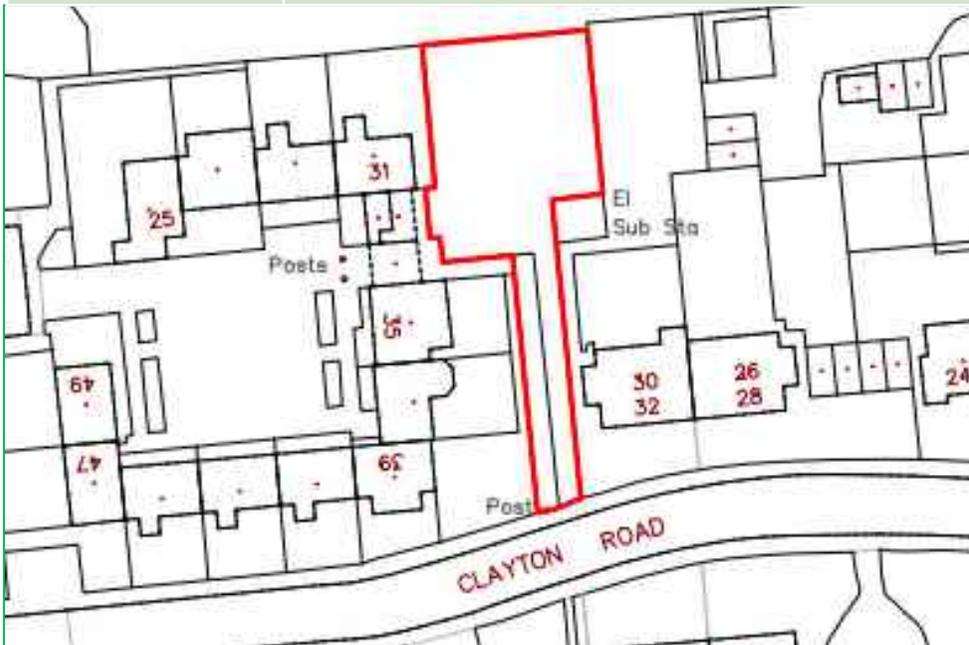
Housing Need

As at the 1st May 2020 12% of Tendring's demand for housing was in Frinton, Walton and The Kirbys, equating to 235 households.

Clayton Road, Harwich – Ref H001AH

Size	280m2
Adjoining Uses (within 100m)	Residential, bowls club, public open space, Electricity Sub-station
Planning designation	Within development boundary
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: Stour Valley

Estimated cost of Annual Maintenance: £200

Other information and opportunities:

Access to the site will need to be reconfigured.

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.

Clayton Road, Harwich – Ref H001BH

Size	120m2
Adjoining Uses (within 100m)	Residential, public open space, play area
Planning designation	Within development boundary
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: Stour Valley

Estimated cost of Annual Maintenance: £100

Other information and opportunities:

The property next door is a Council property which gives options to build on to it.

Development Potential

Proposed properties: 1 x House



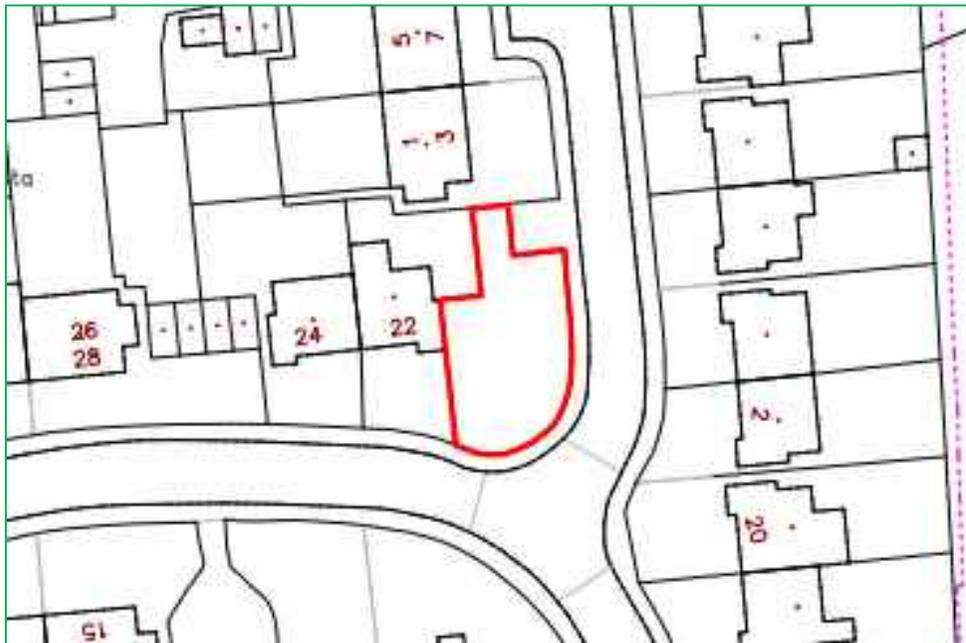
Housing Need

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

Clayton Road, Harwich – Ref H001CH

Size	240m2
Adjoining Uses (within 100m)	Residential, Bowls club, industrial
Planning designation	Within development boundary
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			

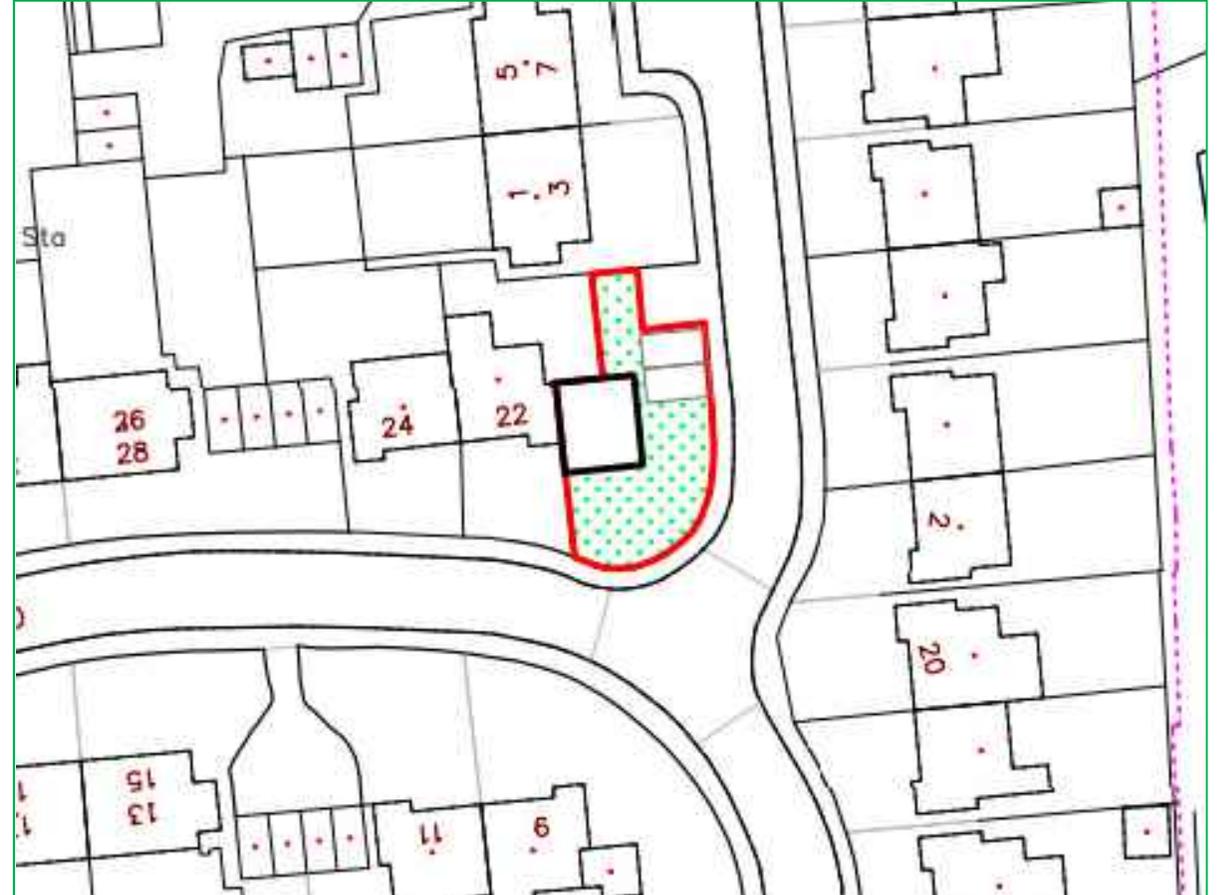
Ward: Stour Valley

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 15% of Tendring's demand for housing was in Harwich and Dovercourt, equating to 293 households.

