

# strategic housing land availability assessment (shlaa) update report - 2012

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# Southend-on-Sea Borough Council

## Strategic Housing Land Availability Assessment Update Report 2012

### Introduction

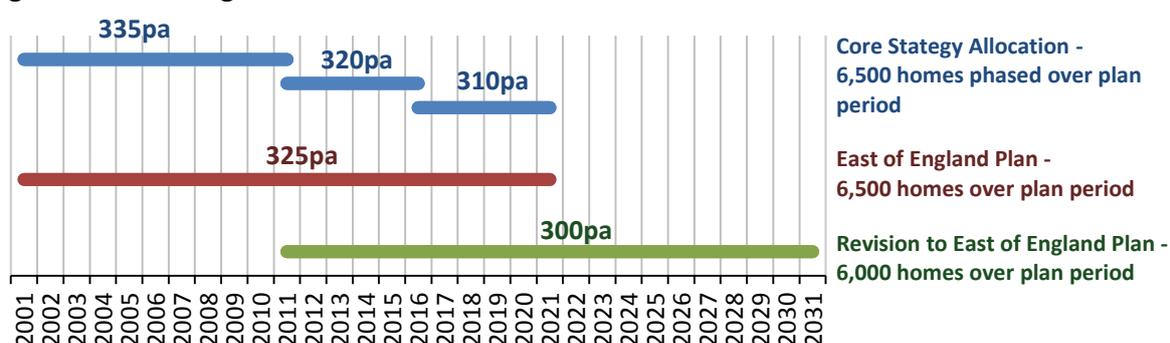
This report forms an update to the Southend Strategic Housing Land Availability Assessment (SHLAA) published in May 2010<sup>1</sup>. It simply aims to review the data provided in the 2010 SHLAA and consider the National Planning Policy Framework in terms of including an allowance for windfall sites within the Council's housing supply. The former will be achieved by:

- Determining the status of each site within the planning system (if applicable) using a base date of 31<sup>st</sup> March 2012
- Visiting each site to record any development progress made.

For eligible sites, the collection of this information will enable the development timescale to be reassessed in order to inform the anticipated housing delivery within Southend. This document is produced in conjunction with the Southend Annual Monitoring report<sup>2</sup> (AMR) which defines a housing trajectory for the next 15 years.

The Southend Core Strategy<sup>3</sup> was adopted in 2007 and sets out the provision for 6,500 net additional dwellings between 2001 and 2021 (see figure 1). This corresponded with the figures for Southend set out in Housing Policy H1 published within the East of England plan<sup>4</sup>. In March 2010 a draft Revision to the East of England Plan<sup>5</sup> specified that provision should be made within Southend for 6,000 net additional dwellings over the period 2011 to 2031.

Figure 1 – Dwelling Provision



<sup>1</sup> [Link to Strategic Housing Land Availability Assessment](#)

<sup>2</sup> [Link to Southend Annual Monitoring Report](#)

<sup>3</sup> [Link to Southend Core Strategy 2007](#)

<sup>4</sup> [Link to RSS/East of England Plan - 2008](#)

<sup>5</sup> [Link to Draft Revision to RSS/East of England Plan 2010](#)

## SHLAA 2010

Baker Associates was commissioned by Southend on Sea Borough Council in 2008 to undertake a joint Employment Land Review and SHLAA. The final SHLAA report was published in May 2010 and was carried out in accordance with the Communities and Local Government 'Strategic Housing Land Availability Assessments and Practice Guidance' (2007)<sup>6</sup>. Baker Associates performed an extensive assessment which involved:

- Identifying sources of sites and determining sites to be surveyed
- A detailed survey and assessment of potential sites within the built up area
- A review of the housing market in Southend-on-Sea
- Identifying the potential supply from these sources and comparing against policy requirements
- Determining additional sources of future supply from broad locations inside and outside the built up area
- Ascertaining housing potential from windfalls

For full details of the methodology used and results obtained, please see the final document<sup>1</sup>.

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<sup>6</sup> [Link to CLG SHLAA Practice Guidance](#)

## Keeping the Assessment up-to-date

The SHLAA practice guidance<sup>6</sup> provides the following information with regards to updating a SHLAA:

*'The Assessment, once completed, should be regularly kept up-to-date (at least annually) as part of the Annual Monitoring Report exercise, to support the updating of the housing trajectory and the five-year supply of specific deliverable sites. The main information to record is whether:*

- *sites under-construction have now been developed, or individual stages have been developed;*
- *sites with planning permission are now under-construction and what progress has been made;*
- *planning applications have been submitted or approved on sites and broad locations identified by the Assessment;*
- *progress has been made in removing constraints on development and whether a site is now considered to be deliverable or developable;*
- *unforeseen constraints have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed; and*
- *the windfall allowance (where justified) is coming forward as expected, or may need to be adjusted.'*

## Method of Assessment

All 126 sites have been updated and reassessed to determine if the site is still considered suitable and available for housing. The following information was used to determine if a site was accepted or rejected:

- An in-house search of the Council Planning database was carried out to determine the status of each site within the planning system (if applicable) using a base date of 31<sup>st</sup> March 2012 using the following criteria:
  - If planning permission for housing had been granted on an individual site (as identified within the SHLAA 2010), the planning database was studied to determine if: a) the permission is still outstanding; b) the permission had expired; c) if there have been any subsequent applications made and granted on the site.
  - For sites not within the planning system (as identified within the SHLAA 2010 update), the planning database was studied to determine if: a) an application for housing had subsequently been submitted and granted; b) if any applications previously refused had been allowed on appeal
- Following the planning database assessment, a site visit was carried out for each site considered suitable for housing. This enabled the visual assessment of any development progress made, particularly with regards to sites beginning or completing construction.

Once the site assessments were complete, the estimates of housing potential for each site were reviewed. Baker Associates estimated the housing potential for each site in the 2010 SHLAA. This data was retained unless more accurate information is obtained through the assessment, for example if a planning permission has been granted.

The threshold figure implemented by Baker Associates has been maintained, meaning that any site with a housing potential of less than five dwellings is considered too small to be accepted.

### **Base Date**

The base date for the 2010 SHLAA was 1<sup>st</sup> April 2008. This date identifies the cut off point where planning permissions for a particular site are either accepted or excluded and is required to act as a baseline against which to assess information.

The base date for the 2012 update is 31<sup>st</sup> March 2012. This coincides with the monitoring year reported in the AMR and will include any permissions granted on sites up to and including this date.

### **Results**

Following the assessment of all SHLAA sites, a total of 52 sites were accepted and 73 were rejected. A list of these SHLAA sites is shown in Appendix 1, providing a short explanation as to the reason for accepting or rejecting each site.

The estimated delivery of each accepted SHLAA site is provided in Appendix 2. Additional housing supply is identified through planning permissions on unidentified sites, details of these outstanding permissions can be found in Appendix 3.

The figures set out in Appendices 2 and 3 provide the information used to determine the potential housing supply for Southend on Sea. Details of this data can be found in Appendix 4 although a simpler version of this table is shown on page 15 below.

## National Planning Policy Framework (NPPF)

The National Planning Policy Framework<sup>7</sup> (NPPF) was published on 27<sup>th</sup> March 2012 and sets out good practice and guidance with regards to planning, building and the environment. Section 6 of the NPPF outlines how a local planning authority should demonstrate its supply of housing, to include:

- *'Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5%;*
- *Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.'*

## Housing Delivery from Windfalls

This update addresses the impact of the National Planning Policy Framework (NPPF) on the 2010 SHLAA insofar as it enables an allowance to be made for windfalls in the five year housing land supply.

The NPPF was published in 2012 and replaced a large swath of existing planning guidance including Planning Policy Statement 3 (PPS3) on planning for housing. The NPPF, paragraph 48, states:

*"Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens".*

The NPPF addresses the issue of including windfalls in the housing land supply in a more positive manner than the guidance which it replaced (PPS3).

### What is a Windfall Site?

The NPPF (Annex 2: Glossary) defines windfall sites as *"Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available"*. The CLG SHLAA Practice Guidance expands on this by adding *"These could include, for example, large sites resulting from, for example, a factory closure or small sites such as a residential conversion or a new flat over a shop"*.

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<sup>7</sup> [Link to National Planning Policy Framework - March 2012](#)

The Council’s position has been, and remains, that windfall sites are expected to continue to come forward and be developed in Southend throughout the Core Strategy period (2001 to 2021). Southend has a long established and significant track record in delivering windfall sites (87% of all completions during the period covered by the Core Strategy (2001 to 2012) took place on windfall sites). Despite this, in order to ensure consistency with PPS3 and the CLG Practice Guidance, no allowance was made for windfalls in the first ten years of the 2010 SHLAA, although reference was made in the SHLAA of the potential to include a windfall allowance based on small sites, i.e. less than 5 units, within the first ten years.

