

Southend-on-Sea Borough Council

Strategic Housing Land Availability Assessment Update Report 2016

Introduction

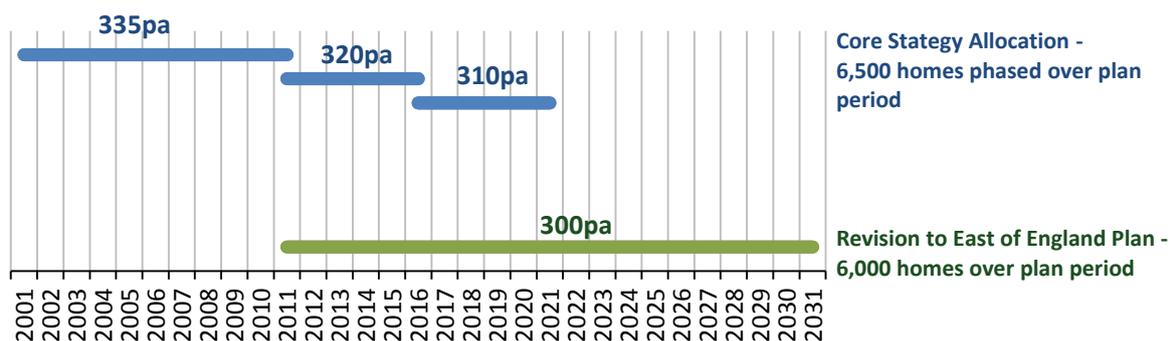
This report forms an update to the Southend Strategic Housing Land Availability Assessment (SHLAA) published in May 2010 and subsequent update in 2014¹. It aims to review the data provided in the 2010 SHLAA and consider the National Planning Policy Framework in terms of including an allowance for windfall sites within the Council's housing supply. It also updates those sites that have been progressed during the preparation of the Southend Central Area Action Plan (SCAAP). The updates provided include:

- Determining the status of each site within the planning system (if applicable) using a base date of 31st March 2016
- 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 report² (AMR) which defines a housing trajectory for the next 15 years.

The Southend Core Strategy³ was adopted in 2007 and sets out the provision for 6,500 net additional dwellings between 2001 and 2021 (see figure 1). In the absence of housing targets beyond 2021, the draft revision to the East of England Plan⁴ (2010) is used to inform the annual net dwelling delivery over the period 2021- 2031.

Figure 1 – Dwelling Provision



¹ [Link to Strategic Housing Land Availability Assessment](#)

² [Link to Southend Annual Monitoring Report](#)

³ [Link to Southend Core Strategy 2007](#)

⁴ [Link to Draft Revision to RSS/East of England Plan 2010](#)

SHLAA Update 2016

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)⁵. 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 document¹.

⁵ [Link to CLG SHLAA Practice Guidance](#)

SHLAA Update 2016

Keeping the Assessment up-to-date

The SHLAA practice guidance⁶ 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 sites have been updated and reassessed to determine if the site is still considered suitable and available for housing. A number of the sites fall within the SCAAP area and have been subject to a more substantive review, including the introduction of new sites during consultation. An updated proforma is provided for these sites within Appendix 5. 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 31st March 2014 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.

SHLAA Update 2016

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 or through the SCAAP preparation process.

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 1st 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 2016 update is 31st March 2016. 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

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 14 below.

SHLAA Update 2016

National Planning Policy Framework (NPPF)

The National Planning Policy Framework⁶ (NPPF) was published on 27th 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"*.

⁶ [Link to National Planning Policy Framework - March 2012](#)

SHLAA Update 2016

A site identified in a SHLAA cannot be regarded as a windfall site even if it has not been chosen as one of the allocated sites.⁷

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 (79% of all completions during the period covered by the Core Strategy (2001 to 2016) 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 – 2016

Year (April-March)	Number of completed dwelling				Percent Windfall
	Allocations	SHLAA	Windfall	Total	
2001/02	23	0	327	350	93%
2002/03	40	0	344	384	90%
2003/04	90	0	217	307	71%
2004/05	108	0	373	481	78%
2005/06	215	0	395	610	65%
2006/07	8	0	435	443	98%
2007/08	0	5	229	234	98%
2008/09	26	37	252	315	80%
2009/10	0	30	114	144	79%
2010/11	0	24	159	183	87%
2011/12	0	110	218	328	66%
2012/13	19	43	192	254	76%
2013/14	0	51	153	204	75%
2014/15	7	156	159	322	49%
2015/16	7	31	184	222	83%
Total	543	487	3,751	4,781	78%
Annual Average	36	32	250	319	78%

⁷ The Planning Inspectorate

SHLAA Update 2016

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.

Historic Windfall Delivery in Southend

4,781 dwellings have been completed between 2001 and 2016 (average 319 per annum). This is broadly in line with the phased Core Strategy housing target for this period (169 dwellings short). Completions per year can be viewed in Table 1 and Table 2.

Housing completions are categorised according to whether the site was allocated for development in the Southend-on-Sea Local Plan (1994), within the SHLAA or whether they are delivered on unallocated windfall sites. Between 2001 and 2016 there were 3,751 windfall dwelling completions in Southend, which represents 78% 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 (2001/16). A 'small site windfall allowance' and a 'large site windfall allowance' approach has been applied for calculating a projected windfall allowance and 5 year supply in order to understand the size of windfall sites likely to come forward.

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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 (2016-2021) and the wider 15 year period to 2031.

Calculating the historic annual average windfall rate:

- Take total completions for period (2001- 2016)(a)
- Deduct allocated sites (i.e. known sites identified in the Local Plan) (b)
- Remove residential garden plots (c)
- Remove SHLAA sites (d)
- = 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), minus SHLAA site (d), divided by the period of delivery (i.e. 2001 to 2016 = 15 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
- Deduct those planning permissions that fall on an SHLAA 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 \div Annual Windfall Rates $=$ No. of years supply already included in current 5 year commitments

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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.

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Table 2: Net Windfall Completions 2001 - 2016

Year	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2001/16	Average 2001/16	Average 2007/16
Completions	350	384	307	481	610	443	234	315	144	183	328	254	204	322	222	4781	319	245
Small (under 5)	108	85	82	120	120	92	80	70	51	70	33	91	95	70	27	1194	80	65
Large (5 & over)	242	299	225	361	490	351	154	245	93	113	295	163	109	252	195	3587	239	180
Completions on Residential Gardens	17	23	9	11	3	20	8	10	1	3	1	8	8	3	4	129	9	5
Small (under 5)	11	11	3	11	3	15	8	4	1	3	1	8	8	3	4	94	6	4
Large (5 & over)	6	12	6	0	0	5	0	6	0	0	0	0	0	0	0	35	2	1
Completions on Allocated sites	23	40	90	108	215	8	0	26	0	0	0	19	0	7	7	543	36	7
Small (under 5)	3	0	1	0	0	0	0	4	0	0	0	3	0	7	2	20	1	2
Large (5 & over)	20	40	89	108	215	8	0	22	0	0	0	16	0	0	5	523	35	5
Completions on SHLAA sites	0	0	0	0	0	0	5	37	30	24	110	43	51	156	31	487	32	54
Small (under 5)	0	0	0	0	0	0	0	0	0	0	0	0	1	8	0	9	1	1
Large (5 & over)	0	0	0	0	0	0	5	37	30	24	110	43	50	148	31	478	32	53
Windfall*	310	321	208	362	392	415	221	242	113	156	217	184	145	156	180	3622	241	179
Small (under 5)	94	74	78	109	117	77	72	62	50	67	32	80	86	52	21	1071	71	58
Large (5 & over)	216	247	130	253	275	338	149	180	63	89	185	104	59	104	159	2551	170	121

*Completions minus Allocated Sites, minus Residential Gardens, minus SHLAA sites

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 71 dwellings per annum have been completed on small windfall sites and 170 on large windfall sites between 2001- 2016. As these annual averages take account of building rates throughout the past 15 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 a 15 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

The last 9 years has generally 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 9 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 experienced 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 9 years, we calculate that there will be 179 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: 58 dwellings per annum
- Annual average large scale Windfall rate: 121 dwellings per annum

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Current outstanding planning permissions account for an additional 2,589 residential units in Southend. 2,245 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 2016
All	2245
Small (under 5)	196
Large (5 & over)	2049
Outstanding on Residential Gardens	23
Small (under 5)	8
Large (5 & over)	15
Outstanding on Allocated sites	296
Allocated Small (under 5)	4
Allocated Large (5 & over)	292
SHLAA Outstanding	1401
SHLAA Small (under 5)	10
SHLAA Large (5 & over)	1391
Outstanding windfall *	812
Small (under 5)	174
Large (5 & over)	638

*Commitments/ Permissions minus Allocated Sites, minus Residential Gardens, minus SHLAA Sites

Avoiding double counting with existing windfall commitments

Applying the annual average windfall rate based on the last 9 year trend, current planning permissions predicted to be built out in the next 5 years, account for 3 years of small scale windfall projected supply ($174 / 58 = 3$) and 5.26 years of large scale windfall projected supply ($638 / 121 = 5.26$):

Calculations⁸:

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

$$\frac{174}{58} = 3 \text{ years}$$

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

$$\frac{638}{121} = 5.26 \text{ years}$$

Beyond 3 and 5.26 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

	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031
	5 Year Supply					6- 10 Year Supply					11- 15 Year Supply				
Windfall Allowance (small sites)	0	0	0	58	58	58	58	58	58	58	58	58	58	58	58
Windfall Allowance (large sites)	0	0	0	0	0	121	121	121	121	121	121	121	121	121	121

It is expected that 0 and 344 dwellings with existing planning permission will be delivered on small and large sites respectively, in years 6 to 10, (post 5 year supply) (See Appendix 4 for total). Of these 0 and 128 are regarded as windfall and are therefore subtracted from the annual windfall allowance for small and large sites beyond the 5 year supply. This equates to a reduction of 128 to large scale windfall allowance and would alter the results in Table 4 accordingly:

⁸ calculations may not add exactly due to rounding

	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031
	5 Year Supply					6- 10 Year Supply					11- 15 Year Supply				
Windfall Allowance (small sites)	0	0	0	58	58	58	58	58	58	58	58	58	58	58	58
Windfall Allowance (large sites)	0	0	0	0	0	0	114	121	121	121	121	121	121	121	121

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 national Technical Housing Standards, and the adoption (2015) of the Southend-on-Sea Development Management Document, 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 9 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 (2016 to 2021) is 1,550. An additional 5% would equate to 1,628.