Allfields, Harwich – Ref H002AH

Size	230m2
Adjoining Uses (within 100m)	Residential, public open space, fire station, school
Planning designation	Within development boundary
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: £150

Other information and opportunities:
Nothing noted.

Development Potential

Proposed properties: 1 x Detached House



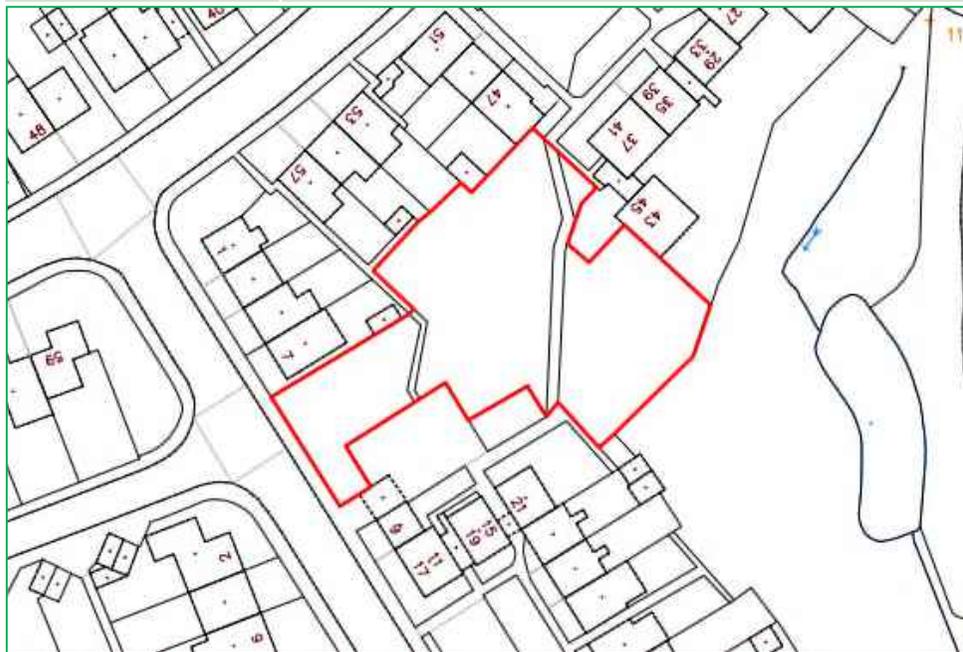
Housing Need

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

Abbott Road, Harwich – Ref H003H

Size	1600m2
Adjoining Uses (within 100m)	Residential, public open space
Planning designation	Within development boundary
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: Dovercourt All Saints

Estimated cost of Annual Maintenance: £1000

Other information and opportunities:

Current parking and access rights will need to be reconfigured.

Development Potential

Proposed properties: 6 x Mix of Terraced and 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.

Fronks Road, Harwich – Ref H004H

Size	220m ²
Adjoining Uses (within 100m)	Residential, gas governor, public open space
Planning designation	Within development boundary
Current use	Green verge
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			

Wards: Dovercourt All Saints

Estimated cost of Annual Maintenance: £150

Other information and opportunities:
Nothing noted

Development Potential

Proposed properties: 1 x Detached House



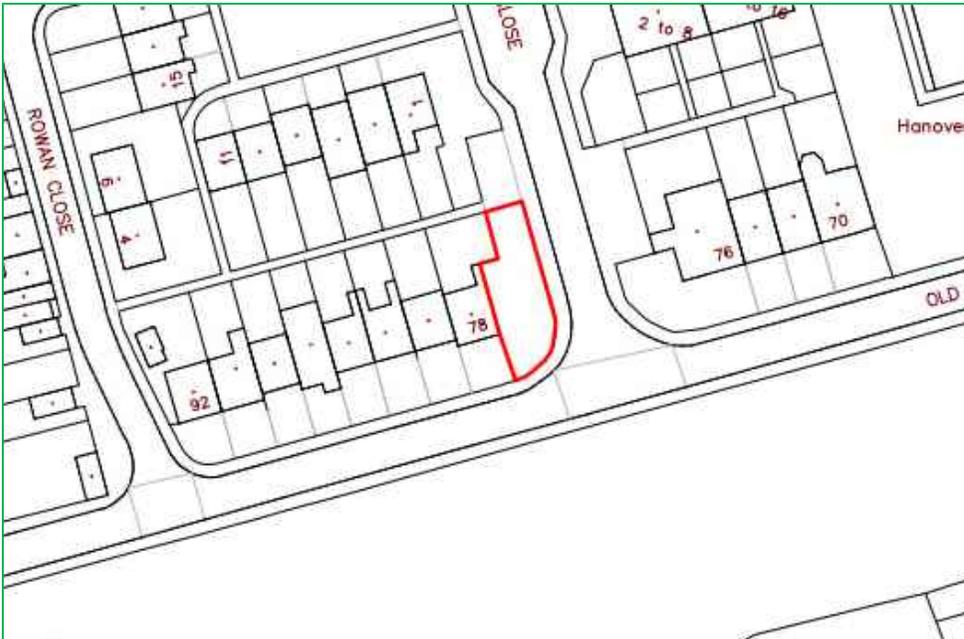
Housing Need

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

Old Vicarage Road, Harwich – Ref H005H

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

Size	180m2
Adjoining Uses (within 100m)	Housing, allotments
Planning designation	Within development boundary
Current use	Green verge
Legal constraints	None