As Southend is almost exclusively urban, it is inevitable that there will be further intensification of the existing urban area and a continual supply of land and buildings reaching the end of their useful life in their current use that may be suitable for residential use. Indeed, when commenting on Policy KP1: Spatial Strategy of the adopted Core Strategy the Inspector’s Report (2007) outlined that “*it was not unsound to accept that there will be a heavy reliance on unidentified (windfall) sites,*” and “*there is no evidence that such sites are beginning to dry up.*” This remains the case as outlined by Table 1 below.

Table 1: Net dwelling completions and historic windfall completions 2001 – 2012

Year (April-March)	Number of completed dwelling			Percent Windfall
	Allocations	Windfall	Total	
2001/02	23	327	350	93%
2002/03	40	344	384	90%
2003/04	90	217	307	71%
2004/05	108	373	481	78%
2005/06	215	395	610	65%
2006/07	8	435	443	98%
2007/08	0	234	234	100%
2008/09	26	289	315	92%
2009/10	0	144	144	100%
2010/11	0	183	183	100%
2011/12	0	328	328	100%
Total	510	3,269	3,779	87%
Annual Average	46	297	344	87%

### Calculating the Windfall Allowance

In line with the NPPF when calculating a realistic windfall allowance it is important to:

1. Analyse past trends.
2. Discount windfall development on garden land

3. Avoid double counting with existing windfall commitments (unimplemented planning permissions)
4. Allow for changing market conditions.
5. Allow for changing trends.
6. Avoid double counting with Strategic Housing Land Availability Assessment (SHLAA) sites.

### Historic Windfall Delivery in Southend

3,779 dwellings have been completed between 2001 and 2012 (average 344 per annum). This is 109 units ahead of the phased Core Strategy housing delivery target for this period.

Over the past 11 years the annual housing completion rate has increased from 350 dwellings in 2001/02 to a peak of 610 dwellings in 2005/06, and then has fallen off to a low of 144 in 2009/10 before recovering to 327 in 2011/12 (See Table 2).

Housing completions are categorised according to whether the site was allocated for development in the Southend-on-Sea Local Plan (1994) or whether they are delivered on unallocated windfall sites. Between 2001 and 2012 there were 3,269 windfall dwelling completions in Southend, which represents 87% of all completions for this period (Table 1).

### Windfall Supply in Southend

The 2010 SHLAA defines development sites in Southend as follows:

- 'Small Sites' as less than 5 units;
- 'Large Sites' as 5 units or more.

Small scale development, i.e. less than 5 units, has made a significant contribution (circa. 25%) to the total number of new dwellings completed in the borough (2001/12). This housing contribution from smaller sites is expected to continue and as such a 'small site windfall allowance' and a 'large site windfall allowance' approach has been applied when calculating a projected windfall allowance and 5 year supply.

Furthermore, in order to avoid double counting between the projected windfall allowance and future SHLAA sites, particularly beyond the future 5 year supply period, it is important to understand the annual windfall completions and current windfall supply of both large and small sites. These are detailed in Table 2.

## Future Windfall Allowance in Southend

### *Avoidance of windfall development on garden land*

The NPPF does not allow for development on garden land to be included in the windfall allowance. Therefore, development on gardens has been subtracted, by way of a desk-top assessment on completed and outstanding residential schemes, in order to provide an accurate picture of the amount of windfall which could be projected forward (Table 2).

### **Windfall Allowance Methodology**

The following methodology has been used to calculate windfall allowance for both small and large sites within Southend for the next 5 years (2012-2017) and the wider 15 year period to 2027.

#### ***Calculating the historic annual average windfall rate:***

- Take total completions for period (2001- 2012)(a)
- Deduct allocated sites (i.e. known sites identified in the Local Plan) (b)
- Remove residential garden plots (c)
- = The number of windfall (i.e. sites that unexpectedly became available)

*Annual average windfall is the total number of dwellings built (a), minus allocated sites (b), minus those built on garden sites (c), divided by the period of delivery (i.e. 2001 to 2012 = 11 years)*

#### ***Calculating the current windfall supply as per existing planning commitments:***

- Take the net additional dwellings with planning permission expected to be built out in the next 5 years
- Deduct those planning permissions that fall on an allocated site
- Remove any planning permissions that involve building on a residential garden
- = Current Windfall supply

#### **Calculating Windfall Projections:**

- Divide the current windfall supply by the average annual windfall rates = number of years supply already accounted for within those sites with planning permission
- Beyond that point, allow for the annual average windfall rates (Beyond the 5 year period, ensure there is no double counting with SHLAA sites).

Calculation - Projected Windfall Allowance:

Windfall Supply  Annual Windfall Rates  No. of years supply already included in current 5 year commitments

The annual windfall rates would then apply per annum beyond this period, providing a projected windfall allowance, ensuring there is no double counting with SHLAA sites without planning permission and those planning permissions that are predicted to be completed after the first 5 years.

Table 2: Net Windfall Completions 2001 - 2012

Year	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Total 2001/12	Average 2001/12	Average 2007/12
Completions	350	384	307	481	610	443	234	315	144	183	328	<b>3779</b>	<b>344</b>	<b>241</b>
Small (under 5)	108	85	82	120	120	92	80	70	51	70	33	<b>911</b>	<b>83</b>	<b>61</b>
Large (5 & over)	242	299	225	361	490	351	154	245	93	113	295	<b>2868</b>	<b>261</b>	<b>180</b>
Completions on Residential Gardens	17	23	9	11	3	20	8	10	1	3	1	<b>106</b>		
Small (under 5)	11	11	3	11	3	15	8	4	1	3	1	<b>71</b>		
Large (5 & over)	6	12	6	0	0	5	0	6	0	0	0	<b>35</b>		
Completions on Allocated sites	23	40	90	108	215	8	0	26	0	0	0	<b>510</b>		
Small (under 5)	3	0	1	0	0	0	0	4	0	0	0	<b>8</b>		
Large (5 & over)	20	40	89	108	215	8	0	22	0	0	0	<b>502</b>		
Windfall *	310	321	208	362	392	415	226	279	143	180	327	<b>3163</b>	<b>288</b>	<b>231</b>
Small (under 5)	94	74	78	109	117	77	72	62	50	67	32	<b>832</b>	<b>76</b>	<b>57</b>
Large (5 & over)	216	247	130	253	275	338	154	217	93	113	295	<b>2331</b>	<b>212</b>	<b>174</b>

\*Completions minus Allocated Sites, minus Residential Gardens

***Analysing past trends***

As outlined above, the NPPF allows Local planning authorities to make an allowance for windfall sites in future housing supply. The historic annual windfall delivery rate for Southend can be projected forward to determine the amount of windfall allowance that contributes to this supply.

As outlined by Table 2 above, on average 76 dwellings per annum have been completed on small windfall sites and 212 on large windfall sites between 2001- 2012. As these annual averages take account of building rates throughout the past 11 year economic cycle (i.e. before and during the UK recession) it would not be unreasonable to suggest that the amount of future windfall development over the next 15 years would broadly reflect past delivery as the housing market in the UK is expected to recover over this period. In summary, as an 11 year average reflects housing delivery throughout a period of both buoyancy and suppression within the housing market, it would be reasonable to suggest that this would provide a good reflection of the next 15 years as the housing market recovers.

***Allowing for changing market conditions***

Despite the recent upturn in annual housing completions during the 2011/12 monitoring year, the last 5 years has seen a drop in annual housing delivery in Southend, reflecting economic conditions nationally. Given the unpredictability of the housing market at present and uncertainty of when the market is going to recover, applying a windfall delivery rate based on the last 5 years would represent a cautious and tempered approach to calculating a projected windfall allowance. This is particularly the case when projecting longer term housing delivery as the windfall allowance will be based on a period of reduced housing delivery experience in Southend and therefore not account for a recovery in the local or national market.

**Projecting a Windfall Allowance**

On this basis and applying this measured approach, and taking into account the housing trends from the last 5 years, we calculate that there will be 231 windfall completions each year (large and small windfall) within Southend; this equates to an annual average Windfall Projection Rate of:

- Annual average small scale Windfall rate: 57 dwellings per annum
- Annual average large scale Windfall rate: 174 dwellings per annum

Current outstanding planning permissions account for an additional 2,027 residential units in Southend. 1,706 of these are predicted to be delivered in the next 5 years and therefore contribute towards the Borough Council's 5 year housing land supply.