The implementation of all outstanding residential planning permissions would result in an additional 2,589 net additional dwellings, of which 2,245 are predicted to be delivered in the next five years, which is in excess of the 5 year housing supply target + 5% of 1,628.

Past performance and delivery of windfall sites indicates that a windfall allowance of 116 can be applied to the housing delivery in Southend for the next 5 year period, resulting in a supply of 2,361 net additional dwellings, providing sufficient supply of housing to meet the targets. This information demonstrates that Southend has a good supply of readily available housing sites to meet a five year housing supply and beyond.

5 Year Land Supply Planning Permissions and identified Windfall

*According to the above results a **7.6** year housing land supply can be demonstrated for Southend. $[2,361 / (1550/5) = 7.62]$.*

*Applying the 5% buffer to the housing target results in a **7.25** year housing land supply $[2,361 / (1628/5) = 7.25]$*

Further, there are a number of sites being brought forward by the Southend Central Area Action Plan (SCAAP) that currently do not have planning permission and are considered to be deliverable at least in part by 2021. These include SHLAA sites CON058, CON127, CON128, CON129. CON053 is also considered to be deliverable by 2021, and was granted planning permission in April 2016. The delivery of all these sites results in an additional 723 dwellings by 2021 and added to the planning permissions and identified windfall set out above results in a supply of 3,084 net additional dwellings.

5 Year Land Supply Planning Permissions, identified Windfall and SCAAP Sites

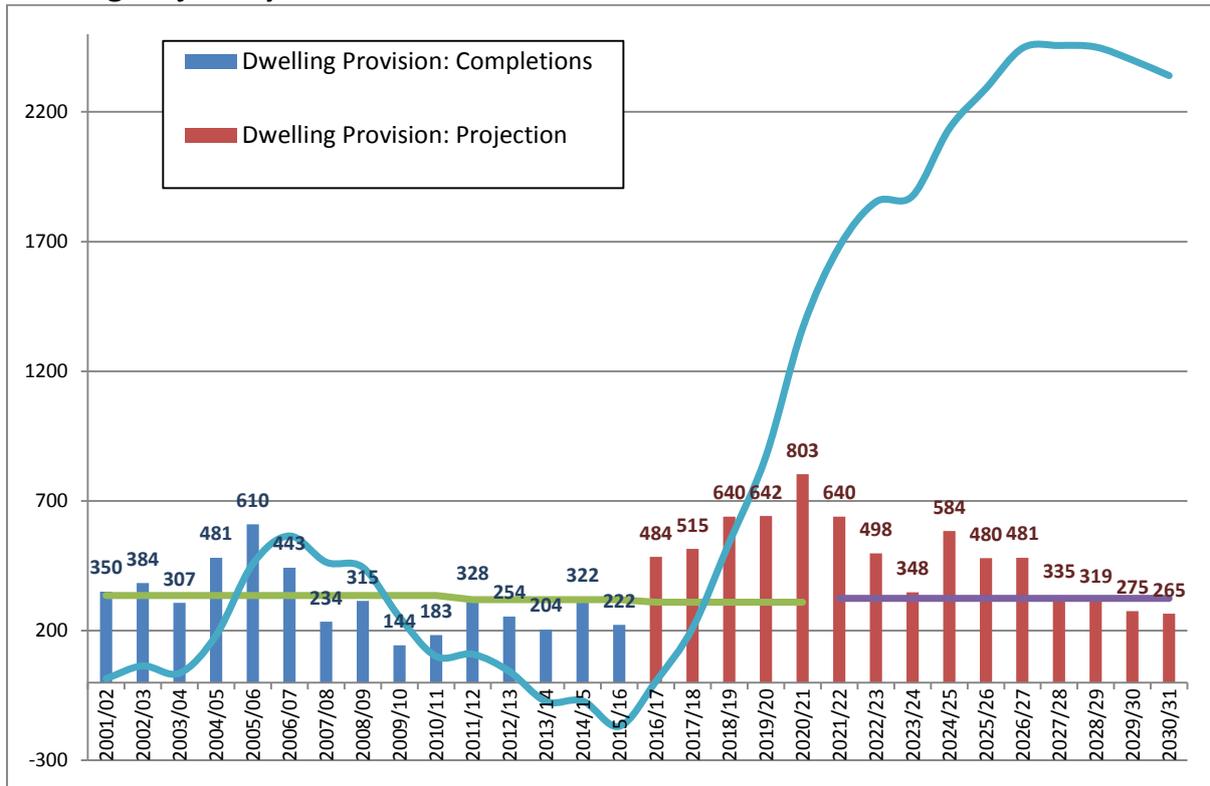
***9.95** year housing land supply can be demonstrated for Southend. $[3,084 / (1550/5) = 9.95]$.*

*Applying the 5% buffer to the housing target results in a **9.47** year housing land supply $[3,084 / (1628/5) = 9.47]$*

Summary of 15-year Dwelling Provision

	To date 2001/2016	5 Year Supply 2014/2021	10 Year Supply 2014/2026	15 Year Supply 2014/2031
Completions	4,781			
Outstanding Planning Permissions		844	972	972
SHLAA Sites with Planning Permission		1401	1617	1617
SHLAA Sites without Planning Permission		723	2162	2942
Windfall (small sites)		116	883	1778
Total Completions/Projection for period	4,781	3,084	5,634	7,309
Target for period*	4950	1550	3050	4550
minus overprovision 2001/2013	N/A	-169	-169	-169
Number of dwellings left to achieve phased target		1719	3219	4719
Cumulative overprovision/ shortfall	-169	1365	2415	2590

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 2016

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON001	3a West Street and 9-11 Broadway	Completed	Completed	Development on this site has been completed
CON002	32 East Street	Accepted	No planning status	The site has been in the planning system but has been refused due to overdevelopment concerns. It is therefore is considered to be developable 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 developable
CON004	The Ambassador site - Eastern Esplanade	Completed	Completed	The site currently has been completed as a hotel development with no residential provision.
CON005	Roots Hall, Victoria Avenue	Accepted	No planning status	The relocation of the existing football stadium from Roots Hall to Fossetts Farm (CON116) is an objective of the Core Strategy. The site has previously been granted planning permission, but this permission has now expired.
CON006	11-13 High Street	Completed	Completed	Development on this site has now been completed.
CON007	Former South East College Site, London Road	Completed	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.
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	Completed	Completed	The primary care centre development has now been completed.
CON011	61-69 Princes Street	Accepted	Planning permission	Planning permission for 5 flats has been granted. It is likely the development would be deliverable in the short term. The 2015-16 AMR notes that works are under construction.
CON012	87 Rectory Grove	Completed	Completed	Development on this site has now been completed.
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 developed on this site.
CON014	Avenue Works, Southchurch Avenue	Accepted	Planning permission	Planning permission granted for 15 dwellings, the site is considered deliverable in the short term. The 2015-16 AMR notes that the site has now been cleared.
CON015	4 Southchurch Road	Accepted	No planning status	Planning permission for 24 flats was granted in the past, however, this permission has now expired. The site is still available, however, it is currently considered the site will be delivered in the medium term.
CON016	22 The Leas	Completed	Completed	Development on this site has been completed

Appendix 1 – Assessment of SHLAA Sites 2016

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON017	188 West Road, Westcliff-on-Sea	Rejected	No planning status	Whilst development may be appropriate here, there are currently no planning applications at this site.
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	No planning status	3 dwelling units were completed during the 2014-15 business year - below the threshold for this study.
CON020	Esplanade House	Accepted	Planning permission	The site has a current planning application for 216 private market and 50 affordable dwellings and a 64 bedroom hotel. The development is likely to come forward in the medium term.
CON021	662 Southchurch Road	Completed	Completed	Development on this site has been completed
CON022	175 London Road	Accepted	Planning permission	The site is located within an area where residential development is generally appropriate, an application has been granted for mixed use scheme including 27 dwellings. The site is developable and should come forward in the short term.
CON023	30-32 The Leas	Accepted	No planning status	The site is located within an area where residential development is generally appropriate. Although an application for 21 flats was refused, a revised scheme would be appropriate assuming issues relating to conservation area character and flood risk were satisfied. An application for a 9 unit development was submitted in 2015, but this was refused also. However, 3 new dwellings were completed during the 2014-15 business year - below the threshold for this study.
CON024	Palace Hotel, Church Road / Pier Hill	Completed	Completed	The development is now complete
CON025	53 Pavilion Drive	Completed	Completed	The development is now complete
CON026	The Bell Hotel and Land Adjacent, Leigh Hill	Accepted	Planning permission	A planning application for 20 new dwellings (net of 19) has been approved, and the 2015-16 AMR notes that works are under construction.
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	Completed	Completed	The development is now complete
CON029	48 Alexandra Street	Accepted	Planning permission	A planning application for 9 flats has been approved. The site is available and deliverable.
CON030	86-104 Salisbury Ave & 211-213 North Road	Completed	Completed	Planning permission was originally granted for 43 flats, but this permission was superseded by a 27 unit version. This new application was noted as completed within the 2014-15 business year.

Appendix 1 – Assessment of SHLAA Sites 2016

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON031	17-19 Chase Road	Completed	Completed	The development is now complete
CON032	Garages South of 68 Derek Gardens	Completed	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.
CON034	2 West Road	Completed	Completed	The development is now complete
CON035	1a Cricketfield Grove & 1091 - 1097 London Road	Completed	Completed	The development is now complete.
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	Permission has been granted for 8 new flats. The 2015-16 AMR notes that works are under construction.
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. The 2015-16 AMR notes that works were under construction.
CON039	790-792 London Road	Rejected	No planning status	Planning permission was granted for 1 dwelling. The site is therefore under the study threshold.
CON040	Allotment site, Elm Road	Rejected	No planning status	Green space - 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 Master plan 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.
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.