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			

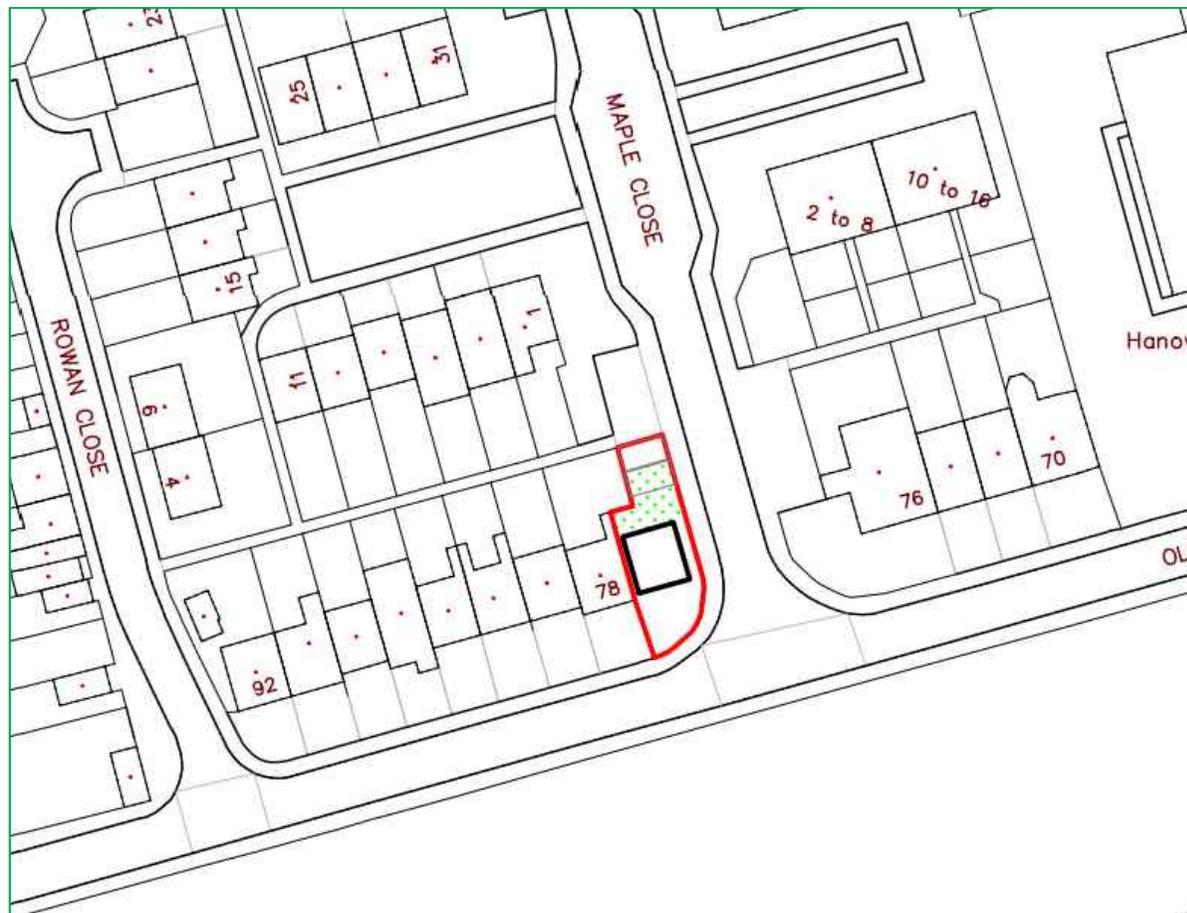
Ward: Dovercourt Bay

Estimated cost of Annual Maintenance: £50

Other information and opportunities:
Nothing noted

Development Potential

Proposed properties: 1 x Detached House



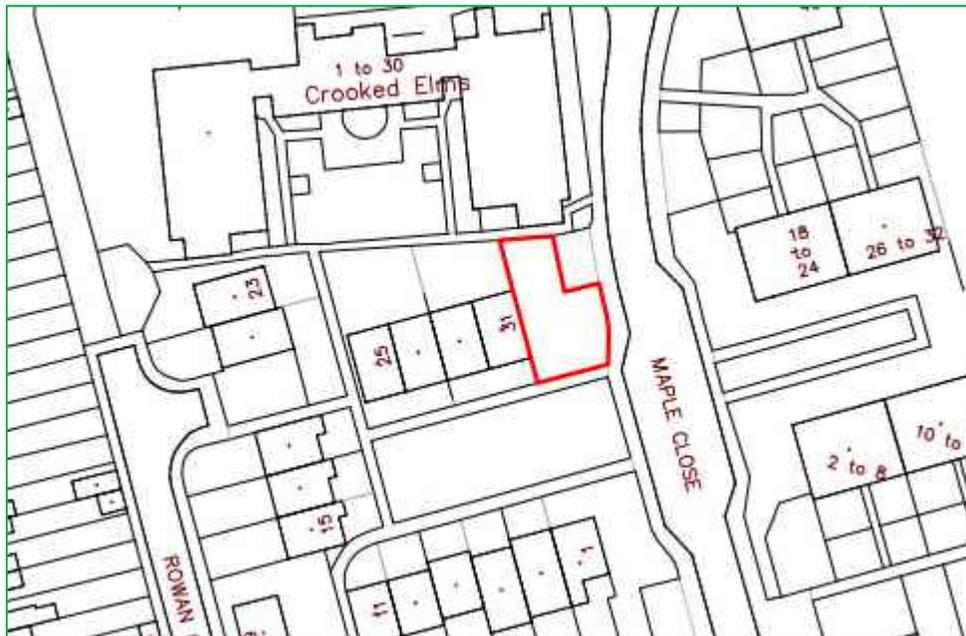
Housing Need

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

Maple Close, Harwich – Ref H006AH

Size	100m2
Adjoining Uses (within 100m)	Housing, allotments
Planning designation	Within development boundary
Current use	Green verge
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			

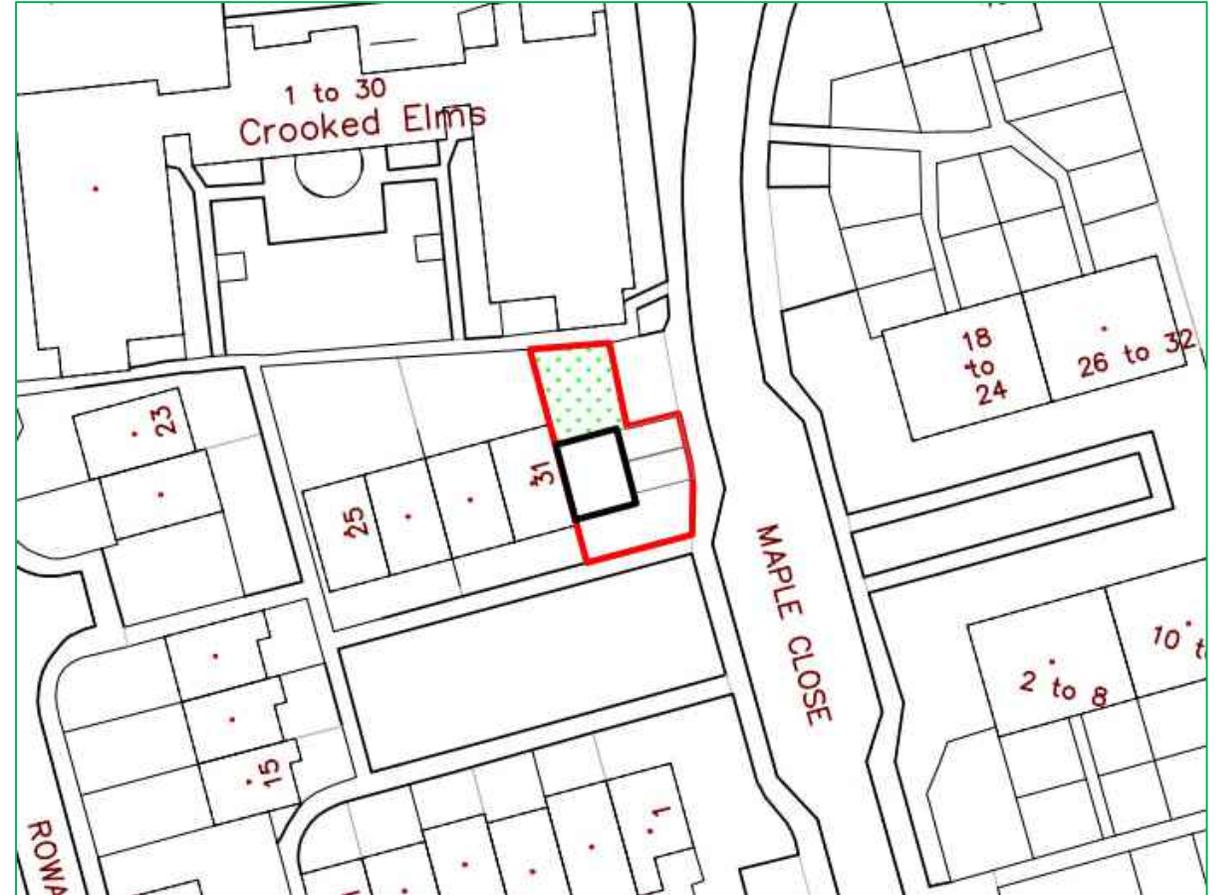
Ward: Dovercourt Bay

Estimated cost of Annual Maintenance: £50

Other information and opportunities:
Nothing noted

Development Potential

Proposed properties: 1 x House



Housing Need

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

Maple Close, Harwich – Ref H006BH

Size	160 m2
Adjoining Uses (within 100m)	Residential, allotment
Planning designation	Within development boundary
Current use	Green verge
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 Bay

Estimated cost of Annual Maintenance: £50

Other information and opportunities:
Nothing noted

Development Potential

Proposed properties: 1 x House



Housing Need

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

Maple Close, Harwich – Ref H006CH

Size	250m2
Adjoining Uses (within 100m)	Residential, car park, electricity sub station, primary school
Planning designation	Within development boundary
Current use	Green space, footpath
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			