Table 3: Current Windfall Supply

	Outstanding planning permission within 5 year supply as of 2012
All	1706
Small (under 5)	173
Large (5 & over)	1533
Outstanding on Residential Gardens	19
Small (under 5)	19
Large (5 & over)	0
Outstanding on Allocated sites	17
Small (under 5)	1
Large (5 & over)	16
Outstanding Windfall *	1670
Small (under 5)	153
Large (5 & over)	1517

\*Completions minus Allocated Sites, minus Residential Gardens

***Avoiding double counting with existing windfall commitments***

Applying the annual average windfall rate based on the last 5 year trend, current planning permissions, which are predicted to be built out in the next 5 years, including those on SHLAA sites for large scale sites, account for 2.7 years of small scale windfall projected supply (153/ 57 = 2.7) and 8.7 years of large scale windfall projected supply (1517/ 174 = 8.7):

Calculations<sup>8</sup>:

$$\frac{\text{(Outstanding permissions on small windfall sites)}}{\text{(Annual small scale Windfall rate)}} = \text{Number of years of small scale windfall supply in existing commitments}$$

$$\frac{153}{57} = 2.7 \text{ years}$$

<sup>8</sup> calculations may not add exactly due to rounding

$$\frac{\text{(Outstanding permissions on large windfall sites)}}{\text{(Annual large scale Windfall rate)}} = \text{Number of years of large scale windfall supply in existing commitments}$$

$$\frac{1517}{174} = 8.7 \text{ years}$$

Beyond 2.7 and 8.7 years a windfall allowance can be made for both small scale windfall and large scale windfall respectively. This approach ensures that there is no double counting between the projected windfall allowance and the amount of windfall which is set to be delivered in the next 5 years as part of existing planning permissions, because current permissions that are on windfall sites are discounted as part of the calculation.

Table 4: Potential Projected Windfall Allowance per Annum

	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
	5 Year Supply					6- 10 Year Supply					11- 15 Year Supply				
Windfall Allowance (small sites)	0	0	16	57	57	57	57	57	57	57	57	57	57	57	57
Windfall Allowance (large sites)	0	0	0	0	0	0	0	0	52	174	174	174	174	174	174

It is expected that 321 dwellings with existing planning permission will be delivered on large sites, in years 11 to 16, (post 5 year supply) (See Appendix 4). These are regarded as windfall and are therefore subtracted from the annual windfall allowance for large sites. This equates to a reduction of 321 to large scale windfall allowance (0 for small scale windfall) and would alter the results in Table 4 accordingly:

	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
	5 Year Supply					6- 10 Year Supply					11- 15 Year Supply				
Windfall Allowance (large sites)	0	0	0	0	0	0	0	0	0	0	79	174	174	174	174

**Avoiding double counting with SHLAA sites**

SHLAA sites with planning permission, which are not allocated sites and are expected to be built out in the next 5 years, are included in the above calculation. Therefore, double counting between the projected windfall allowance and these sites is not possible in the first 5 years. SHLAA sites without planning permission and those SHLAA sites with planning permission that are to be built out after the 5 year period must be further subtracted from the projected windfall allowance for large sites. This is because the aforementioned SHLAA sites would in all purposes act as future windfall sites themselves.

For small scale windfall, as these are by definition less than 5 units, there can be no double counting of this allowance with SHLAA sites. As such an annual windfall allowance for small sites of 57 residential units per annum can be applied to the housing trajectory (appendix 2) after 2.7 years, see Table 5 below.

Current windfall commitments (planning permissions) on large sites account for 8.7 years of large windfall supply. Once the potential SHLAA sites, together with those permissions that are due to be delivered after the first 5 years, are subtracted from the annual large scale windfall allowance, to avoid double counting, it is not possible to apply any windfall allowance, based on the past 5 year trend, for larger windfall sites in the first 15 years of housing land supply.

Table 5: Projected Windfall Allowance per Annum (minus SHLAA sites)

	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
	5 Year Supply					6- 10 Year Supply					11- 15 Year Supply				
Windfall Allowance (small sites)	0	0	16	57	57	57	57	57	57	57	57	57	57	57	57
Windfall Allowance (large sites)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Therefore, an allowance of 130 dwellings units can be made for small scale windfall development in the first 5 years of supply. Similarly, over a 15 year period, it is expected that 700 dwellings will be built on small windfall sites.

### Allowing for a change in windfall delivery trends

It is difficult to predict with complete certainty if the level of windfall delivery is likely to decrease or increase in the future when compared against past trends. The SHLAA (2010) highlighted that *“should the council introduce more rigorous development management policies to discourage inappropriate intensification in the future, this potential (referring to the potential windfall supply estimate in the original SHLAA 2010) may need to be reviewed downwards.”* However, since the SHLAA was published, the Government has replaced the majority of previous Planning Policy Guidance and Planning Policy Statements with a single National Planning Policy Framework (NPPF).

It is also difficult to quantify the impact recent changes to the planning system at the national level, together with changes to local policy will have on future windfall delivery in the Borough. For instance the impact the NPPF, the planned adoption (2014) of the Southend-on-Sea Development Management DPD, and replacement of a number of Borough Local Plan saved policies will have.

An arbitrary reduction to the windfall allowance could be applied to take account of the impact on changes to local planning policy. However, given the wholesale changes to the planning system in recent years, this impact is uncertain and many of the changes, such as those brought about by the NPPF and those related to permitted development, would actually suggest that an increase in the amount of windfall may be more likely. Furthermore, as the windfall allowance used in this update to the 2010 SHLAA is based on the last 5 years and, therefore, has been produced during a period of suppressed housing delivery and economic recession, the projected windfall allowance applied is likely to be an underestimate, particularly considering that the housing market is likely to recover over the next 15 years. As such a further reduction to the windfall allowance is not considered appropriate.

## Potential Housing Supply in Southend on Sea

The NPPF requires planning authorities to be able to demonstrate a five year supply of housing plus an additional 5%.

The Core Strategy phased housing requirement for the next 5 year period (2013 to 2017) is 1,590. An additional 5% would equate to 1,670.

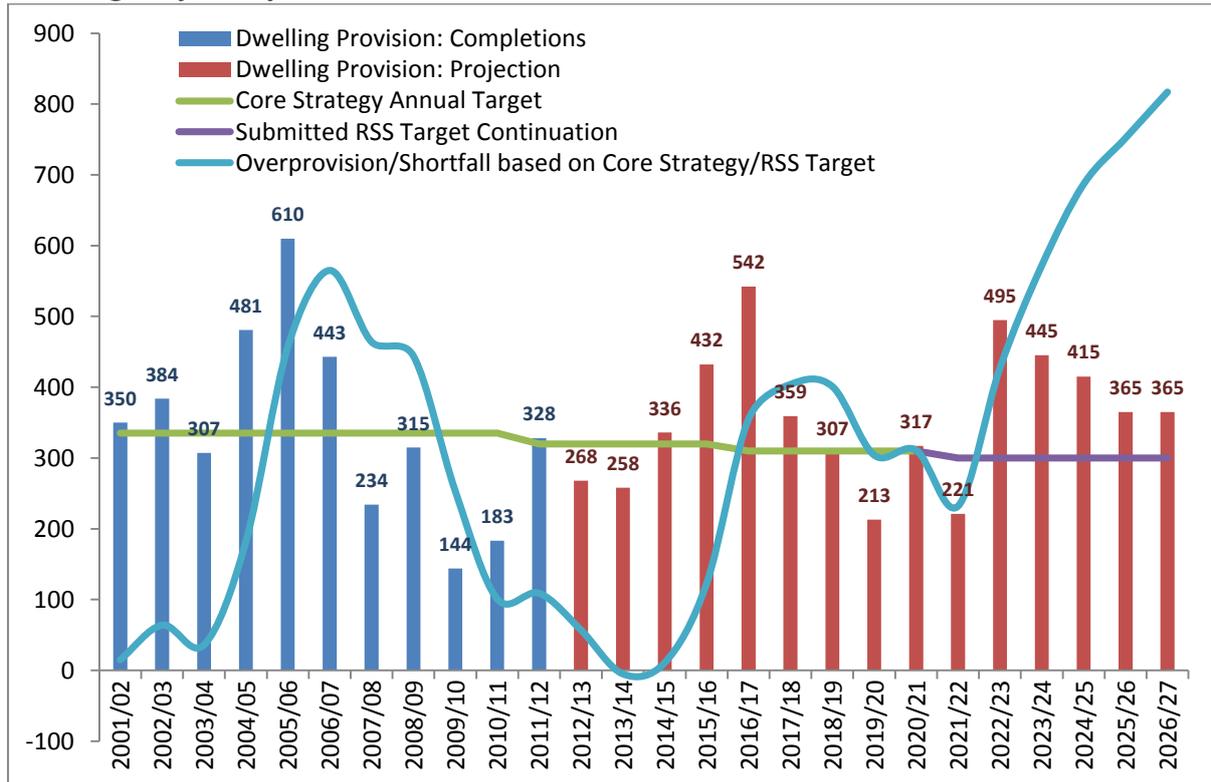
The cumulative net dwelling completions between 2001 and 2012 (3,779) exceeds the phased housing target in the Core Strategy (3,670) for the same period by 109 (See Appendix 4). If this 'over-provision' was to be taken into account it would adjust Southend's five year housing land supply target accordingly: 1,481 (plus additional 5% = 1,555).