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Site ref	Site Address	SHLAA Status	Planning status	Conclusion
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 is now incorporated within CON129 Better Queensway Project. CON047 is for all intent and purposes removed from the SHLAA.
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. Part of the site is now incorporated within CON129 Better Queensway Project and the boundaries have been changed to reflect this.
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	Rejected	No planning status	The site is not available for development at this time. Permission has been granted to build 3 new dwellings on a former garage site - below the threshold for this study.
CON052	319-321 Sutton Road	Completed	Completed	The site is within an existing employment area (ELR site EMP004) where redevelopment for housing would be appropriate. A development for 34 new flats for supported housing (use class C2) was completed during the 2014-15 business year.
CON053	The Esplanade	Accepted	Planning permission	The site has now been granted planning permission for 23 flats and a restaurant. It should be noted that permission was granted shortly after the 2015-16 monitoring period. It is considered that the proposal is deliverable in the short term.
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.
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. The boundary of this site has been updated to match SCAAP Opportunity Site PA7.1

Appendix 1 – Assessment of SHLAA Sites 2016

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON059	Seaway car park	Accepted	No planning status	The site is in a central location where a mixed use redevelopment. would aid regeneration aims. It is likely that redevelopment may come forward without residential, although there remains potential for this use on the site. Redevelopment will displace parking and the release of this site for development will need to be co-ordinated through a car parks strategy. The boundary of this site has been updated to match SCAAP Opportunity Site CS1.2
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	Completed (Part)	Completed	The new library associated with the college/university is complete. Phase 2 of the site site has been updated to match SCAAP Opportunity PA3.1
CON062	Hinguar County Primary School	Accepted	Planning permission	Planning permission has been granted to convert the former Hinguar School building into 13 flats, and construct an additional 18 houses on site. The 2015-16 AMR notes that construction is well on it's way to delivering these.
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. Permission has been granted for 2 new dwellings - below the threshold for this study.
CON066	24-32 Pembury Road, former Erlsmere Hotel	Completed	Completed	Development on this site has been completed
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)	Accepted	Planning permission	Permission has been granted for a new 9 dwelling development. The AMR 2015-16 notes that this may be delivered in the short term.
CON070	Shorefield Road	Rejected	No planning status	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.

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Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON071	Rear of 25 - 29 Lornes Close	Completed	Completed	Development on this site has been completed
CON072	Rear of 1 - 11 Lincoln Chase	Completed	Completed	Development on this site has been completed
CON073	Between 63 - 65 Alton Gardens	Completed	Completed	Development on this site has been completed
CON074	Side of 109 Alton Gardens	Completed	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	No planning status	Development of 3 units is below the threshold for this study.
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	No planning status	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	No planning status	The proposed development of 2 dwellings on this site indicates it is too small to be considered for this study

Appendix 1 – Assessment of SHLAA Sites 2016

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON085	65 - 81 Delaware Road	Rejected	No planning status	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	No planning status	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	No planning status	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.
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 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	Completed	Completed	Development on this site for a residential care home has been completed
CON096	Land at Brunel Road	Rejected	No planning status	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.

Appendix 1 – Assessment of SHLAA Sites 2016

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
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	Completed	Completed	Development on this site for 32 flats has been completed.
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.
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 62 new flats and 3 new houses on this site, and in conjunction with CON102. The 2015-16 AMR notes that works are under construction.
CON102	Former Albany Laundry premises	Accepted	Planning permission	Planning permission has been granted to develop 62 new flats and 3 new houses on this site, and in conjunction with CON101. The 2015-16 AMR notes that works are under construction.
CON103	Chartwell House	Accepted	Planning permission	Planning permission has been granted for a 108 new flats. This site could be delivered in the short term.
CON104	Carnarvon Road	Accepted	Planning permission	Permission has been granted to demolish the former College building and erect a total of 158 new flats. The development is considered to be deliverable in the short term.
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.
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.

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Site ref	Site Address	SHLAA Status	Planning status	Conclusion
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 an area specific planning document, which can consider this site alongside other employment sites in Shoeburyness, such as Campfield Road and Vanguard Way.
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	Completed	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.
CON116	Fossetts Farm	Accepted	No planning status	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	257-277 Sutton Road	Accepted	Planning permission	An extant planning permission incorporates the adjoining site CON122 for a development of 97 dwellings. The site is suitable and available for housing and could be delivered in the short term. A further application for the variation to conditions has been granted, reducing the total number of dwellings to 86 units, with the intention of building out CON122 in the first instance. Both permissions could still be built out.
CON118	1355 - 1369 London Road	Completed	Completed	Development of this site has been completed
CON119	35-47 Milton Road	Completed	Completed	Development of this site has been completed

Appendix 1 – Assessment of SHLAA Sites 2016

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON120	Land at Southchurch Ave / Marine Parade	Accepted	Planning permission	Planning Permission has been granted for a development of 282 new dwellings (a net of 278) comprising of 6 large blocks which range in size from 14 stories to 2/4 stories. Some of the blocks will also have employment. It is considered that this development will be delivered within the short term. The boundary of this site has been updated to reflect the planning permission and match SCAAP Opportunity Site CS1.3
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. The scheme is considered developable in the long term. Planning Permission has been granted for the formation of 4 self contained flats - below the threshold of the study.
CON122	285 Sutton Road	Accepted	Planning permission	An extant planning permission incorporates the adjoining site CON117 for a development of 97 dwellings. The site is suitable and available for housing and could be delivered in the short term. A further application for the variation to conditions has been granted, reducing the total number of dwellings to 86 units, with the intention of building out CON122 in the first instance. Both permissions could still be built out.
CON123	Maybrook site, Southchurch Road	Completed	Completed	The 2014-15 AMR notes that works on 48 new dwellings were completed.
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 green space. 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	If the site was to become available it would be appropriate for a mixed use redevelopment including 4-5 storey flatted development, office and leisure uses. There is an opportunity to utilise the existing multi-storey car park as public parking. Deliverability of the site would be in the longer term.
CON126	Land to Rear of 161 to 177 North Road	Completed	Completed	Development of this site has been completed
CON127	Guildford Road	Accepted	No planning status	This site has been identified during the SCAAP preparation process as Opportunity Site PA9.2. Redevelopment of the site is considered appropriate provided the façade is retained. It is considered that the site can be delivered in the short term.
CON128	Baxter Avenue	Accepted	No planning status	This site has been identified during the SCAAP preparation process as Opportunity Site PA8.2. Redevelopment of the site is considered appropriate provided the façade is retained. It is considered that the site can be delivered in the short term to medium term.

Appendix 1 – Assessment of SHLAA Sites 2016

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON129	Queensway	Accepted	No planning status	This site has been identified during the SCAAP preparation process as Opportunity Site PA4.1. Redevelopment of the site is considered appropriate provided the façade is retained. It is considered that the site can be delivered in the short term.
BLVA	Broad Location Victoria Avenue	Accepted	Some planning permission	This large area covers the western edge of Victoria Avenue. The SHLAA suggested that this area has the potential to delivery 883 residential units. There are a number of permissions within this area which are considered to be deliverable in the short term.
BLS1	Broad Location Sutton 1	Accepted	Some planning permission	Located on the western edge of Sutton Rd between Redstock Rd and Oakhurst Rd. It is identified as being able to deliver 126 units. 34 units have been completed as part of CON52. A further 6 units have planning permission and are considered deliverable in the short term.
BLS2	Broad Location Sutton 2	Accepted	No planning status	Located on the bend of Sutton Rd, opposite Sycamore Grove. Residential development is considered appropriate for 36 units.
BLS3	Broad Location Sutton 3	Rejected	No planning status	The site has been identified for employment purposes.
BLS4	Broad Location Sutton 4	Accepted	Planning permission	Planning permission has been granted for 50 units and is considered deliverable in the short term.

Appendix 2 – Details of SHLAA Site Delivery 2016

Details of SHLAA sites with Planning Permission		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-2031	Total Yield	Site Area (Ha)
		5 Year Supply (pre 2021)					6 to 10 year supply					11 to 15 year supply						
CON011	61 – 69 Princes Street, Southend-On-Sea, Essex	5															5	0.03
CON014	Avenue Works, Southchurch Avenue, Southend-On-Sea			15													15	0.08
CON020	Esplanade House, Eastern Esplanade, Southend-On-Sea, Essex, SS99 1YY						72	72	72								216	1.27
CON022	175 London Road, Southend-On-Sea, Essex, SS1 1PW		27														27	0.08
CON026	The Bell Hotel And Land Adjacent 20 Leigh Hill, Leigh-On-Sea, Essex, SS9 2DN	19															19	0.20
CON029	48 Alexandra Street, Southend-On-Sea, Essex, SS1 1BJ		9														9	0.04
CON033	10 Woodcote Road, Leigh-On-Sea, Essex, SS9 3NP				4												4	0.05
CON035	1 – 15 Cricketfield Grove, Leigh-On-Sea, Essex		1														1	0.11
CON037	105 - 107 Shakespeare Drive, Westcliff-On-Sea, Essex, SS0 9AE	8															8	0.08
CON038	382 Rayleigh Road, Eastwood, Leigh-On-Sea, Essex, SS9 5PT	9															9	0.17
CON051	Land At 33 Hadleigh Road, Leigh-On-Sea, Essex			3													3	0.32
CON062	Hinguar School, Hinguar Street, Shoeburyness, Southend-On-Sea, Essex, SS3 9AN	31															31	0.61
CON065	16 Royal Mews, Southend-On-Sea, Essex, SS1 1DB			2													2	0.32
CON069	215 - 215A North Road, Westcliff-On-Sea, Essex, SS0 7AF		9														9	0.21
CON101 & CON102	Albany Court, Nelson Road, Leigh And Albany Laundry, Eastwood Boulevard, Westcliff-On-Sea, Essex	65															65	0.64
CON103	Chartwell House, Chartwell Square (Plaza Centre), Southend-On-Sea, Essex, SS2 5SP		108														108	0.18
CON104	Former College Building Carnarvon Road, Southend-On-Sea, Essex				79	79											158	0.85
CON117 & CON122	257 - 285 Sutton Road, Southend-On-Sea, Essex	86															86	0.41
CON120	Marine Plaza Land Between Southchurch Avenue And Pleasant Road Fronting Marine Parade, Southend-On-Sea, Essex, SS1 2EN			100	100	78											278	1.11
CON121	Circus Circus 48 - 49 Marine Parade, Southend-On-Sea, Essex, SS1 2EN	4															4	1.14
BLVA	Southend-On-Sea NHS Primary Care Trust, Ground And First Floor Suffolk House Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ	16															16	0.14
BLVA	Victoria House, 47 Victoria Avenue, Southend-On-Sea, Essex, SS2 6DR			40													40	0.23
BLVA	Victoria House, 47 Victoria Avenue, Southend-On-Sea, Essex, SS2 6DR		6														6	0.23
BLVA	The Pinnacle 59 Victoria Avenue, Southend-On-Sea, Essex, SS2 6DN			60													60	0.20
BLVA	Baryta House Victoria Avenue, Southend-On-Sea, Essex, SS2 6AZ			102													102	0.32
BLVA	Heath House And Carby House, Victoria Avenue, Southend-On-Sea, Essex		80	100	100												280	1.07
BLS1	427 Sutton Road, Southend-On-Sea, Essex, SS2 5PQ			6													6	0.04
BLS4	Texsol Builders Merchants Ltd, Kenway, Southend-On-Sea, Essex, SS2 5DX	50															50	0.43
Broad locations in SHLAA with Planning Permission		66	86	308	100												560	2.66
Total SHLAA sites with Planning Permission		293	240	428	283	157	72	72	72								1617	10.56