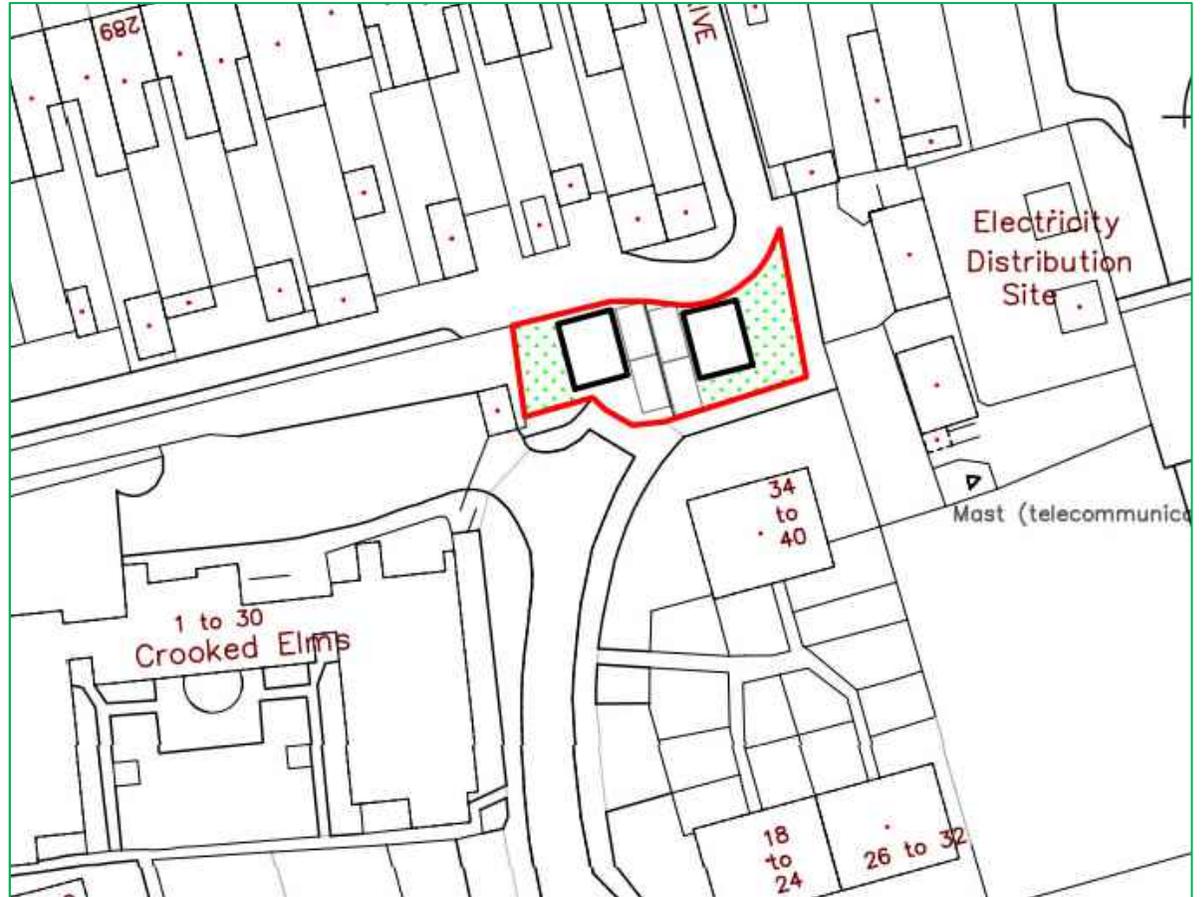
Ward: Dovercourt Bay

Estimated cost of Annual Maintenance: £150

Other information and opportunities:
Current footpath will need to be redirected.

Development Potential

Proposed properties: 2 x Detached Houses



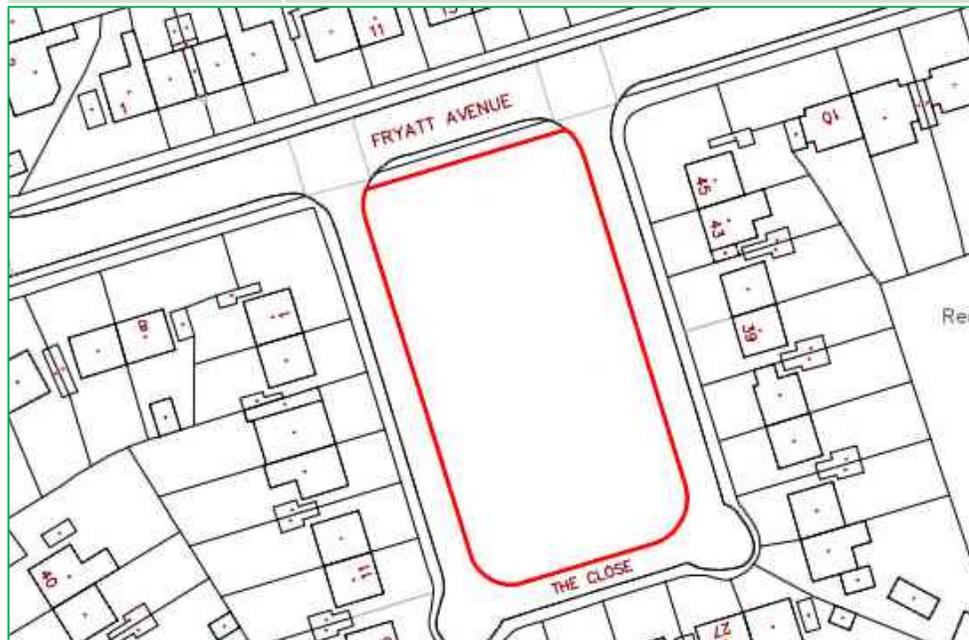
Housing Need

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

Fryatt Avenue, Harwich – Ref H007H

Size	2,131.3 m2
Adjoining Uses (within 100m)	Residential, public open space, playing field
Planning designation	Within development boundary
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
	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: Dovercourt Vines and Parkeston

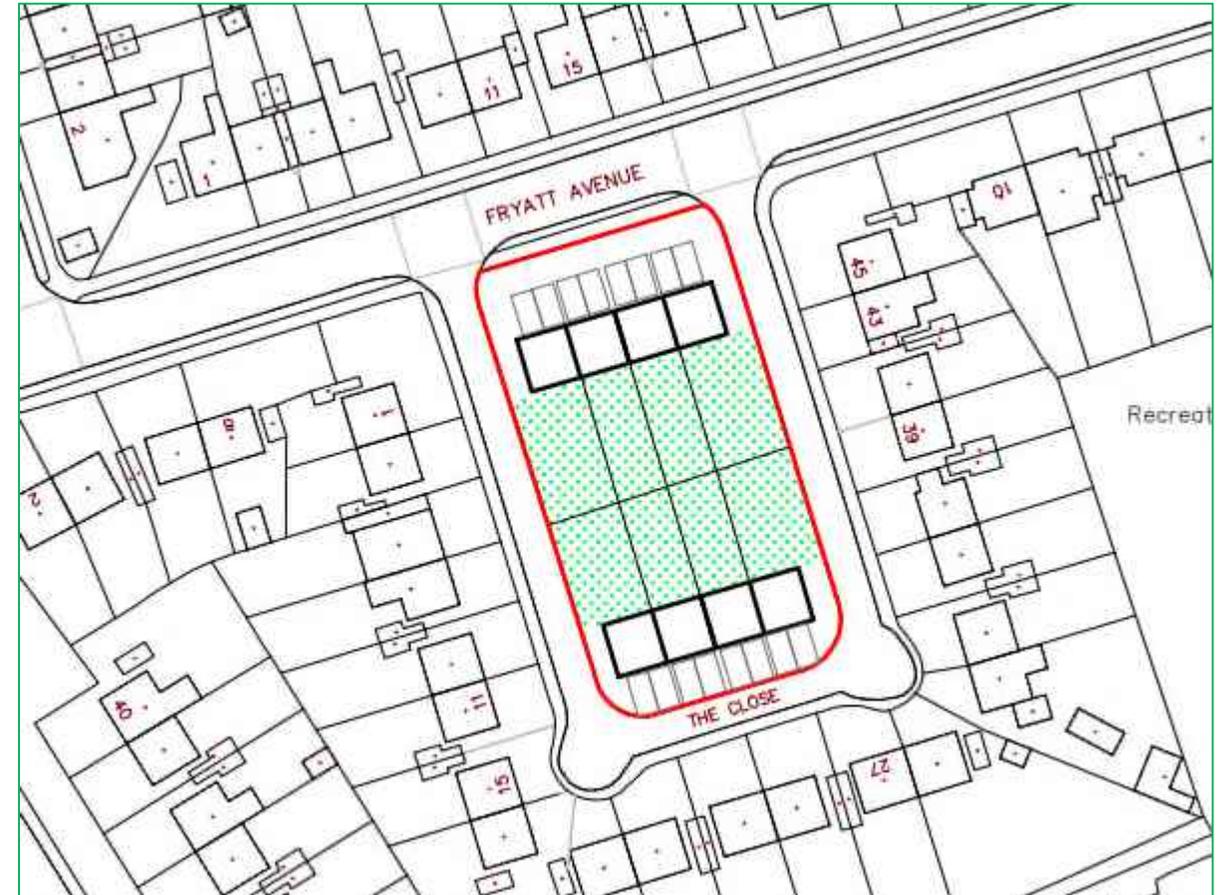
Estimated cost of Annual Maintenance: £125

Other information and opportunities:

Unauthorised parking on the green, which will need to be addressed.