The implementation of all outstanding residential planning permissions would result in an additional 2,027 net additional dwellings, of which 1,706 are predicted to be delivered in the next five years, meeting the 5 year housing supply target + 5% of 1,670. In addition, past performance and delivery of windfall sites indicates that a windfall allowance on small sites (i.e. less than 5 units) of 130 can be applied to the housing delivery in Southend for the next 5 year period, resulting in a supply of 1,836 net additional dwellings. This information demonstrates that Southend has a good supply of readily available housing sites to meet a five year housing supply and beyond.

### Summary of 15 year Dwelling Provision

	To date 2001/2012	5 Year Supply 2012/2017	10 Year Supply 2012/2022	15 Year Supply 2012/2027
Completions	3,779			
Outstanding Planning Permissions		938	990	990
SHLAA Sites with Planning Permission		768	1037	1,037
SHLAA Sites without Planning Permission		0	811	1,821
SHLAA Broad Locations		0	0	790
Windfall (small sites)		130	415	700
<b>Total Completions/Projection for period</b>	<b>3,779</b>	<b>1,836</b>	<b>3,253</b>	<b>5,338</b>
Target for period*	3670	1,590	3,130	4,630
minus overprovision 2001/2012	N/A	109	109	109
Number of dwellings left to build 2012/2017		1,481	3,021	4,521
Cumulative overprovision/ shortfall	109	246	232	817

### Housing Trajectory



### Future Updates

The SHLAA will be updated on an annual basis in line with the production of the Annual Monitoring Report, published each year in January.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON001	3a West Street and 9-11 Broadway	Rejected	Completed	Development on this site has been completed
CON002	32 East Street	Accepted	No planning status	The site is considered suitable. The site has been in the planning system but has been refused due to overdevelopment concerns and therefore is considered to be still available and achievable but for 5 flats which is slightly less than proposed.
CON003	164 - 167 Eastern Esplanade	Rejected	No planning status	The site is considered suitable. However, owing to lack of planning permission and the issue of multiple ownership, the site is not currently considered available.
CON004	The Ambassador site - Eastern Esplanade	Rejected	Planning permission	The site currently has planning approval for a hotel development with no residential provision. However, the site is considered suitable for high density redevelopment as part of the Southend-on-Sea seafront regeneration and alternative uses could include a high density residential scheme with commercial uses on the ground floor. The site will therefore be monitored in future updates to capture any changes in the development proposals.
CON005	Roots Hall, Victoria Avenue	Accepted	Planning permission	The relocation of the existing Southend-on-Sea football club from Roots Hall to Fossetts Farm is a key objective of the Core Strategy. The redevelopment of this site for a mix of retail and housing will provide part of the funding necessary for relocation of the club and the development of a larger stadium. An outline planning permission has now been granted for this site and is also the proposed new location for the Sainsbury's (currently located along London Rd CON125). This site therefore acts as the lynch pin for the development of a number of sites through Southend-on-Sea. However, because of the complexities, development is likely to take place in the medium to long term.
CON006	11-13 High Street	Accepted	Planning permission	This site has received planning permission for 9 dwellings and this is seen as achievable.
CON007	Former South East College Site, London Road	Rejected	Completed	Although the site is in a suitable location for residential development, an alternative scheme for student accommodation has now been built out.
CON008	Nazareth House, 111 London Road	Rejected	Planning permission	There is a current planning permission for redevelopment of the site as a care village. Therefore the site is not currently available for residential accommodation, although it is a suitable location, in principle.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON009	Jones Memorial Ground	Rejected	No planning status	The site is safeguarded as recreation open space and is within the Greenbelt. The site does not, therefore, currently offer a suitable location for development and would not contribute to the creation of sustainable, mixed communities.
CON010	185-191 North Road	Rejected	Planning permission	There is a current planning application on this site for a primary care centre development and therefore the site is not regarded as available for residential development.
CON011	61-69 Princes Street	Accepted	Planning permission	An planning permission for 5 flats has been granted. It is likely the development would come forward in the short term.
CON012	87 Rectory Grove	Accepted	Planning permission	Planning permission has been granted for a development of 30 units. Development in the short term is considered likely, subject to a recovery in the housing market.
CON013	25 Riviera Drive	Accepted	No planning status	A previous application for 9 flats was refused on this site due to design grounds. Subject to an amended application coming forward, up to 9 flats may be built on this site in the short term.
CON014	Avenue Works, Southchurch Avenue	Accepted	No planning status	Planning permission pending for 15 dwellings, the site is considered deliverable in the short term.
CON015	4 Southchurch Road	Accepted	Planning permission	There is planning permission for 24 flats, the site is available and it is suggested that the site could come forward within the next 5 years.
CON016	22 The Leas	Rejected	Completed	Development on this site has been completed
CON017	188 West Road, Westcliff-on-Sea	Rejected	No planning status	Whilst development may be appropriate here, the potential site yield of 3 units is below the site threshold for this study.
CON018	164-168 Westborough Road	Accepted	No planning status	The site is located within an area where residential development is generally appropriate. Given the previous interest in a residential development on the site, it is probable that a revised application may come forward in the future.
CON019	155-161 Westborough Road	Rejected	Planning permission	A planning application has been granted for 2 dwellings - below the site threshold for this study.
CON020	Esplanade House	Accepted	Planning permission	The site has a current planning application for 216 market houses, a 64 bedroom hotel and 50 affordable units. The development is likely to come forward in the medium to long term, once any decontamination of land has taken place.
CON021	662 Southchurch Road	Rejected	Completed	Development on this site has been completed