Appendix 2 – Details of SHLAA Site Delivery 2016

Details of SHLAA sites without Planning Permission		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-2031	Total Yield	Site Area (Ha)
Site Ref	Site Address	5 Year Supply			6- 10 Year Supply			11- 15 Year Supply										
CON002	32 East Street							5									5	0.04
CON005	Roots Hall, Victoria Avenue									100	100	72					272	4.24
CON013	25 Riviera Drive							9									9	0.10
CON015	4 Southchurch Road						24										24	0.07
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
CON036	190 Woodgrange Drive						9										9	0.08
CON042	Civic Centre Car park										40	30					70	0.38
CON053	The Esplanade					23											23	0.16
CON058	Tylers Avenue car park					150											150	1.81
CON059	Seaway car park																	2.27
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
CON116	Fossetts Farm									30	37						67	12.77
CON121	The Golden Mile											50	50	50	50	50	250	1.14
CON124	Warrior Square								30	40	24						94	1.39
CON125	London Road											50	50	50			150	1.54
CON127	Guildford Road					50											50	0.37
CON128	Baxter Avenue					120	120										240	2.13
CON129	Queensway				190	190	190	190									760	6.14
BLVA	Broad Location Victoria Avenue									100	100	100	56				356	
BLS1	Broad Location Sutton 1													40	46		86	
BLS2	Broad Location Sutton 2															36	36	
Broad locations in SHLAA without Planning Permission										100	100	100	56	40	46	36	478	
Total SHLAA sites without Planning Permission					190	533	382	254	97	405	301	302	156	140	96	86	2942	37.68
Grand Total - All SHLAA sites		293	240	428	473	690	454	326	169	405	301	302	156	140	96	86	4559	48.24

Appendix 3 – Details of Other Sites with Planning Permission Outstanding 2016

Large Sites (Not including those identified in the SHLAA)		5 Year Supply					10 Year Supply					15 Year Supply					Total Yield
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
Application Ref	Full Address																
15/00248/BC3	Garages Adjacent 102 And 110 Ashanti Close, Shoeburyness, Southend-On-Sea, Essex, SS3 9RL		5													5	
14/01434/FULM	3 Acacia Drive, Thorpe Bay, Essex, SS1 3JU	13														13	
13/00311/EXT	516 - 518 Arterial Road, Leigh-On-Sea, Essex, SS9 4DT						9									9	
11/01192/FUL	112 Bellhouse Road, Eastwood, Leigh-On-Sea, Essex, SS9 5NG				5											5	
13/00551/FUL	55 Carlton Avenue, Westcliff-On-Sea, Essex, SS0 0QN				6											6	
10/02012/EXTM	Part Of Former Keddies Building And Maitland House, Chichester Road, Southend-On-Sea, Essex						98									98	
16/00110/PA3COU	9 Elmer Approach, Southend-On-Sea, Essex, SS1 1NE			72												72	
14/01209/PA3COU	Central House, Clifftown Road, Southend-On-Sea, Essex		28													28	
14/01430/PA3COU	Mariner House, 157 High Street, Southend-on-Sea, Essex, SS1 1LL	16														16	
11/01183/EXT	67C - 67G Hamlet Court Road, Westcliff-On-Sea, Essex	5														5	
15/00620/FUL	119B High Street, Southend-on-Sea, Essex, SS1 1LH	5														5	
15/01139/FUL	195 - 197 High Street, Southend-on-Sea, Essex, SS1 1LL			6												6	
13/00438/FULM	British Heart Foundation 3 - 5 High Street, Southend-on-Sea, Essex, SS1 1JE	18														18	
15/01125/FULM	St Hildas School 13 - 15 Imperial Avenue, Westcliff-On-Sea, Essex, SS0 8NE		18													18	
15/01591/FUL	658 London Road, Westcliff-On-Sea, Essex, SS0 9HQ			7												7	
13/01441/FUL	1259 London Road, Leigh-On-Sea, Southend-On-Sea, SS9 2AF						9									9	
14/01997/FUL	Orchard Motor Co 1771 London Road, Leigh-On-Sea, Essex, SS9 2ST		8													8	
14/00991/FUL	JA's Bathrooms 536 London Road, Westcliff-On-Sea, Essex, SS0 9HS	5														5	
15/01545/FULM	H Portsmouth And Son 1043 London Road, Leigh-On-Sea, Essex, SS9 3JY			18												18	
14/02033/FUL	Royal Mail Leigh On Sea Delivery Office 1373 London Road, Leigh-On-Sea, Essex, SS9 2AB		9													9	
13/00267/EXTM	1379 - 1387 London Road, Leigh-On-Sea, Southend-On-Sea, SS9 2SA						12									12	
14/01552/FUL	565 - 569 London Road, Westcliff-On-Sea, Essex, SS0 9PQ		9													9	
14/01458/RESM	845 - 849 London Road, Westcliff-On-Sea, Essex		22													22	
14/01600/FUL	Lindisfarne Cottage Manchester Drive, Leigh-On-Sea, Essex, SS9 3HS		7													7	
15/00256/FUL	573 Prince Avenue, Westcliff-On-Sea, Essex, SS0 0JL	8														8	
14/00943/FULM	Prittlebrook Industrial Estate, Priory Crescent, Southend-On-Sea, Essex		60	60	61	50										231	
11/01005/EXTM	97 - 99 Rochford Road, Southend-On-Sea, Essex				14											14	
14/01744/BC4M	Saxon Lodge 20 Smith Street, Shoeburyness, Southend-On-Sea, Essex, SS3 9AL	15														15	
15/01131/FUL	Grove Court 191 Southbourne Grove, Westcliff-On-Sea, Essex			7												7	
15/00521/FULM	Lloyds TSB Essex House, Southchurch Avenue, Southend-On-Sea, Essex, SS1 2LB	22														22	
15/00024/PA3COU	Strand House 742 Southchurch Road, Southend-On-Sea, Essex	6														6	
14/01746/PA3COU	The Southchurch Centre 93 - 99 Southchurch Road, Southend-On-Sea, Essex, SS1 2NL		8													8	
13/00484/FULM	Frankie And Bennys, 18 - 20 Southchurch Road, Southend-On-Sea, Essex, SS1 2ND		16													16	

Appendix 4 – Housing Trajectory 2016

	Previous Years															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	2011/2012	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	2027/2028	2028/2029	2029/2030	2030/2031		
Completions	350	384	307	481	610	443	234	315	144	183	328	254	204	322	222																-	-
Outstanding Planning Permissions																191	275	212	111	55	128	0	0	0	0	0	0	0	0	0	844	972
SHLAA Sites with Planning Permission																293	240	428	283	157	72	72	72	0	0	0	0	0	0	0	1,401	1,617
SHLAA Sites without Planning Permission																0	0	0	190	533	382	254	97	405	301	302	156	140	96	86	7,23	2,942
Windfall																0	0	0	58	58	58	172	179	179	179	179	179	179	179	179	116	1,778
Completions/Projection	350	384	307	481	610	443	234	315	144	183	328	254	204	322	222	484	515	640	642	803	640	498	348	584	480	481	335	319	275	265	3,084	7,309
Annual target	335	335	335	335	335	335	335	335	335	335	320	320	320	320	320	310	310	310	310	310	325	325	325	325	325	325	325	325	325	325	1,550	4,800
<i>Core Strategy Phase Target 2001 to 2021</i>															<i>Annual Average Core Strategy target applied</i>																	
Cumulative Completions/Projection	350	734	1041	1522	2132	2575	2809	3124	3268	3451	3779	4033	4237	4559	4781	5265	5780	6420	7062	7865	8505	9003	9351	9935	10415	10896	11231	11550	11825	12090		-
Cumulative target	335	670	1005	1340	1675	2010	2345	2680	3015	3350	3670	3990	4310	4630	4950	5260	5570	5880	6190	6500	6825	7150	7475	7800	8125	8450	8775	9100	9425	9750		-
Cumulative overprovision / shortfall	15	64	36	182	457	565	464	444	253	101	109	43	-73	-71	-169	5	210	540	872	1365	1680	1853	1876	2135	2290	2446	2456	2450	2400	2340		-

Appendix 5 – Site Proformas Update

Appendix 5 – Site Pro Forma Update

Contents:

Better Queensway' Project

Tylers

Victoria Avenue

Seaways

Marine Plaza

Baxter Avenue

Sutton Road

Guidford Road

Roots Hall

Esplanade House

Clarence Road

Alexander

Former Water Board

Warrior Square

Sainsbury's

Appendix 5 – Site Pro Forma Update

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
SCAAP PA4.1 CON129	Queensway	6.13	Brownfield	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Queensway		Housing, Open Space, Parking, Food and Secondary Retail		
Description of Site (character of surrounding area)				
The Queensway area comprises several brownfield sites on the northern edge of Southend-on-Sea town centre, including a large housing estate, two surface car parks, and a secondary retail parade				
Proposed Uses		Indicative numbers/ floorspace		
Dwellings		1200 Gross; 760 net (half delivered by 2021)		
Community Infrastructure		1,000m ²		
Retail, cafes and restaurants		2,500m ²		
Green space				
Remodelling of road / parking				
Planning Status (Development Progress)				
A Better Queensway Project has been initiated to coordinate and deliver the Site. The project commenced two years ago and will be delivered in stages over the next 5-7 years. It has cross-party support which can be evidenced through the Cabinet reports agreed in Sept 2014, Sept 2015 and Sept 2016 which are publicly available. As one of the Authority's major projects the Council is pursuing a range of options to fund and enable delivery. Queensway House Essex Street has been demolished.				
Policy Restrictions				
The site is located within the Town Centre / Central Area which is a primary focus for regeneration and growth within Southend (Policy KP1). The emerging SCAAP, which is at an advanced stage of preparation, seeks to allocate the site for the described uses.				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
Realignment of road network				
Potential Impacts				
Regeneration and redevelopment of existing social housing will need to be sensitive and appropriately co-ordinated. Potential loss of car parking within Central Area North.				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The SCAAP proposes to allocate the site for the uses described.				
Availability Summary				
The Council supports development site and has initiated the Better Queensway Project. The site has been subject to pre-application discussions.				
Achievability Summary				
Better Queensway was identified as a priority project for the South East Local Enterprise Partnership (SELEP) and the site is considered deliverable in the short and medium term.				