Development Potential

Proposed properties: 8 x Terraced Properties



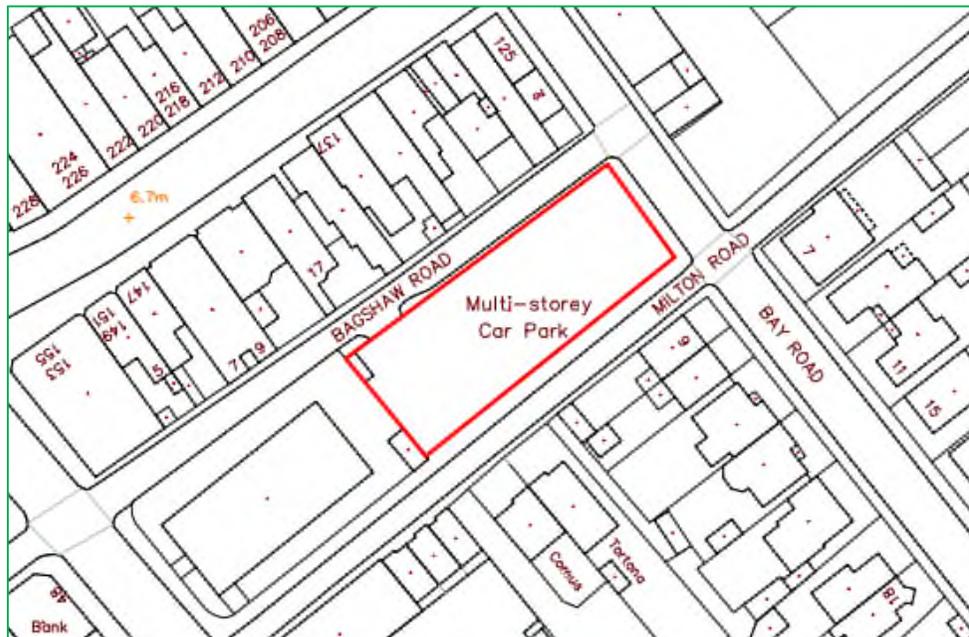
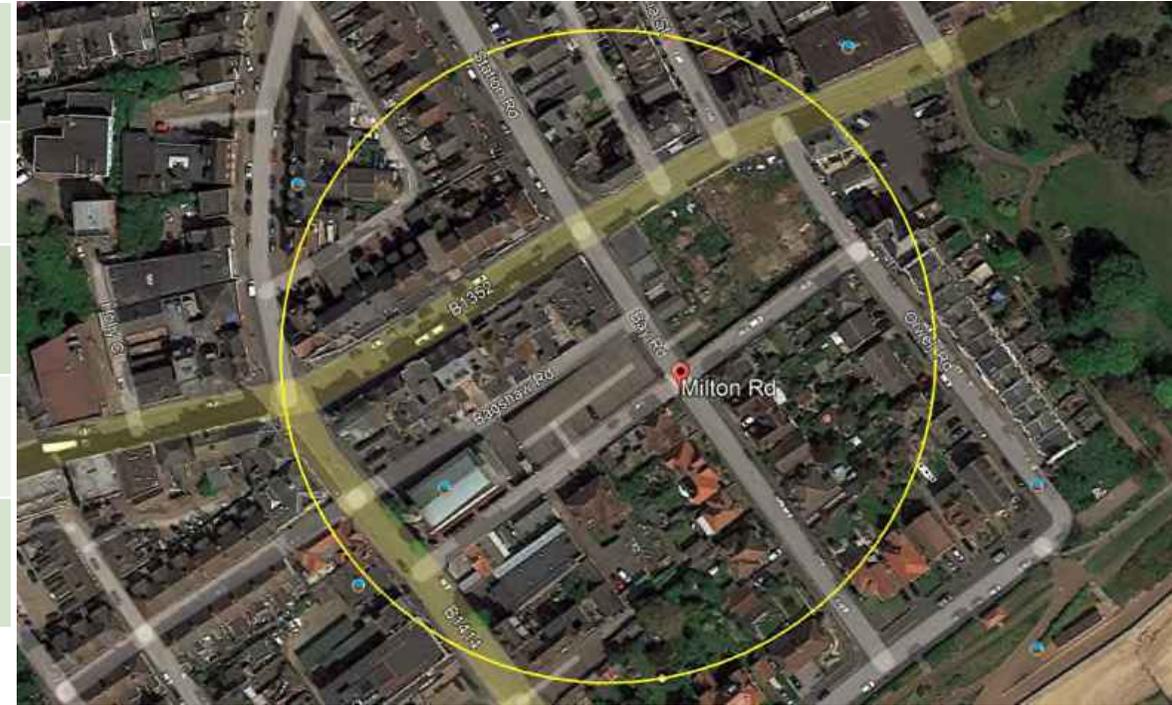
Housing Need

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

Milton Road, Harwich – Ref H009H

Size	870 m2
Adjoining Uses (within 100m)	Residential, retail, church
Planning designation	Within development area, within town centre, within priority area for regeneration
Current use	Car park
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: Harwich and Kingsway

Estimated cost of Annual Maintenance: £3,000

Other information and opportunities:

An apartment block here could be an alternative potential development.

Development Potential

Proposed properties: 6 x Semi-Detached Houses 1 x Detached House



Housing Need

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

Grange Road, Harwich – Ref H012H

Size	235m2
Adjoining Uses (within 100m)	Residential, public open space
Planning designation	Within development boundary
Current use	Green verge
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: £75

Other information and opportunities:
Nothing noted.

Development Potential

Proposed properties: 1 x Detached House



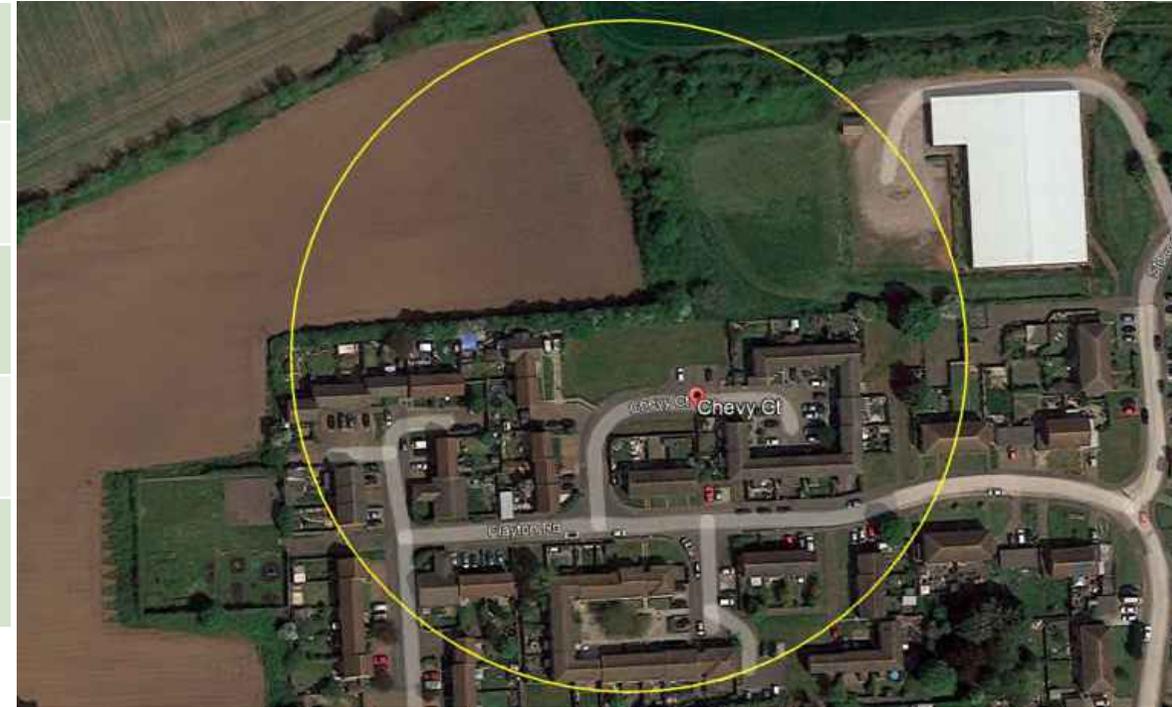
Housing Need

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

Chevy Court, Harwich – Ref H013H

Size	850m2
Adjoining Uses (within 100m)	Residential, farmland, bowls club
Planning designation	Within development boundary
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	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: Stour Valley

Estimated cost of Annual Maintenance: £375

Other information and opportunities:

Part of the site is not currently owned by TDC, if no agreement can be reached over the other part of the site, the proposed development would be reduced to 4 houses.