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON022	175 London Road	Accepted	Planning permission	The site is located within an area where residential development is generally appropriate, an application is pending for a mixed use scheme including 27 dwellings. The site is available and should come forward in the medium term, subject to a recovery in the housing market. There is potential for combination with adjacent site CON075.
CON023	30-32 The Leas	Accepted	No planning status	The site is located within an area where residential development is generally appropriate. Although the recent application for 21 flats was refused, a revised scheme would be appropriate assuming issues relating to conservation area character and flood risk were satisfied.
CON024	Palace Hotel, Church Road / Pier Hill	Rejected	Completed	The development is now complete
CON025	53 Pavilion Drive	Accepted	Planning permission	There is planning permission for 16 flats on the site. It is likely the development will be complete in the short term
CON026	The Bell Hotel and Land Adjacent, Leigh Hill	Accepted	Planning permission	A planning application for 15 flats has been approved. The site is available and is suggested that it could come forward within the short to medium term.
CON027	925 London Road	Accepted	No planning status	The site is located within an area where residential development is generally appropriate. Planning applications for 9 dwellings have been refused on this site. A development of 7 dwellings would be more appropriate.
CON028	322 Rayleigh Road	Accepted	Planning permission	Planning permission has been granted on this site. The development of 8 flats is likely to be delivered in the short term
CON029	48 Alexandra Street	Accepted	No planning status	The site is located within an area where residential development is generally appropriate, however the period façade should be retained. A planning application for a redesigned scheme could allow the site to come forward in the medium term, subject to a recovery in the housing market.
CON030	86-104 Salisbury Ave & 211-213 North Road	Accepted	Planning permission	Planning permission has been granted for 43 flats and the site has been cleared. The development is likely to come forward in the medium term.
CON031	17-19 Chase Road	Rejected	Completed	The development is now complete
CON032	Garages South of 68 Derek Gardens	Rejected	Completed	The development is now complete
CON033	10 Woodcote Road	Accepted	Planning permission	The site is located within an area where residential development is generally appropriate. An application for 5 flats has been granted.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON034	2 West Road	Rejected	Completed	The development is now complete
CON035	1a Cricketfield Grove & 1091 - 1097 London Road	Accepted	Planning permission	The site is located within an area where residential development is generally appropriate. A planning application for 9 flats has been approved.
CON036	190 Woodgrange Drive	Accepted	No planning status	The site is located within an area where residential development is generally appropriate on upper floors above retail. Although the recent application for 9 flats was refused, a revised scheme may be appropriate.
CON037	105-107 Shakespeare drive	Accepted	Planning permission	The site has received planning permission for 8 flats and is suitable for development.
CON038	382 Rayleigh Road	Accepted	Planning permission	The site is located within an area where residential development is generally appropriate. Planning permission has been granted to build 9 dwellings. It is considered the development could come forward in the short to medium term.
CON039	790-792 London Road	Rejected	No planning status	Planning permission has been granted for 1 dwelling. The site is therefore under the study threshold.
CON040	Allotment site, Elm Road	Rejected	No planning status	Greenspace - previously used as allotment site, and may be brought back into use for this purpose.
CON041	Land at Warners Bridge	Rejected	No planning status	The site is on the edge of the built up area at an important gateway location, adjacent to the Rochford Road, Harp House roundabout and commercial and airport uses. Such a location is more appropriately developed for employment/commercial uses and therefore is not suitable for residential.
CON042	Civic Centre Car park	Accepted	No planning status	The site has been identified in the Southend-on-Sea Masterplan for residential uses, given its edge of centre location and adjacent residential uses. A high density flatted housing scheme, with public space improvements and realigned car parking provision for this site and the adjacent site CON104 would be appropriate, to be delivered in the medium term.
CON043	Beaver Tower	Rejected	No planning status	This site would be suitable and available for refurbishment and/or redevelopment but, it is unlikely that this programme will lead to a net increase in the overall dwelling stock.
CON044	Bewley Court	Rejected	No planning status	This site would be suitable and available for refurbishment and/or redevelopment but, it is unlikely that this programme will lead to a net increase in the overall dwelling stock.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON045	Longbow, Sherwood Way	Rejected	No planning status	This site would be suitable and available for refurbishment and/or redevelopment but, it is unlikely that this programme will lead to a net increase in the overall dwelling stock.
CON046	Cluny Square	Rejected	No planning status	This site would be suitable and available for refurbishment and/or redevelopment but, it is unlikely that this programme will lead to a net increase in the overall dwelling stock.
CON047	Coleman Street and Quantock	Rejected	No planning status	This site would be suitable and available for refurbishment and/or redevelopment but, it is unlikely that this programme will lead to a net increase in the overall dwelling stock.
CON048	Blackdown Brecon & Grampian	Rejected	No planning status	This site would be suitable and available for refurbishment and/or redevelopment but, it is unlikely that this programme will lead to a net increase in the overall dwelling stock.
CON049	Land at Short Street	Rejected	No planning status	The site is located adjacent to the town centre commercial area and within an employment area (ELR site EMP005) which is generally in active use. It is most appropriately retained primarily for such uses, and the proposals for a food store and youth centre have now been approved. The site will not include residential development
CON050	Rear of 279 Victoria Avenue	Rejected	No planning status	The site is considered too small to accommodate 5 or more dwellings and is therefore below the threshold of this study
CON051	33 Hadleigh Road	Accepted	No planning status	The site is cleared and is suitable for development, with a possible final yield of 9 flats, subject to a recovery in the housing market.
CON052	319-321 Sutton Road	Accepted	Planning permission	The site is within an existing employment area (ELR site EMP004) where redevelopment for housing would be appropriate. Planning permission has been granted for 27 flats.
CON053	The Esplanade	Rejected	Planning permission	The site is within a leisure and tourism area where a hotel / A3 use would be appropriate. Permission has been granted for a 58 bed hotel. A residential development on this site will not be considered at this time but this may change in the future.
CON054	Car parks junction, New Road	Rejected	No planning status	This well used car park is not suitable for residential redevelopment as it would likely worsen local parking problems.
CON055	Car park adj. 20 Leigh Hill	Rejected	No planning status	This well used car park is not suitable for residential redevelopment as it would likely worsen local parking problems.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON056	Tickfield Avenue Depot	Rejected	No planning status	This site has been developed as the new training centre for Southend Borough Council. The site is not therefore suitable, available or achievable for redevelopment for residential uses.
CON057	121 Ness Road	Rejected	No planning status	This derelict house and garden is suitable for the development of 2 new dwellings. However, this site capacity is below the threshold for this study.
CON058	Tylers Avenue car park	Accepted	No planning status	The site is in a central location where a mixed use redevelopment (including residential) would aid regeneration aims. However, redevelopment will displace parking and the release of this site for development will need to be co-ordinated through a car parks strategy.
CON059	Seaway car park	Accepted	No planning status	The site is in a central location where a mixed use redevelopment (including residential) would aid regeneration aims. However, redevelopment will displace parking and the release of this site for development will need to be co-ordinated through a car parks strategy.
CON060	Multi storey car park, Baxter Avenue	Rejected	No planning status	The site is currently part of an important employment area and any potential redevelopment of this site has to be considered within the wider context of this area as a whole and the results of the ELR. This site is located within the Victoria Avenue broad location.
CON061	Farringdon Road car park	Rejected	Planning permission	Construction has begun on a new library associated with the college/university. Therefore there is no availability for residential uses.
CON062	Hinguar County Primary School	Accepted	No planning status	Hinguar school is due to be relocated to the new build at Shoebury Garrison in Autumn 2012. The old site would then be suitable for residential development provided that the local listing designation is taken into consideration.
CON063	Playing field George Street	Rejected	No planning status	This site is classified as greenfield and therefore not appropriate for residential development.
CON064	Clarence Road	Accepted	No planning status	The site is in a central location where a mixed use redevelopment (including residential) would aid regeneration aims. However, redevelopment will displace parking and the release of this site for development will need to be co-ordinated through a car parks strategy.
CON065	Alexandra Street	Accepted	No planning status	The site is in a central location where a mixed use redevelopment (including residential) would aid regeneration aims. However, redevelopment will displace parking and the release of this site for development will need to be co-ordinated through a car parks strategy.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON066	24-32 Pembury Road, former Erismere Hotel	Accepted	Planning permission	The site has been cleared and has an outstanding permission for 20 dwellings. It is therefore considered suitable and available for development in the short to medium term.
CON067	Northumbrian Water site, North Road	Accepted	No planning status	The site does not appear to have any policy or physical constraints that would prevent the site from being redeveloped for housing. The pumping station should be retained and converted into residential accommodation. The site is available although currently occupied by a community arts project (TAP) so may be developed in the medium to long term.
CON069	North Road regeneration area (residual)	Rejected	Completed	Development on this site has been completed
CON070	Shorefield Road	Rejected	Not known	The most appropriate use of this small, poorly accessible site is as garden land associated with the adjacent hotel, or possibly a small extension to the hotel.
CON071	Rear of 25 - 29 Lornes Close	Rejected	Completed	Development on this site has been completed
CON072	Rear of 1 - 11 Lincoln Chase	Rejected	Completed	Development on this site has been completed
CON073	Between 63 - 65 Alton Gardens	Rejected	Completed	Development on this site has been completed
CON074	Side of 109 Alton Gardens	Rejected	Completed	Development on this site has been completed
CON075	Car park, North Road	Accepted	No planning status	The site is relatively close to central locations and redevelopment for residential uses, with adjacent site CON022, would aid regeneration aims. However, redevelopment will displace parking and the release of this site for development will need to be co-ordinated through a car parks strategy.
CON076	Car park, Elm Road	Rejected	No planning status	The site contains well used public and private car parks and community buildings which are in active use. The site is therefore not considered suitable, available or achievable for partial or full redevelopment unless sites for alternative provision in the vicinity can be identified.
CON077	Garages, 48 Fraser Close	Rejected	Planning permission	Planning permission has been granted for 3 houses on this site, however this is below the threshold for this study.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON078	Garages, 5 - 9 & 11 Fraser Close	Rejected	No planning status	The site is suitable for redevelopment for housing, but there will need to be some parking areas retained and enhanced to replace spaces lost from other sites. This site is larger and better located to provide a role as a parking court.
CON079	Garages, 2 - 8 Fraser Close	Rejected	No planning status	The site is suitable for redevelopment for housing, but there will need to be some parking areas retained and enhanced to replace spaces lost from other sites. This site is larger and better located to provide a role as a parking court.
CON080	Garages, 29 Fraser Close	Rejected	No planning status	The site is suitable for redevelopment for housing, but there will need to be some parking areas retained and enhanced to replace spaces lost from other sites. This site is larger and better located to provide a role as a parking court.