Appendix 5 – Site Pro Forma Update

Market Appraisal/ Viability

The BNP viability update (SCAAP Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council's emerging and adopted policies, as well as the Council's reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council's plans throughout the economic cycle.

Indicative Residential Phasing

2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
			300	300
2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
300	300			
Overall yield	Yield by 2021	Final density		
1200	600	195.76		

Conclusion

The Better Queensway project will regenerate the northern end of Southend town centre, including the renewal of the Queensway housing estate (providing a mix of affordable and private housing), redevelopment of the retail parade on Christchurch Road, and covering of the A13 underpass to provide a new green space. There is good prospect that the scheme can be delivered in the short to medium term.

Site Plan



Appendix 5 – Site Pro Forma Update

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
SCAAP PA7.1 CON058	Tylers Policy Area	0.85	Brownfield	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Tylers Avenue Car Park		Public surface car park		
Description of Site (character of surrounding area)				
The site is a surface public car park and is located to the east side of the High Street fronting onto Chichester Road. To the east is an area of traditional low rise housing, to the north are some medium rise offices and to the south is a terrace of small scale retail shops and the Travel Centre (bus station). The site is flat with good public transport links and access to the town centre and seafront.				
Proposed Uses		Indicative numbers/ floorspace sqm		
Residential		150 units		
Retail		1,500		
Office		500		
Public car park				
Transport Interchange				
Planning Status (Development Progress)				
No planning permission status. Existing allocated site within saved Southend Borough Local Plan Proposal P5c for retail and office floorspace, bus station and parking. No relevant planning history.				
Policy Restrictions				
The site is located within the Town Centre and Central Area which is a primary focus for regeneration and growth within Southend-on-Sea (Core Strategy KP1). SCAAP PA7.3.ii - the site should address a need for replacement car parking provision in line with Policy DS5: Transport, Access and Public Realm, identifying how any displaced parking needs are to be met on the site or in this part of the town centre and explore the potential for relocating the travel centre.				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
none known				
Potential Impacts				
Redevelopment of this site will need to include replacement parking provision in line with proposed SCAAP Policy DS5.				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site offers a suitable location for development and would contribute to the creation of sustainable mixed communities. The site has no known policy restrictions, provided parking can be re-provided, no known constraints which would limit development. The site was allocated in the Borough Local Plan and the SCAAP proposes to allocate the site for the uses described.				
Availability Summary				
Subject to car park re-provision the site is considered available.				

Appendix 5 – Site Pro Forma Update

Achievability Summary

Subject to the provision of replacement parking on the site in line with SCAAP Policy DS5, the redevelopment of this site for mixed use, including residential, is considered to be achievable.

Market Appraisal/ Viability

The BNP viability update (SCAAP Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council's emerging and adopted policies, as well as the Council's reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council's plans throughout the economic cycle.

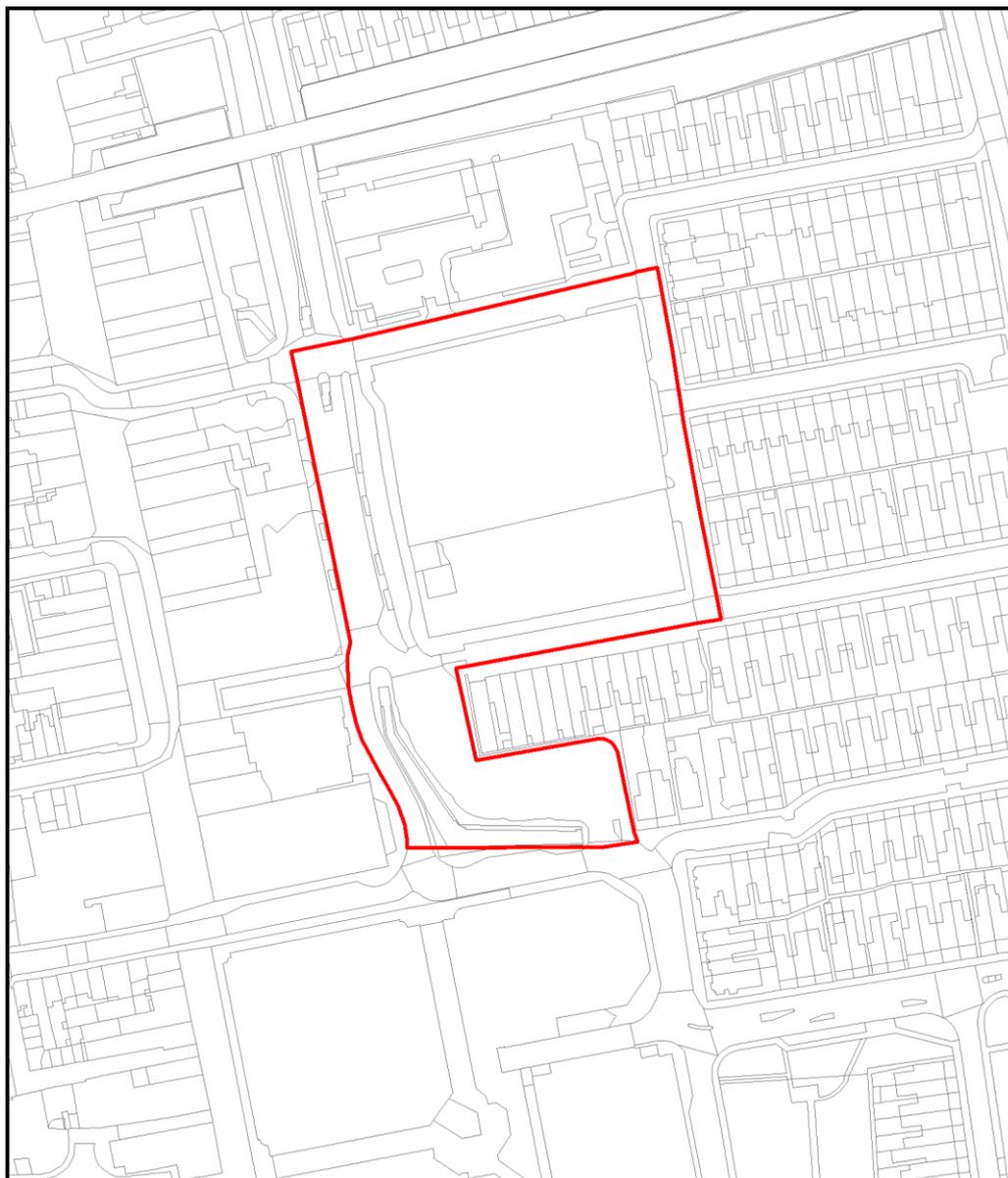
Indicative Residential Phasing

2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
				150
Overall yield	Yield by 2021	Final density		
150	150	176.47		

Conclusion

The site can support mixed use development including housing, retail, commercial and public parking.

Site Plan



Appendix 5 – Site Pro Forma Update

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
SCAAP PA8.1 BLVA	Victoria Gateway	12.72	PDL	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Victoria Avenue		Office, much vacant, residential and civic functions		
Description of Site (character of surrounding area)				
Victoria Avenue is located immediately north of Southend Town Centre.				
Proposed Uses		Indicative numbers/ floorspace		
Dwellings		2021= 662; post2021= 338; TOTAL = 1000		
Retail		2021=1462; post2021=1000; TOTAL=2462		
Food and drink		2021=127		
Community infrastructure		Post2021= 1,000		
Office		Post2021= 1,500		
Planning Status (Development Progress)				
There are a number of planning permissions for residential led mixed-use development on the site including: 14/01591/PA3COU, 15/00803/BC4M, 12/01094/FULM, 14/00226/PA3COU, 14/01304/PA3COU, 15/00953/PA3COU, 06/00598/FUL, 14/00330/BC4M				
Policy Restrictions				
The site is located within the Town Centre and Central Area which is a primary focus for regeneration and growth within Southend-on-Sea (Core Strategy KP1). Site contains a large amount of underused, vacant and outmoded office buildings, which is considered suitable for residential led mixed-use development.				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
None Known				
Potential Impacts				
None Known				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site offers a good location for mixed use development and would contribute to the creation of sustainable communities. The SCAAP proposes to allocate the site for the uses described.				
Availability Summary				
Benefits from a number of planning permissions.				
Achievability Summary				
it is considered that there is a good prospect that development on the sites that has planning permission will be delivered in the short term. Redevelopment of the site is supported within the emerging Southend Central Area Action Plan.				
Market Appraisal/ Viability				
The BNP viability update (SCAAP Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council's emerging and adopted policies, as well as the Council's reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council's plans throughout the economic cycle.				