Development Potential

Proposed properties: 6 x Terrace of Houses



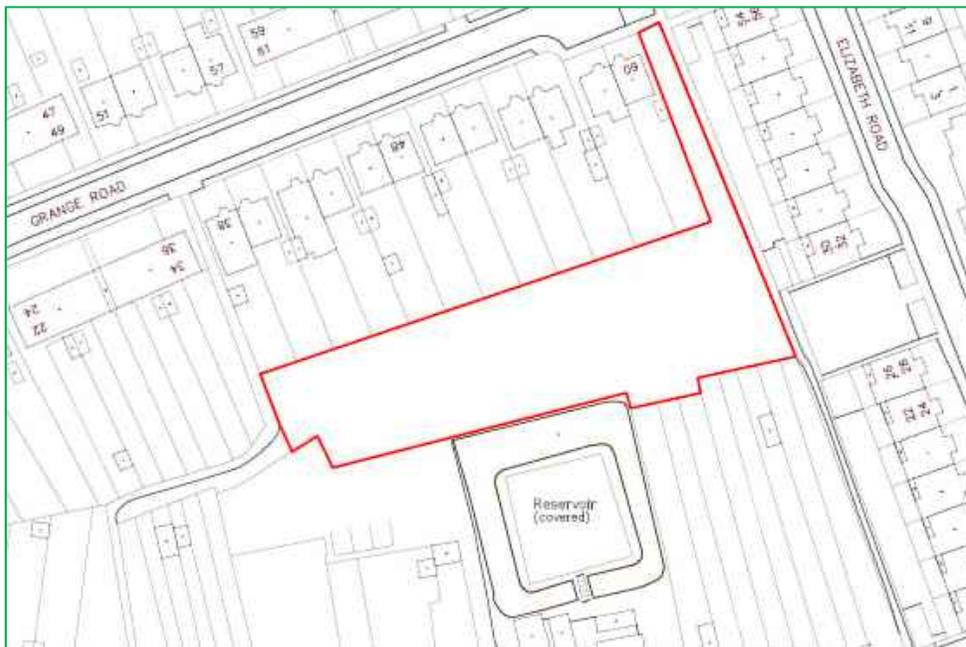
Housing Need

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

Ro Grange Road, Harwich – Ref H014H

Size	2250m2
Adjoining Uses (within 100m)	Residential, water reservoir
Planning designation	Within development boundary
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

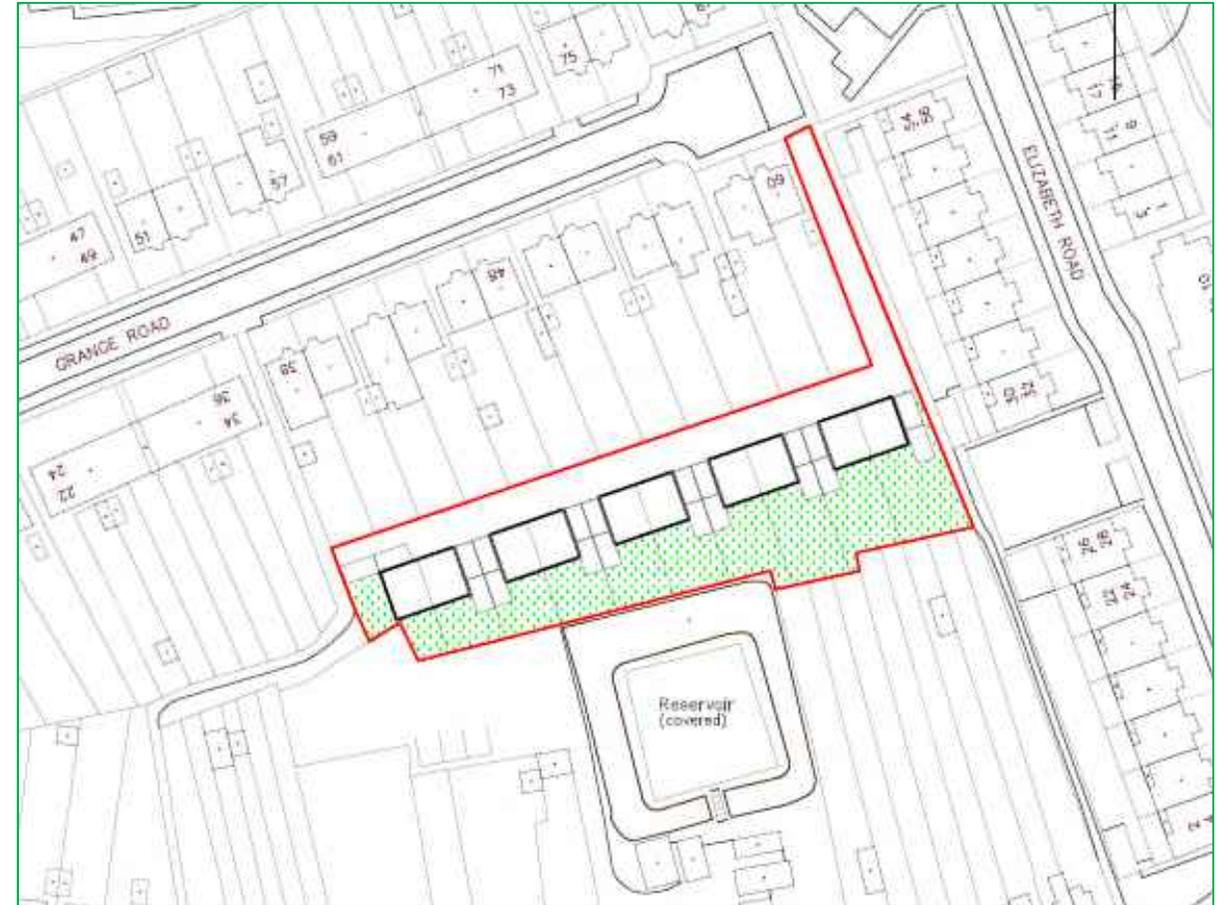
Estimated cost of Annual Maintenance: £1300

Other information and opportunities:

Vehicular access to the site may prove complicated.

Development Potential

Proposed properties: 10 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.

King George Avenue, Harwich – Ref H015H

Size	320m2
Adjoining Uses (within 100m)	Residential, school, retail, public open space, football club, car park
Planning designation	Within development boundary
Current use	Green verge
Legal constraints	Need to redirect a footpath

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: Dovercourt Bay

Estimated cost of Annual Maintenance: £200

Other information and opportunities:
Nothing noted.