CON081	Garages, 52 Fraser Close	Rejected	No planning status	The site is too small to be able to accommodate 5+ dwellings and is therefore below the threshold for this study.
CON082	Corner site between 28 - 29 Jones Close	Rejected	No planning status	The site is potentially suitable, available and achievable for housing development, but the site is too small to be considered in this SHLAA.
CON083	Christchurch Court, Southchurch Road	Rejected	Planning permission	The proposed development of 3 dwellings on this site indicates it is too small to be considered for this study
CON084	214-224 Caulfield Road	Rejected	Planning permission	The proposed development of 2 dwellings on this site indicates it is too small to be considered for this study
CON085	65 - 81 Delaware Road	Rejected	Planning permission	The proposed development of 2 dwellings on this site indicates it is too small to be considered for this study
CON086	Rear Of 36 - 50 Hudson Crescent	Rejected	Planning permission	The proposed development of 3 dwellings on this site indicates it is too small to be considered for this study
CON087	Parking area at Bewley Court	Rejected	Planning permission	The proposed development of 4 dwellings on this site indicates it is too small to be considered for this study
CON088	Finchley Road Synagogue	Accepted	No planning status	The site is located within a current residential area where redevelopment for housing is suitable, subject to the satisfactory relocation of the synagogue premises. Therefore it is considered that, subject to a recovery of the market, and relocation requirements, a relatively high density development may be achievable in the medium term.
CON089	Christchurch Mews	Rejected	No planning status	The site is a more appropriate location for residential development than commercial use and the site has previously been promoted by the landowner with developer interest. However, the site is too small to be able to accommodate 5+ dwellings and is therefore below the threshold for this study.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON090	327 Southchurch Road	Accepted	No planning status	The site is more suitable for future residential use than continued employment use (ELR site EMP007) and has been promoted for development through the call for sites exercise. The site could come forward, together with site CON123, in the medium term, subject to a recovery in the housing market.
CON091	Land at Westcliff Station	Accepted	No planning status	The site is within a residential area and there appear to be no major constraints that would prevent development of this site for a development of about 12 flats in the short-medium term.
CON092	Land at Prittlewell Station	Accepted	No planning status	The site is suitable and available for development, although the type of development proposed and the awkward nature of the site may delay the implementation of a viable scheme.
CON093	Land off Hastings Road	Rejected	No planning status	The site may have potential for development, but the on-site constraints in layout terms suggest a development of less than 5 dwellings and therefore would be below the threshold for this study
CON094	Land at Southend East Station	Rejected	No planning status	The site is suitable for development and has previously been promoted by the owner, but development relies on agreement with an adjoining owner. Development of this site is likely to be under the threshold for this SHLAA.
CON095	Sweyne Avenue	Rejected	Completed	Development on this site for a residential care home has been completed
CON096	Land at Brunel Road	Rejected	Planning permission	The site is within an established employment area (ELR site EMP003) and the most suitable use would be redevelopment for employment purposes. It has been acquired and is being promoted for these purposes. Residential development would therefore be inappropriate.
CON097	Land at Wakering Road	Rejected	No planning status	The site is outside the Southend-on-Sea Borough boundary and therefore outside the scope of this SHLAA.
CON098	Dairy Crest, Southchurch Boulevard	Rejected	No planning status	The development of this site in future for housing is considered suitable but the current operator has no plans to cease operations at the site and therefore it is not considered currently available and consequently not achievable.
CON099	National Grid Gas Holder site, Elm Road	Rejected	No planning status	The site is in a suitable location for housing, but the decommissioning of the gas holder in the longer term is uncertain and removal of equipment and contamination are likely to make the site economically unviable for the foreseeable future.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON100	Adj. National Grid Gas Holder site, Elm Road	Rejected	No planning status	The site is suitable for development, subject to addressing contamination and noise constraints. However, development appears to depend upon the availability and achievability of the adjacent gas holder site, from which this site gains its access. The adjacent site has significant constraints and a question mark over its long term availability.
CON101	Albany Court	Accepted	Planning permission	Planning permission has been granted to develop 10 dwellings on this site. This is part of the proposal to build a total of 49 dwellings in conjunction with CON102.
CON102	Former Albany Laundry premises	Accepted	Planning permission	Planning permission has been granted to develop 39 dwellings on this site. This is part of the proposal to build a total of 49 dwellings in conjunction with CON101.
CON103	Chartwell House	Accepted	No planning status	The results from the ELR suggest that it is not essential to maintain in this location employment uses of the type currently existing on-site. The building is well located for conversion to flats and the owner has previously promoted such uses.
CON104	Carnarvon Road	Accepted	Planning permission	The site has been identified in the Southend-on-Sea Masterplan for residential uses, given its edge of centre location and adjacent residential uses. A high density flatted scheme would be appropriate, to be delivered in the medium term. There is an opportunity to combine this site with adjacent site CON042 to achieve a broader development scheme including housing, public space improvements and realigned car parking provision.
CON105	Land West of Fossetts Way	Rejected	No planning status	The site is not suitable for residential development as the site is identified in the Core Strategy as within an employment area and the landowner has previously promoted the site for commercial uses.
CON106	Land East of Fossetts Way	Rejected	No planning status	The site is not suitable for residential development as the site is identified in the Core Strategy as within an employment area and the landowner has previously promoted the site for commercial uses.
CON107	Land to the North of Bournes Green Chase	Rejected	No planning status	Currently development on this site would contravene Green Belt policy and the Core Strategy which seeks to concentrate development within the built up area and is therefore not currently suitable. However, the site is considered to have future housing potential, if required, subject to a review of Green Belt boundaries.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON108	Tithe Park	Rejected	No planning status	The site is outside the Southend-on-Sea Borough boundary and therefore outside the scope of this SHLAA.
CON109	Land to the South of Eastwoodbury Lane	Rejected	No planning status	The site has been identified as suitable for new public open space and as safeguarded land for a transport corridor within the Joint Area Action Plan. The site is therefore not suitable for residential development.
CON110	Land to the South of Eastwoodbury Lane	Rejected	No planning status	The site has been identified as suitable for new public open space and as safeguarded land for a transport corridor within the Joint Area Action Plan. The site is therefore not suitable for residential development.
CON111	Land at the former Shoebury Garrison	Rejected	No planning status	The site has previously been identified for development of employment uses. The use of remaining land should be determined through the production of the Shoeburyness AAP, which can consider this site alongside other employment sites in Shoeburyness, such as Campfield Road and Vanguard Way. This site is therefore unavailable for residential development at this time
CON112	Sunray Works, Grainger Close	Rejected	No planning status	The site is part of an employment site (ELR site EMP003) which the ELR considers should be retained for predominantly employment purposes, although there may be potential for other uses as part of a phased redevelopment programme.
CON113	666-687 London Road	Rejected	Completed	The site has been redeveloped incorporating a retail store and offices.
CON114	Land North of Bournes Green Chase	Rejected	No planning status	Currently development on this site would contravene Green Belt policy and the Core Strategy which seeks to concentrate development within the built up area and is therefore not currently suitable. In terms of future potential, the site is not well contained in landscape terms and development would constitute urban sprawl which would require extensive landscaping to mitigate. The conclusion is that development here is likely to compromise the purposes of the Green Belt.
CON115	Thorpe Hall Golf Club	Rejected	No planning status	Relocation of the golf course may provide some justification for this site's release for other uses, but this appears to be part of a network of significant open spaces which the Core Strategy seeks to protect. There is therefore an opportunity to enhance public open space within Southend-on-Sea particularly to serve parts of the Southchurch/West Shoebury wards which may be deficient in open space and new playing pitches to meet the growing needs of the town. The site also contains nature conservation interest and has flooding issues. The site is therefore considered unsuitable for housing development.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON116	Fossetts Farm	Accepted	No planning status	The site has previously received permission for 127 flats as part of a mixed use scheme. However, in the revised application pending consideration, the number of residential units proposed have been reduced to 67. Development is likely to take place in the medium to long term, with the housing element being brought forward at a later stage in the construction.
CON117	257-285 Sutton Road	Accepted	Planning permission	The current planning permission incorporates the adjoining site CON122 for a development of 97 dwellings. For the purposes of this update, sites CON117 and CON122 have now been merged. The site is suitable and available for housing and could be delivered in the short to medium term
CON118	1355 - 1369 London Road	Accepted	Planning permission	This site has previously received planning permission for 21 flats however a more recent application has been granted for 9 flats. Development of this site is achievable in the short to medium term.
CON119	35-47 Milton Road	Accepted	Planning permission	The site is located within the built up area where development for residential purposes is acceptable in principle. The approved development is likely to come forward in the medium term.
CON120	Land at Southchurch Ave / Marine Parade	Accepted	No planning status	The site has been identified as a key development site in various regeneration policies and plans for Southend-on-Sea for a mixed use scheme including residential development, in the form of high density flats. The scheme is likely to come forward in association with other Golden Mile proposals in the medium to long term.
CON121	The Golden Mile	Accepted	No planning status	The redevelopment and refurbishment, where appropriate, of the Golden Mile to provide for a mix of high quality tourist related facilities and other uses including residential flats is appropriate. Subject to a recovery in the housing market in the medium term, redevelopment is considered achievable.
CON122	285 Sutton Road - See CON 117	Rejected	Planning permission	This site has previously had permission for 32 flats. The superseded proposal incorporates the adjoining site CON1117 and plans show a total of 97 dwellings. This site is now incorporated with CON117
CON123	Maybrook site, Southchurch Road	Accepted	No planning status	Residential redevelopment of this cleared site for a mix of house types and tenures would be positive for regeneration of this area as a whole.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON124	Warrior Square	Accepted	No planning status	Residential development as part of a mixed use scheme would be appropriate in this location. The site has been cleared and is currently being used as open greenspace. Residential development would consist of 3-4 storey flatted development, to be completed in the medium term, subject to a recovery in the housing market.
CON125	London Road	Accepted	No planning status	The site is appropriate for a mixed use redevelopment including 4-5 storey flatted development, office and leisure uses. Sainsbury's are relocating to Roots Hall and the site should be available for redevelopment in the medium term. There is an opportunity to utilise the existing multi-storey car park as public parking.
CON126	Land to Rear of 161 to 177 North Road	Accepted	No planning status	The site currently has permission for a 60 bedroom care home although an application for residential development is pending.