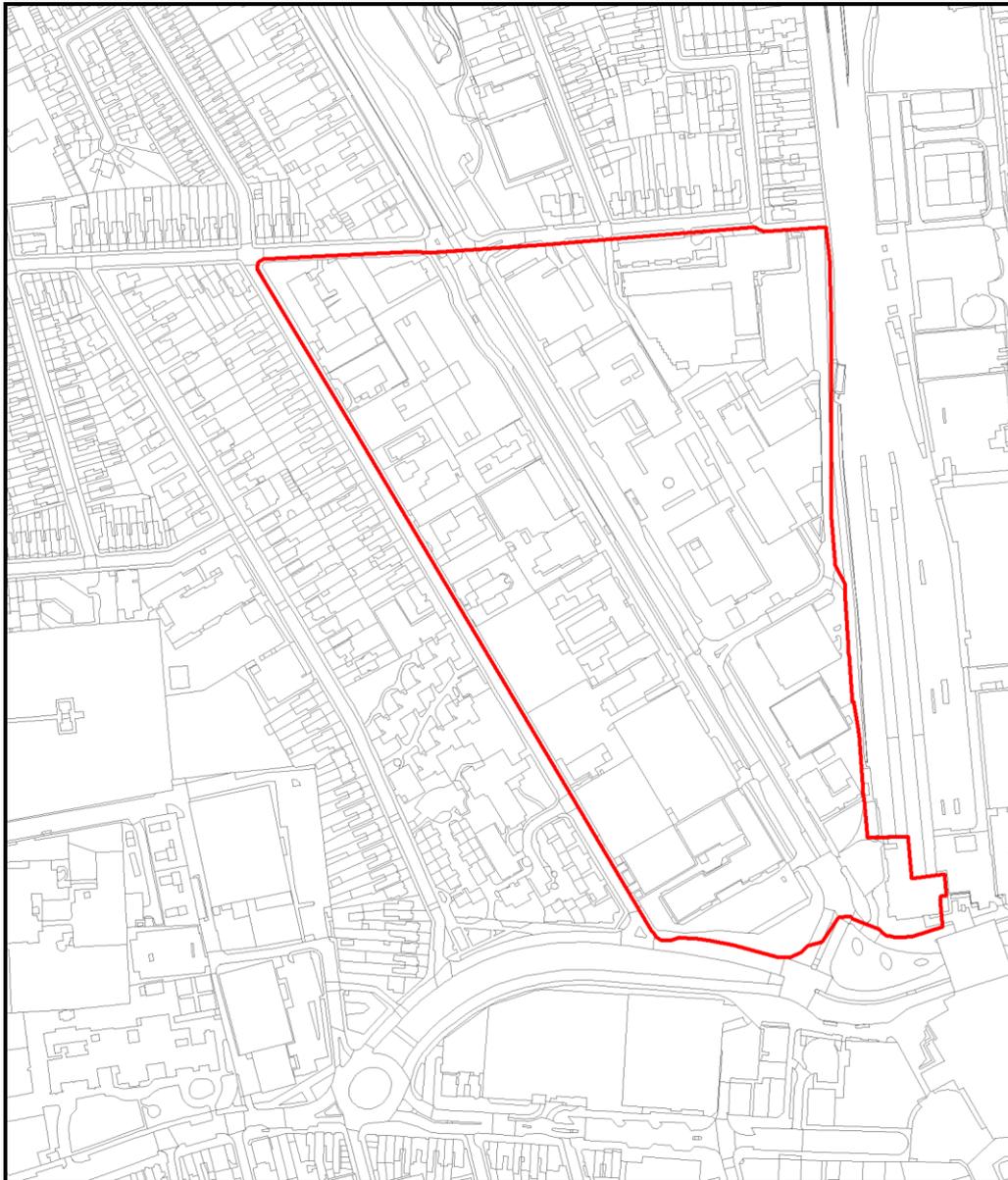
Appendix 5 – Site Pro Forma Update

Indicative Residential Phasing				
2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
16	86	302	179	79
2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
100	100	100	38	
Overall yield	Yield by 2021	Final density		
1000	662	78.6		

Conclusion

The site offers a good location for residential led mixed-use development and would contribute to the creation of sustainable communities. Those areas with planning permission are expected to be deliverable in the short term, with construction under way on a number of the sites.

Site Plan



Appendix 5 – Site Pro Forma Update

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
SCAAP CS1.2 CON059	Central Seafront	2.27	Brownfield	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Seaways Car Park		Public Car Park		
Description of Site (character of surrounding area)				
<p>The site is located east of the High Street close to the Royals Shopping Centre. The site is currently a surface car park . The site boundary backs on to residential gardens to the east and the front by residential properties at Herbert Grove to the west. The site is located behind the central seafront existing leisure and entertainment amusements.</p>				
Proposed Uses			Indicative numbers/ floorspace sqm	
Cinema and leisure Restaurant and Cafes Hotel Public parking and coach provision Potential for residential			5,000 4,200 1,200	
Planning Status (Development Progress)				
<p>Preapplication advice has been sought. Preapplication consultation commenced in Dec 2015 for Cinema, multi-storey car park, restaurants and cafes, public square, indoor leisure uses such as climbing wall and gym, hotel, coach drop-off and collection and parking. Did not include residential.</p> <p>Existing allocated site within saved Southend Borough Local Plan Proposal P9k for retail, possible residential and public parking provision.</p>				
Policy Restrictions				
<p>The site is located within the Town Centre and Central Area which is a primary focus for regeneration and growth within Southend-on-Sea (Core Strategy KP1). Policy CS1.4.ii of the SCAAP requires that a north south axis be created from Queensway, a coach drop off on site and there is likely to be a need for archaeology investigation as part of any redevelopment. The redevelopment of the site will also need to include a reprovision of public parking in line with SCAAP Policy DS5.</p>				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
<p>Potential for archaeology, site is sloped</p>				
Potential Impacts				
<p>Redevelopment of this site will need to include replacement parking provision in line with proposed SCAAP Policy DS5.</p>				
Transport Statement				
<p>The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.</p>				
Suitability Summary				
<p>The site offers a good location for mixed-use commercial development. The site could potentially accommodate an element of housing, however, current proposals include commercial uses only, which is considered acceptable at this central location. Therefore, no residential capacity has been included in the final suggested yield in this update. The site was allocated in the Borough Local Plan and the SCAAP proposes to allocate the site for the uses described.</p>				

Appendix 5 – Site Pro Forma Update

Availability Summary

The Council supports redevelopment and investment in the town centre and central area as per the adopted Core Strategy 2007. Redevelopment of the Seaways car park is supported within the emerging Southend Central Area Action Plan. A developer is discussing and has consulted on a large mixed use scheme, including cinema, restaurants and cafes, hotel, leisure uses and replacement parking.

Achievability Summary

Subject to the provision of replacement parking on the site in line with SCAAP Policy DS5, it is considered that there is a good prospect that development on the site will be delivered in the short term.

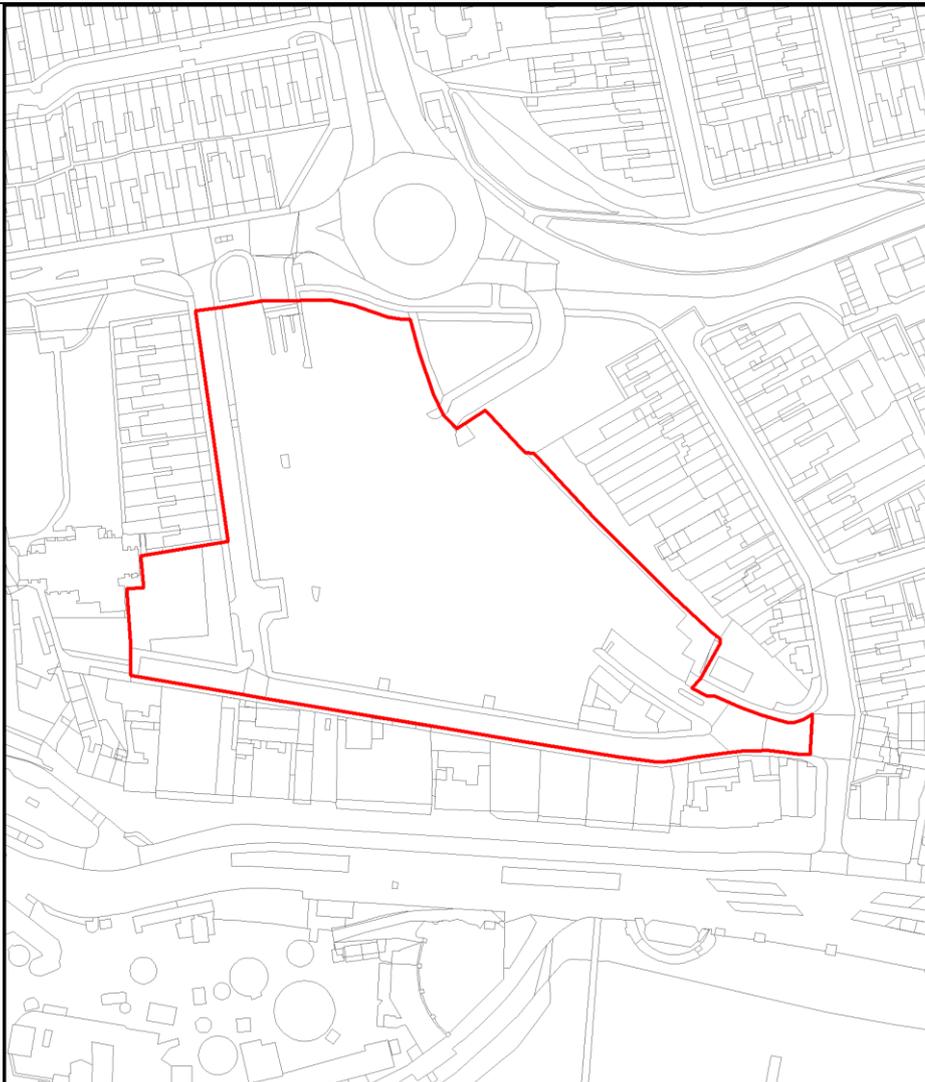
Market Appraisal/ Viability

The BNP viability update (SCAAP Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council's emerging and adopted policies, as well as the Council's reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council's plans throughout the economic cycle.

Conclusion

The site is in a central location with excellent links to the central seafront and southern part of the high street. Redevelopment for a mix of uses would aid regeneration aims. However, careful consideration should be made to any displaced parking and the release of this site for development will need to be co-ordinated through a car parking strategy. Recent proposals for development have not included residential and therefore is not included within the phasing of the SHLAA update 2016, although it is considered that housing could be accommodated on the site.

Site Plan



Appendix 5 – Site Pro Forma Update

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
SCAAP CS1.3 CON120	Central Seafront	1.1	Brownfield	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Marine Plaza, land between Southchurch Ave and Pleasant Road fronting Marine Parade		Mixed use, site primarily cleared		
Description of Site (character of surrounding area)				
Large edge of centre and seafront site consisting of cleared discussed backland.				
Proposed Uses		Indicative numbers/ floorspace		
Dwellings		Gross 282; Net 278		
Retail		700		
Food and Drink		1000		
Leisure		1000		
Planning Status (Development Progress)				
Current Planning Permission 14/01462/FULM. Demolish existing building and erect 282 self-contained flats in six blocks, erect 2717sqm of commercial floorspace,				
Policy Restrictions				
The site is located within the Town Centre and Central Area which is a primary focus for regeneration and growth within Southend-on-Sea (Core Strategy KP1). Existing allocated site within saved Southend Borough Local Plan Proposal P6c for prime leisure.				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
The area is within Flood Zone 2 and 3 and close to environmental designations on the foreshore				
Potential Impacts				
The site is adjacent to the Kursaal conservation area and Kursaal building, which is a listed building, which will need to be respected. Redevelopment of this area offers the potential to significantly improve the local area.				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site is considered suitable for development and has been identified for development in the Southend Borough local Plan. The SCAAP proposes to allocate the site for the uses described.				
Availability Summary				
The site has a current planning permission. Redevelopment of the Seaways car park is supported within the emerging Southend Central Area Action Plan.				
Achievability Summary				
There is a good prospect that the site will be delivered as part of a mixed use scheme in the short term.				

Appendix 5 – Site Pro Forma Update

Market Appraisal/ Viability

The BNP viability update (SCAAP Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council's emerging and adopted policies, as well as the Council's reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council's plans throughout the economic cycle.