Development Potential

Proposed properties: 1 x Detached House



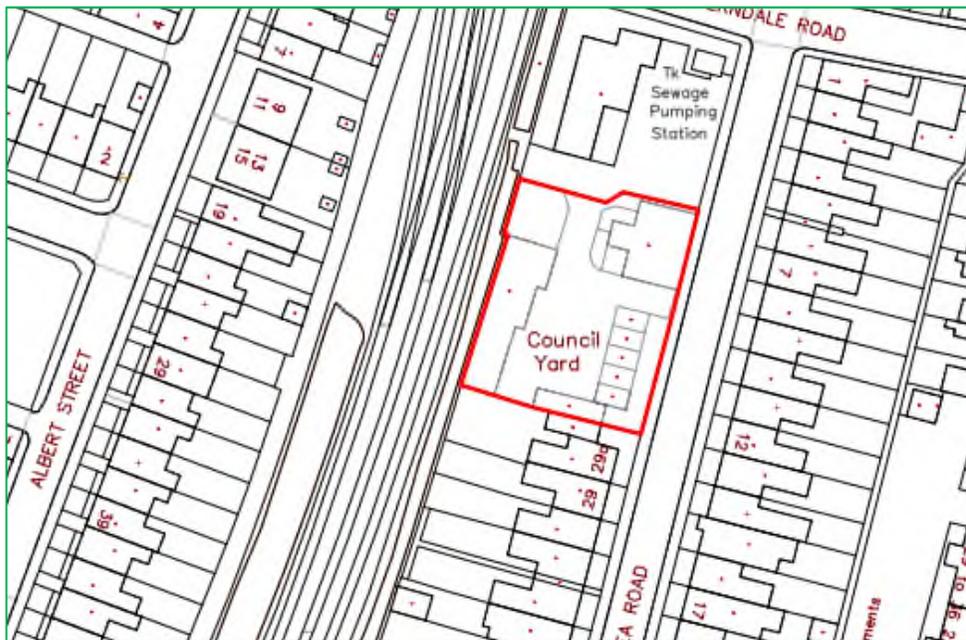
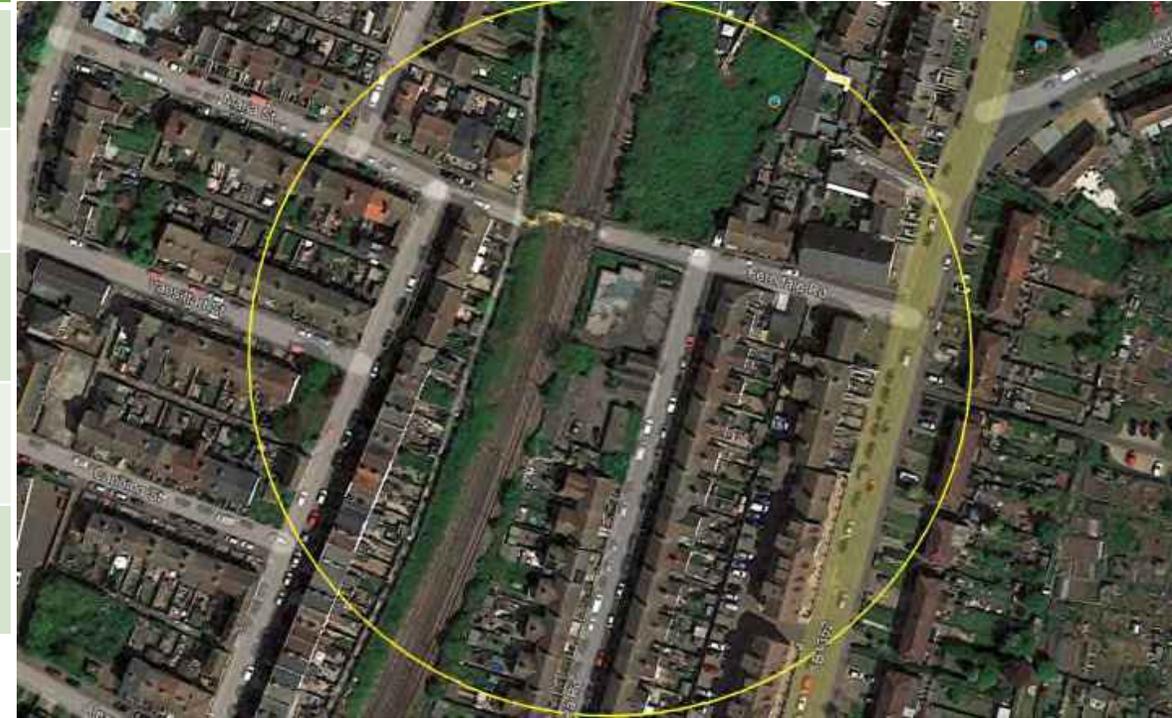
Housing Need

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

Fernlea Road, Harwich – Ref H016H

Size	880m2
Adjoining Uses (within 100m)	Residential, railway, public open space
Planning designation	Within development boundary
Current use	Former garaging site
Legal constraints	Overage agreement, right of access for neighbouring property.

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: Harwich and Kingsway

Estimated cost of Annual Maintenance: £2000

Other information and opportunities:

This area is Flood Zone 3, so properties will have to be designed accordingly.

Development Potential

Proposed properties: 6 x Terrace of 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.

Seaview, Little Oakley – Ref LO001H

Size	3500m2
Adjoining Uses (within 100m)	Housing, parking, farmland
Planning designation	Outside development boundary
Current use	Overgrown land
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: Oakleys and Wix

Estimated cost of Annual Maintenance: £1,500

Other information and opportunities:

Current parking arrangements on site may need to be reconfigured.

Development Potential

Proposed properties: 13 x Various Terraced and 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.

Stourview, Mistley – Ref Mi001AH

Size	2000m2
Adjoining Uses (within 100m)	Residential, car park, public open space
Planning designation	Within development boundary
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: Lawford, Manningtree and Mistley

Estimated cost of Annual Maintenance: £1,100

Other information and opportunities:

Alternative development could be apartment blocks

Development Potential

Proposed properties: 4 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.

Stourview, Mistley – Ref Mi001BH

Size	460m2
Adjoining Uses (within 100m)	Residential, farmland, public open space
Planning designation	Within development boundary
Current use	Green verge
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: Lawford, Manningtree and Mistley

Estimated cost of Annual Maintenance: £200

Other information and opportunities:

Current onsite parking arrangement may need to be reconfigured.

Development Potential

Proposed properties: 3 x Terraced/End Terrace 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.

Stourview, Mistley – Ref Mi001CH

Size	630m2
Adjoining Uses (within 100m)	Residential, public open space, Play Area, Adjacent field with planning permission for development.
Planning designation	Within development boundary
Current use	Green verge
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: Lawford, Manningtree and Mistley

Estimated cost of Annual Maintenance: £700

Other information and opportunities:

Ditch to the east of site D will need to be investigated

Development Potential

Proposed properties: 2 x End Terrace Houses



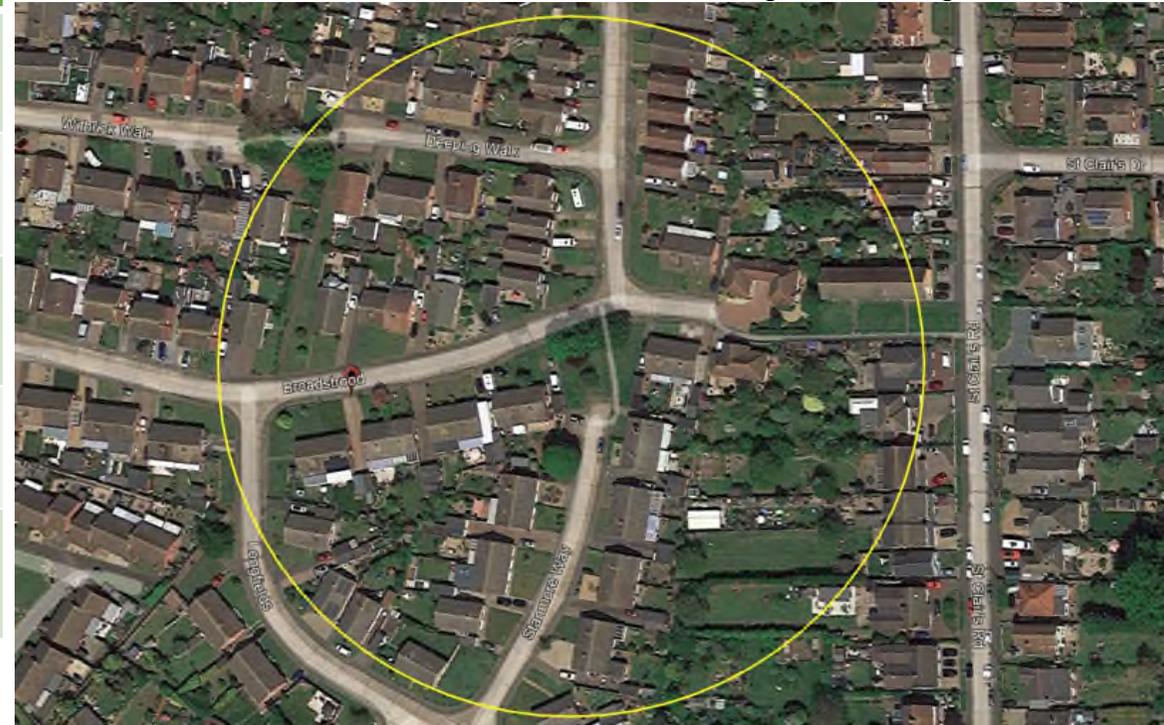
Housing Need

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

Broodstrood, St Osyth – Ref SO001G

Size	515m2
Adjoining Uses (within 100m)	Residential
Planning designation	Within development boundary
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 Osyth