## Appendix 2 - Details of SHLAA Site Delivery

Details of SHLAA sites with Planning Permission		2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	Total Yield	Site Area (ha)
Site Ref	Site Address	5 Year Supply				6- 10 Year Supply					11- 15 Year Supply							
CON005	Roots Hall, Victoria Avenue					50	45	50	45	45	37						272	4.22
CON006	11-13 High Street		9														9	0.09
CON011	61-69 Princes Street		5														5	0.03
CON012	87 Rectory Grove			30													30	0.14
CON015	4 Southchurch Road			24													24	0.07
CON020	Esplanade House			75	75	50	16										216	1.27
CON022	175 London Road					27											27	0.08
CON025	53 Pavilion Drive	16															16	0.13
CON026	The Bell Hotel & Land Adjacent, Leigh Hill				15												15	0.20
CON028	322 Rayleigh Road	8															8	0.05
CON030	86-104 Salisbury Ave & 211-213 North Rd		5	12	26												43	0.37
CON033	10 Woodcote Road		4														4	0.05
CON035	1a Cricketfield Gr & 1091-1097 London Rd		9														9	0.11
CON037	105-107 Shakespeare drive			8													8	0.08
CON038	382 Rayleigh Road		9														9	0.17
CON052	319-321 Sutton Road			27													27	0.25
CON066	24-32 Pembury Road, prev Erlsmere Hotel		20														20	0.16
CON101	Albany Court			10													10	0.09
CON102	Former Albany Laundry premises				30	9											39	0.54
CON104	Carnarvon Road				50	50	31										131	0.85
CON117	257-285 Sutton Road		35	35	27												97	0.41
CON118	1355 - 1369 London Road	9															9	0.12
CON119	35-47 Milton Road		9														9	0.20
<b>Total SHLAA sites with Planning Permission</b>		<b>33</b>	<b>105</b>	<b>221</b>	<b>223</b>	<b>186</b>	<b>92</b>	<b>50</b>	<b>45</b>	<b>45</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1037</b>	<b>9.69</b>

## Appendix 2 - Details of SHLAA Site Delivery

Details of SHLAA sites without Planning Permission		2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	Total Yield	Site Area (ha)
		5 Year Supply					6- 10 Year Supply					11- 15 Year Supply						
Site Ref	Site Address																	
CON002	32 East Street							5									5	0.06
CON013	25 Riviera Drive							9									9	0.10
CON014	Avenue Works, Southchurch Avenue							15									15	0.08
CON018	164-168 Westborough Road						6										6	0.06
CON023	30-32 The Leas						21										21	0.23
CON027	925 London Road								7								7	0.13
CON029	48 Alexandra Street							11									11	0.04
CON036	190 Woodgrange Drive						9										9	0.08
CON042	Civic Centre Car park										40	30					70	0.38
CON051	33 Hadleigh Road						9										9	0.32
CON058	Tylers Avenue car park											50	30				80	0.92
CON059	Seaway car park											50	50	50	50	50	250	2.33
CON062	Hinguar County Primary School							20	20								40	0.61
CON064	Clarence Road									38							38	0.35
CON065	Alexandra Street									57							57	0.32
CON067	Northumbrian Water site, North Road								30								30	0.47
CON075	Car park, North Road									40							40	0.24
CON088	Finchley Road Synagogue								25								25	0.30
CON090	327 Southchurch Road							50									50	0.69
CON091	Land at Westcliff Station						12										12	0.14
CON092	Land at Prittlewell Station								5								5	0.13
CON103	Chartwell House						25	25									50	0.18
CON116	Fossetts Farm									30	37						67	12.78
CON120	Land at Southchurch Ave / Marine Parade									50	50	50	50	50	50	50	350	1.09
CON121	The Golden Mile											50	50	50	50	50	250	1.14
CON123	Maybrook site, Southchurch Road						25	25									50	0.52
CON124	Warrior Square						30	40	24								94	1.39
CON125	London Road											50	50	50			150	1.54
CON126	Land to Rear of 161 to 177 North Road						21										21	0.31
<b>Total SHLAA sites without Planning Permission</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>158</b>	<b>200</b>	<b>111</b>	<b>215</b>	<b>127</b>	<b>280</b>	<b>230</b>	<b>200</b>	<b>150</b>	<b>150</b>	<b>1821</b>	<b>26.93</b>
<b>Grand Total - All SHLAA sites</b>		<b>33</b>	<b>105</b>	<b>221</b>	<b>223</b>	<b>186</b>	<b>250</b>	<b>250</b>	<b>156</b>	<b>260</b>	<b>164</b>	<b>280</b>	<b>230</b>	<b>200</b>	<b>150</b>	<b>150</b>	<b>2858</b>	<b>36.62</b>

### Appendix 3 - Details of Other Sites with Planning Permission

Planning App	Address	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	Total Yield
		5 Year Supply					6- 10 Year Supply					11- 15 Year Supply					
<b>Large Sites</b>																	
1101372FUL	1341 to 1347 London Road	6															6
0900921FUL	125 Southchurch Road	7															7
1101336FUL	101 Ness Road	8															8
0900652FUL	139 to 155 West Road	9															9
1001331FUL	853-855 London Road	9															9
1000655FUL	Rear of 660 & 311 Prince Ave & Bridgewater Dr	16															16
09/00451/RESM	3 to 5 Leigh Road	19															19
0600148FUL	1 High Street	20															20
0601498RES	Land Adjacent to Asda, Shoeburyness	31															31
1002099RES	Gunnery Hill Gunnery Rise	16	10	21													47
1002051EXT	Rear of 2-8 West St & Land Adj255 Victoria Ave		5														5
1100507FUL	Rear of 1 & 10 Camper Road		5														5
1101183EXT	67c - 67g Hamlet Court Road		5														5
1000323OUT	516 to 518 Arterial Road		9														9
1100355FUL	Land at 22 & 22a Milton Road		9														9
1001330FUL	1379 to 1387 London Road		14														14
1101322BCM	61-75 St Mary's Cottages & Shelford, West St		16														16
1001641FUL	373 Victoria Avenue		21														21
1000129OUT	845-849 London Road		23														23
1100231FUL	Texsol Builders Merchants Kenway		15	30													45
1101192FUL	112 Bellhouse Road			5													5
1100413EXT	77 The Ridgeway			9													9
1101005EXT	97 - 99 Rochford Road			14													14
1100810FUL	Manners Court Manners Corner				8												8
1200290EXT	96 Southchurch Road				8												8
1101349FUL	279 Brookside Works, Fairfax Dr & Springfield Dr				22												22
1002012EXT	Maitland House Chichester Road				98												98
1100974OUT	Camper Road Garage Camper Road					6											6
1100950OUT	179 - 187 London Road					47											47
0600598FUL	Heath & Carby House, Victoria Avenue					228	52										280
<b>Total Large Sites with Planning Permission (5 units and over)</b>		<b>141</b>	<b>132</b>	<b>79</b>	<b>136</b>	<b>281</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>821</b>