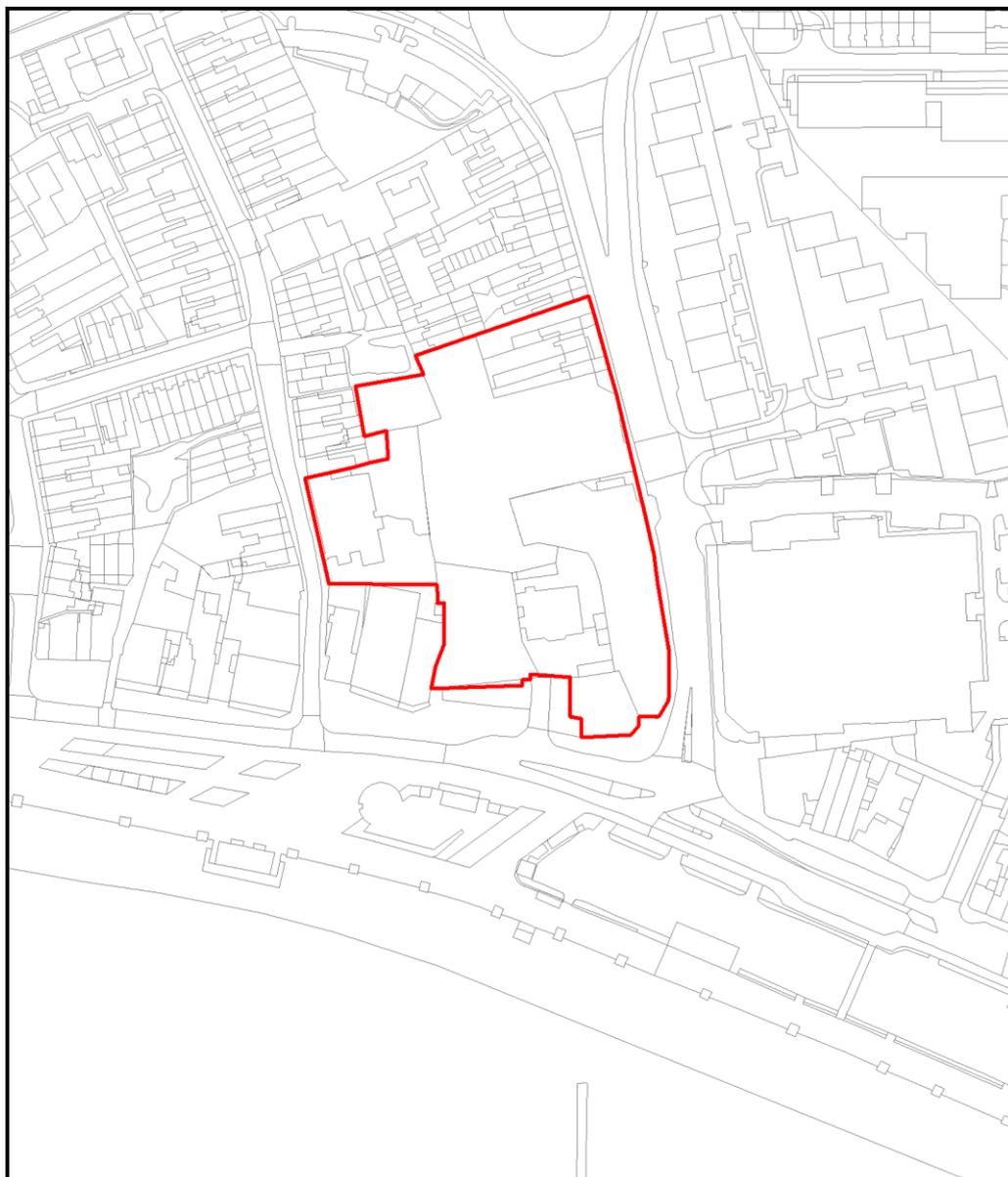
Indicative Residential Phasing

2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
		100	100	82
Overall yield	Yield by 2021	Final density		
		256.00		

Conclusion

The site has been identified as a key development site and currently has planning permission for a mixed use scheme including housing. There is a good prospect that the scheme is delivered in the short term.

Site Plan



Appendix 5 – Site Pro Forma Update

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
SCAAP PA8.2 CON128	Victoria Gateway	2.13	Brownfield	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Baxter Avenue		Social and sheltered housing		
Description of Site (character of surrounding area)				
Located to the West of Victoria Avenue located in close proximity to the Town Centre				
Proposed Uses		Indicative numbers/ floorspace		
Dwellings Parking		Gross (500); Net (240)		
Planning Status (Development Progress)				
Discussion with planning officers on potential scheme occurred in 2016 following the site being put forward during the SCAAP Preferred Approach				
Policy Restrictions				
The site is located within the Town Centre and Central Area which is a primary focus for regeneration and growth within Southend-on-Sea (Core Strategy KP1).				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
None Known				
Potential Impacts				
Any redevelopment of existing properties will need to be sensitive and appropriately co-ordinated.				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site is located within the Town Centre and Central Area which is a primary focus for regeneration and growth within Southend-on-Sea (Core Strategy KP1). The SCAAP proposes to allocate the site for the uses described.				
Availability Summary				
Through representation on the SCAAP there is confidence that the site is available. The SCAAP proposes to allocate the site for the uses described.				
Achievability Summary				
It is considered that there is a good prospect that additional housing can be delivered on the site within the short to medium term. It is considered that approximately half the site will be delivered by 2021.				
Market Appraisal/ Viability				
The BNP viability update (SCAAP Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council's emerging and adopted policies, as well as the Council's reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council's plans throughout the economic cycle.				

Appendix 5 – Site Pro Forma Update

Indicative Residential Phasing				
2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
				250
2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
250				
Overall yield	Yield by 2021	Final density		
500		234.74		

Conclusion

The site offers potential for regeneration of the site for high quality mixed tenure residential development. Any redevelopment of existing properties will need to be appropriately co-ordinated. The site is considered to be deliverable in the short to medium term.

Site Plan



Appendix 5 – Site Pro Forma Update

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
SCAAP PA9.1, BLS1, BLS2	Sutton Gateway	2.23	Brownfield	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Sutton Road		Employment and residential uses with a small area of retail		
Description of Site (character of surrounding area)				
The site comprises a number of buildings, a number of which are in employment use, fronting Sutton Road. Recently, a number of residential led schemes have come forward and the area is beginning to transform into a residential-led community.				
Proposed Uses		Indicative numbers/ floorspace		
Dwellings Community uses		Total 200; Pre2021= 92; Post2021=108 500		
Planning Status (Development Progress)				
There are a number of planning permissions on the site, 13/00576/FULM under construction and 14/00029/FUL, for residential use. A number of residential units have been completed on the site in recent years				
Policy Restrictions				
The site is located within the Town Centre and Central Area which is a primary focus for regeneration and growth within Southend-on-Sea (Core Strategy KP1).				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
None known.				
Potential Impacts				
Redevelopment will have to be sensitive to nearby residential properties.				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site offers a good location for residential-led development and would contribute to the creation of sustainable communities.				
Availability Summary				
Benefits from a number of planning permissions.				
Achievability Summary				
It is considered that there is a good prospect that development on the sites that have planning permission will be delivered in the short term.				
Market Appraisal/ Viability				
The BNP viability update (SCAAP Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council's emerging and adopted policies, as well as the Council's reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council's plans throughout the economic cycle.				

Appendix 5 – Site Pro Forma Update

Indicative Residential Phasing

2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
86			6	
Overall yield	Yield by 2021	Final density		
92	92	41.3		

Conclusion

The site offers a good location for residential led development and would contribute to the creation of sustainable communities. Those areas with planning permission are expected to be deliverable in the short term, with construction under way on a number of the sites.

Site Plan



Notes

SCAAP Preferred Approach

Summary table uses: Residential (100), Leisure, tourism, restaurants, cinema, hotel
 Seaways reduced to 100 to take account of increased commercial element desired on the site (con059 was 250)

Appendix 5 – Site Pro Forma Update

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
SCAAP PA9.2	Sutton Gateway	0.37	PDL	Southend-on-Sea
Site Address		Current/ Previous Landuse		
53-57 Sutton Road		Retail and car park		
Description of Site (character of surrounding area)				
The site is at the junction of Sutton Road and Guildford Road and is currently occupied by a three storey convenience store the upper two levels of which are vacant. Discussion with planning officers on potential scheme occurred in 2016 following the site being put forward during the SCAAP Preferred Approach				
Proposed Uses		Indicative numbers/ floorspace		
Dwellings		50		
Retail		700		
Planning Status (Development Progress)				
No relevant planning history. Preapplication advice has been sought.				
Policy Restrictions				
The site is located within the Town Centre and Central Area which is a primary focus for regeneration and growth within Southend-on-Sea (Core Strategy KP1).				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
None known.				
Potential Impacts				
Redevelopment of existing properties will have to be sensitive. The building is locally listed and the SCAAP Opportunity Site PA9.2 makes provision for the retention of the Sutton Road façade of the building, and its incorporation into any proposals.				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site offers a good location for residential-led development, with convenience store, and would contribute to the creation of sustainable communities. The SCAAP proposes to allocate the site for the uses described.				
Availability Summary				
Through representation on the SCAAP there is confidence that the site is available and should come forward. The site has been subject to pre-application discussions.				
Achievability Summary				
It is considered that there is a good prospect that development on the site will be delivered in the short term.				
Market Appraisal/ Viability				