Estimated cost of Annual Maintenance: £300

Other information and opportunities:
Nothing noted

Development Potential

Proposed properties: 1 x Detached Bungalow



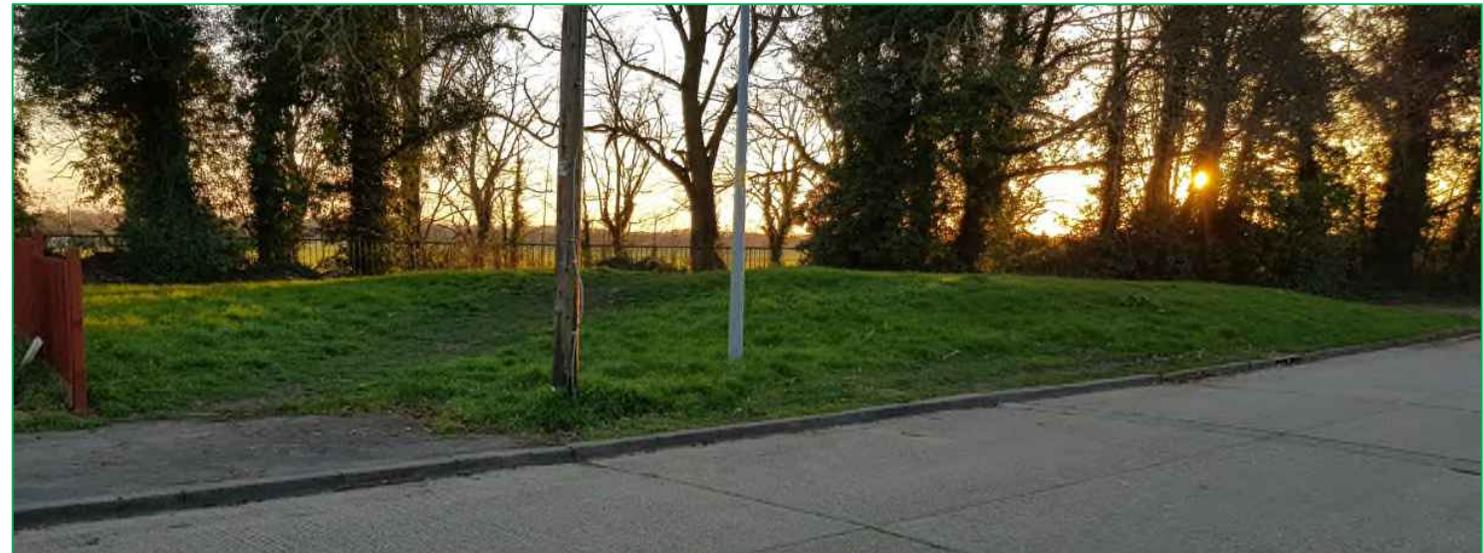
Housing Need

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

Hilltop Close, Weeley – Ref W002H

Size	450m2
Adjoining Uses (within 100m)	Residential, farmland, Weeley by-pass
Planning designation	Within development boundary
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

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			

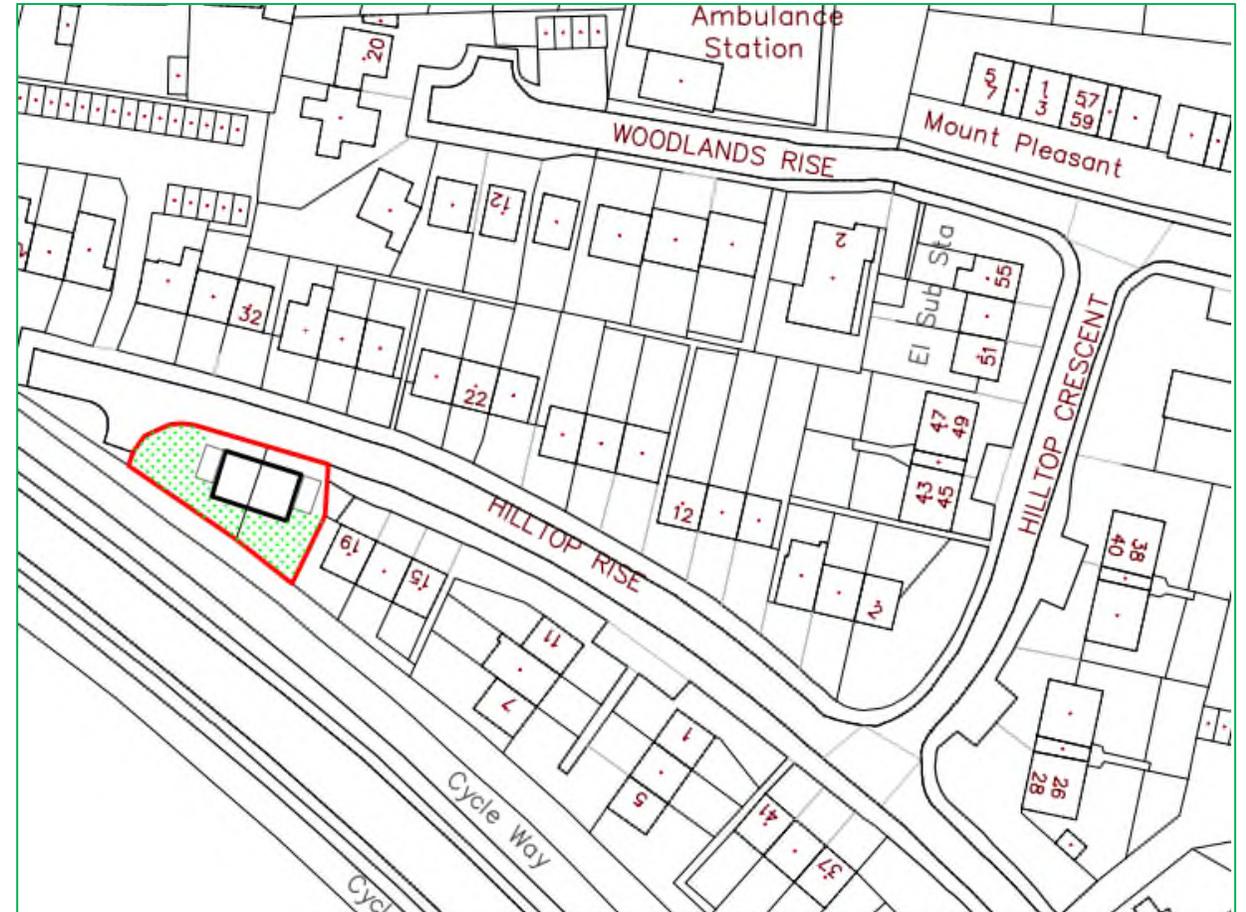
Ward: Weeley and Tendring

Estimated cost of Annual Maintenance: £225

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.

North Street, Walton on the Naze – Ref WN001H

Size	845m2
Adjoining Uses (within 100m)	Residential, public open space, boat sheds, Walton mere
Planning designation	Within development boundary, within priority area for regeneration
Current use	Green verge
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: Walton

Estimated cost of Annual Maintenance: £425

Other information and opportunities:

This land is flood zone 3 so the development will have to be designed accordingly. Part of this site is unregistered at the Land Registry and a Possessory Title will be applied for.

Development Potential

Proposed properties: 6 x Terrace of Houses



Housing Need

As at the 1st May 2020 12% of Tendring's demand for housing was in Frinton, Walton and The Kirbys, equating to 235 households.