### Appendix 3 - Details of Other Sites with Planning Permission

Planning App	Address	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	Total Yield
		5 Year Supply					6- 10 Year Supply					11- 15 Year Supply					
<b>Small Sites</b>																	
1000349FUL	44 Hartington Rd	-1															-1
1001210FUL	48 Grasmead Ave	1															1
1001652FUL	82 Leitrim Ave	1															1
1001799FUL	2 Manchester Dr	1															1
1100454FUL	68 London Rd	1															1
1100495BCO	Land Adjacent 2 Denton Close	1															1
1100902FUL	220 Westborough Rd	1															1
1100932FUL	6 Hobleythick Lane	1															1
1100936FUL	522 Arterial Rd	1															1
1101133FUL	13a Rayleigh Rd	1															1
1101232FUL	524 Arterial Rd	1															1
1101307FUL	73 The Ridgeway	1															1
1101348FUL	220 Leigh Rd	1															1
1101517FUL	253 Fairfax Dr	1															1
0800914FUL	151 East St	1															1
0900107FUL	Leigh House Broadway West	1															1
0900387FUL	Land North & West of 83 Shakespeare Dr	1															1
0900719FUL	34 St Clement's Ave	1															1
0901080FUL	260 Prittlewell Chase	1															1
0901389FUL	15 Holyrood Dr	1															1
0901700FUL	59 Queens Rd	1															1
0901770FUL	2 Selbourne Rd	1															1
0901782FUL	25 Thorpe Esplanade	1															1
0901910FUL	66 Avenue Rd	1															1
0902073FUL	37-39 Commercial Rd	1															1
0902185FUL	340 Prince Ave	1															1
0902215FUL	1 Hastings Rd	1															1
0902382FUL	13 Queens Rd	1															1
1000015FUL	401 Westborough Rd	1															1
1000384FUL	65-67 Southchurch Rd	1															1
1000503FUL	236 Elm Rd	1															1
1000922EXT	1 Selbourne Rd	1															1

### Appendix 3 - Details of Other Sites with Planning Permission

Planning App	Address	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	Total Yield
		5 Year Supply					6- 10 Year Supply					11- 15 Year Supply					
1001094EXT	114 East St	1															1
1001203FUL	68 Chalkwell Ave	1															1
1100509FUL	161 Glendale Gdns	1															1
1100090FUL	39 Valkyrie Rd	2															2
1100347BCO	Rear of 71-81 Delaware Rd	2															2
1100349BCO	Rear of 214 - 224 Caulfield Rd	2															2
1100526FUL	212 Elmsleigh Dr	2															2
0900698FUL	129 Chalkwell Ave	2															2
0901702FUL	6 Valkyrie Rd	2															2
0902205FUL	180 London Rd	2															2
0801224FUL	37 Cleveland Dr	2															2
0901676FUL	82 Undercliff Gdns	2															2
1001867FUL	385 Westborough Rd	2															2
1001986FUL	196 Eastern Esplanade	2															2
1101473BCF	Adj Christchurch Court, Southchurch Rd	2															2
1101633BCF	Land Rear of 93 - 103 Archer Ave	2															2
1101712BCM	31 Rothwell Close	2															2
1101714BCF	99 Norwich Ave	2															2
0900474FUL	160 Glendale Gdns	2															2
1100337FUL	Ambleside Court, 87 Ambleside Dr	3															3
1100353BCO	Rear of 12 Bunters Ave	3															3
1100497BCO	Rear of 36-50 Hudson Crescent	3															3
1001514FUL	70 Burnham Rd	4															4
1100496BCO	Rear of 2-16 Norfolk Ave	4															4
1101450BCF	Bewley Court Whittingham Ave	4															4
1101566FUL	2 - 4 Genesta Rd	4															4
1100318FUL	87 Chalkwell Esplanade	4															4
1001843FUL	49a Elm Rd		-1														-1
1002058FUL	9 Mount Ave		-1														-1
1001554FUL	1418 London Rd		1														1
1001844FUL	1 Bowbank Close		1														1
1001896FUL	6 St Johns Rd		1														1
1002062EXT	196c Hamlet Court Rd		1														1

### Appendix 3 - Details of Other Sites with Planning Permission

Planning App	Address	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	Total Yield
		5 Year Supply					6- 10 Year Supply					11- 15 Year Supply					
1002072FUL	12 Picketts Ave		1														1
1002111FUL	Land Rear of 26-28 Northview Dr		1														1
1002057FUL	157 Hamlet Rd Rd		2														2
1000532FUL	42-46 Queens Rd		3														3
0900920OUT	12 North Shoebury Rd		4														4
1000752FUL	586 Rayleigh Rd		4														4
1001322FUL	47 Victoria Ave		4														4
1100201OUT	29-31 Clifftown Rd			-1													-1
1100114EXT	34 Ditton Court Rd			1													1
1100210EXT	135 Fairmead Ave			1													1
1100269FUL	155 Westborough Rd			1													1
1100273OUT	25 Medway Crescent			1													1
1100303FUL	1737 London Rd			1													1
1100376FUL	Belgrave Kitchens 543 Rayleigh Rd			1													1
1100471FUL	44 Woodcutters Ave			1													1
1100631FUL	73 Gunners Rd			1													1
1100152FUL	St Andrews Church, Westborough Rd			2													2
1100312FUL	Crowstone Court 50 Holland Rd			2													2
1100472EXT	361 South Ave			2													2
1100483EXT	22 Dryden Ave			3													3
1100328FUL	108 Hamlet Court Rd			4													4
1100776FUL	12 Alexandra St				-1												-1
1100659FUL	29-31 Hamlet Court Rd				1												1
1100742EXT	506 London Rd				1												1
1100853FUL	153 Flemming Crescent				1												1
1100941FUL	419a Fairfax Dr				1												1
1100955FUL	498 London Rd				1												1
1100968FUL	15 Marine Parade				1												1
1101090FUL	1719 London Rd				1												1
1101100FUL	139 Prittlewell Chase				1												1
1101132FUL	9 - 11 Broadway				1												1
1101259FUL	The Coach House Station Ave				2												2
1100833FUL	31 Clarence St				3												3

### Appendix 3 - Details of Other Sites with Planning Permission

Planning App	Address	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	Total Yield
		5 Year Supply					6- 10 Year Supply					11- 15 Year Supply					
1100854FUL	1389 London Rd				3												3
1101462FUL	157 Bishopsteignton					-1											-1
1101468FUL	143 Southview Dr					1											1
1101518FUL	10 Honiton Rd					1											1
1101567FUL	Land between 179 & 28 Arterial Rd & Brookfields					1											1
1101600EXT	586 Rayleigh Rd					1											1
1101607FUL	86 Pall Mall					1											1
1101620FUL	152 Westborough Rd					1											1
1200181FUL	Flat B 151 Kings Rd					1											1
1101459FUL	West Rd House, 225 - 235 West Rd					2											2
1101485FUL	30 The Leas					3											3
1200115FUL	134 Eastwood Rd North					3											3
1101305FUL	179 - 181 Hamlet Court Rd					4											4

<b>Total Small Sites with Planning Permission (Under 5 units)</b>	<b>94</b>	<b>21</b>	<b>20</b>	<b>16</b>	<b>18</b>	<b>0</b>	<b>169</b>										
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<b>Total Large Sites with Planning Permission (5 units and over)</b>	<b>141</b>	<b>132</b>	<b>79</b>	<b>136</b>	<b>281</b>	<b>52</b>	<b>0</b>	<b>821</b>									
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<b>Total Sites with Planning Permission</b>	<b>235</b>	<b>153</b>	<b>99</b>	<b>152</b>	<b>299</b>	<b>52</b>	<b>0</b>	<b>990</b>									
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## Appendix 4 - Housing Trajectory

	Previous Years										Reporting year 2011/ 2012	5 Year Supply					6 to 10 Year Supply					11 to 15 Year Supply					5 Year Supply	15 Year Supply		
	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011		2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027				
Completions	350	384	307	481	610	443	234	315	144	183	328																		-	-
Outstanding Planning Permissions												235	153	99	152	299	52												938	990
SHLAA Sites with Planning Permission												33	105	221	223	186	92	50	45	45	37	0	0	0	0	0		768	1,037	
SHLAA Sites without Planning Permission												0	0	0	0	0	158	200	111	215	127	280	230	200	150	150		0	1,821	
SHLAA Broad Locations																						158	158	158	158	158		0	790	
Windfall (small sites)												0	0	16	57	57	57	57	57	57	57	57	57	57	57	57		130	700	

Completions/ Projection	350	384	307	481	610	443	234	315	144	183	328	268	258	336	432	542	359	307	213	317	221	495	445	415	365	365	1,836	5,338
Annual target	335	335	335	335	335	335	335	335	335	335	320	320	320	320	320	310	310	310	310	310	300	300	300	300	300	300	1,590	4,630
<i>Core Strategy Phase Target 2001 to 2021</i>																				<i>Submitted RSS Annual Target</i>								

Cumulative Completions /Projection	350	734	1041	1522	2132	2575	2809	3124	3268	3451	3779	4047	4305	4641	5073	5615	5974	6281	6494	6811	7032	7527	7972	8387	8752	9117	-	-
Cumulative target	335	670	1005	1340	1675	2010	2345	2680	3015	3350	3670	3990	4310	4630	4950	5260	5570	5880	6190	6500	6800	7100	7400	7700	8000	8300	-	-

Cumulative overprovision/ shortfall	15	64	36	182	457	565	464	444	253	101	109	57	-5	11	123	355	404	401	304	311	232	427	572	687	752	817	-	-
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