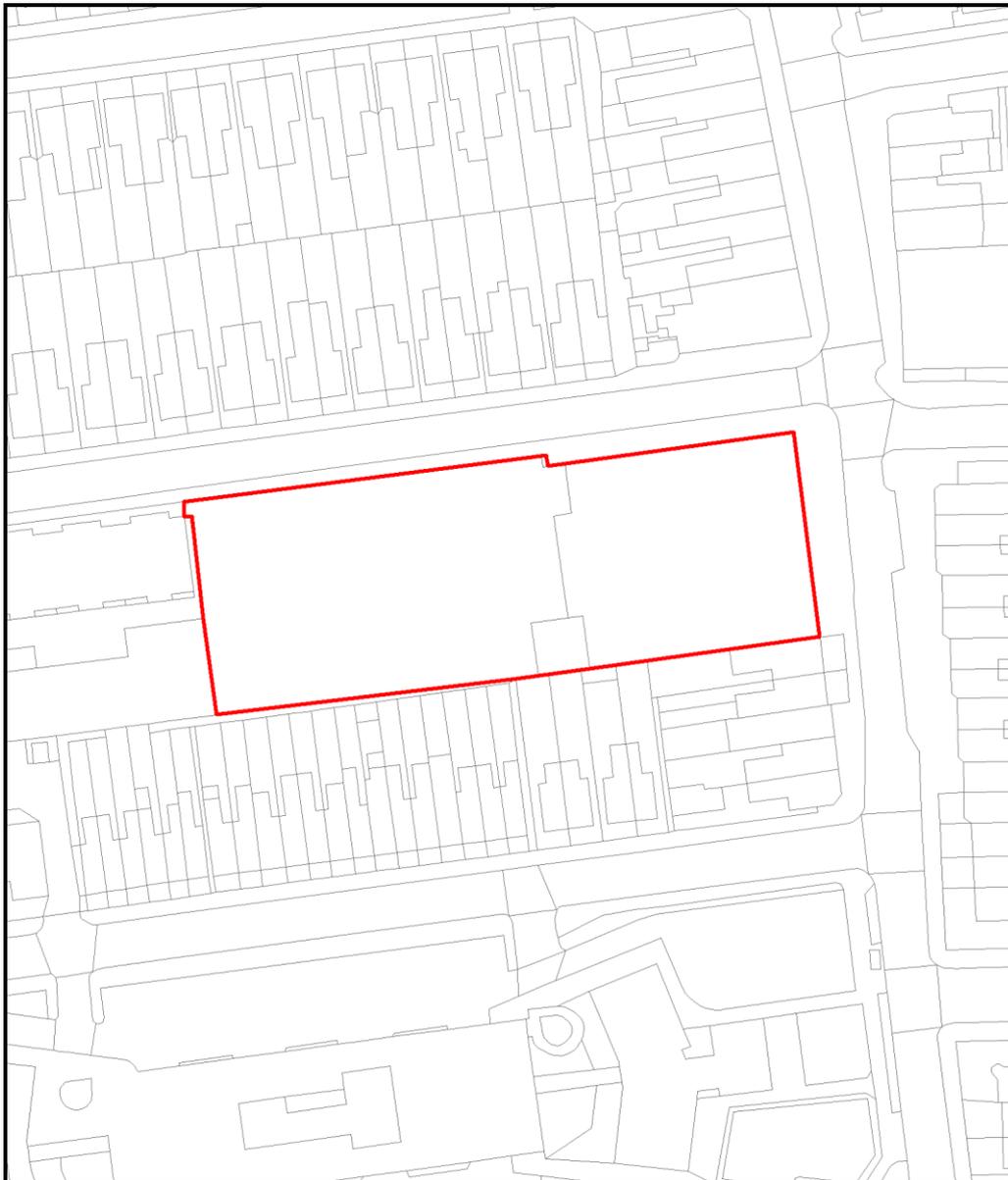
Appendix 5 – Site Pro Forma Update

Indicative Residential Phasing				
2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
				50
Overall yield	Yield by 2021	Final density		
50	50	135.14		

Conclusion

The site currently provides a convenience store, and offers potential for redevelopment to achieve a new, enhanced convenience store, together with new residential accommodation. The existing facade of the building, fronting Sutton Road, would need to be retained and incorporate into any proposal, being sensitive to the local listed status of the building. Development would contribute to the creation of sustainable communities and it is considered that there is good prospect that the site could be delivered in the short term.

Site Plan



Appendix 5 – Site Pro Forma Update

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
CON005	Victoria Gateway	4.22	Brownfield	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Roots Hall , Victoria Avenue		Mixed including football stadium		
Description of Site (character of surrounding area)				
<p>This site is a large site which comprises Southend Unit Football ground and a large vacant college building. The site also includes a series of other which include Polair Steel Fabrications (25 Roots Hall Venue), some 1960s style 4/5 storey flats (St Marys Court - affordable housing) and a terrace of 2 storey shops (299/301 & 341-365 Victoria Avenue) most of which are vacant. The site is situated on a key junction of Victoria Avenue and Fairfax Drive and effectively forms the Gateway to the town centre. The land slopes down to Prittlebrook to the north of the site.</p>				
Proposed Uses		Indicative numbers/ floorspace		
Dwellings		272		
Retail		1000		
Parking				
Planning Status (Development Progress)				
No existing planning permission. Planning history 07/01111/out granted 24.06.11 (11/01540/resm granted 11.07.12) for food retail store (6976m2) petrol station, 272 residential units				
Policy Restrictions				
The site is located in the Central Area which is a primary focus for regeneration and growth within the Southend Core Strategy (Policy KP1).				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
Site is adjacent to Prittlewell Conservation Area				
Potential Impacts				
Relocation of the football stadium is required				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site would be located in an area where residential development is generally appropriate. There are no physical constraints that would prevent development. From the information available, therefore, the site is considered suitable for housing development in principle				
Availability Summary				
The site is not available until football stadium has relocated				
Achievability Summary				
Unlikely to be achieved in period up to 2021 as redevelopment is predicated on the completion of a new football stadium at Fossetts Farm, which does not have planning permission itself. Any development of the site would be expected in the longer term post 2021. No evidence was submitted outlining that the site was deliverable by 2021 during consultation on the SCAAP Preferred Approach in Dec 2015.				

Appendix 5 – Site Pro Forma Update

Market Appraisal/ Viability

The BNP viability update (Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council's emerging and adopted policies, as well as the Council's reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council's plans throughout the economic cycle.

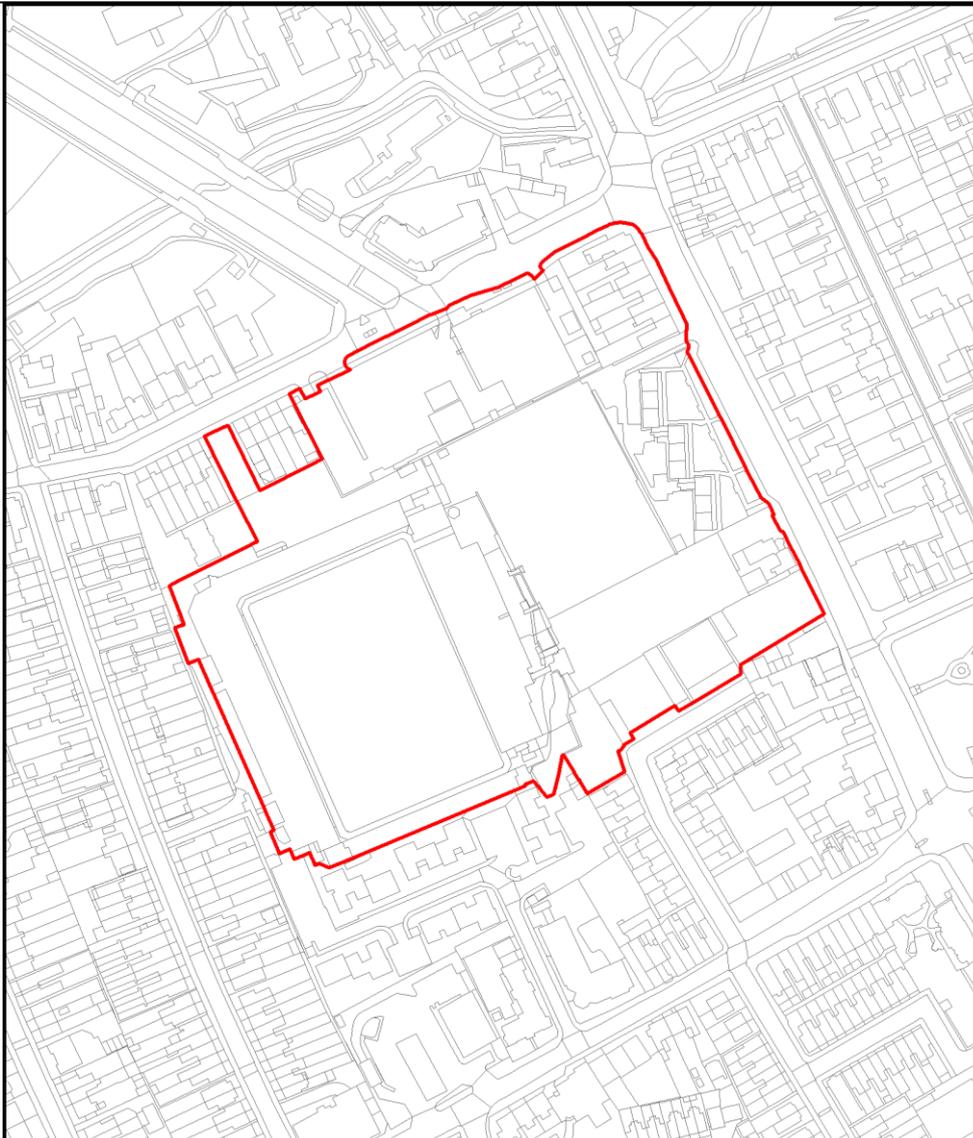
Indicative Residential Phasing

2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
0	0	0	0	0
2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
			100	100
2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031
72				
Overall yield	Yield by 2021	Final density		
272	0	64.45		

Conclusion

Potential for mix of uses including a significant number of dwellings and possible foodstore but unlikely to come forward before 2021. Any development of the site would be expected in the longer term.

Site Plan



Appendix 5 – Site Pro Forma Update

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
CON020	Central Seafront	1.26	Brownfield	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Esplanade House, Eastern Esplanade		Office		
Description of Site (character of surrounding area)				
<p>The site is located on Eastern Esplanade, fronting onto the main seafront road, also fronting Burnaby Road to the north. It was formerly occupied by a vacant and derelict 4 storey, former office building 'Esplanade House' which has been demolished. There are residential uses to the west and north west of the site. To the east is a vacant site.</p>				
Proposed Uses		Indicative numbers/ floorspace		
Residential		216		
Hotel		64 rooms		
Restaurant		359		
Retail		387		
Planning Status (Development Progress)				
<p>Planning permission for mixed use scheme, including residential, hotel, restaurant, retail and parking, reference 10/00140/FULM and 13/00869/EXTM. The planning permission expires in July 2017. Site cleared, development not started.</p>				
Policy Restrictions				
<p>The site is located within the Town Centre and Central Area which is a primary focus for regeneration and growth within Southend-on-Sea (Core Strategy KP1).</p>				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
<p>The area is within Flood Zone 3 and close to environmental designations on the foreshore.</p>				
Potential Impacts				
<p>Redevelopment of the site should contribute to the aims of Policy Area CS1 Central Seafront of the SCAAP.</p>				
Transport Statement				
<p>The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.</p>				
Suitability Summary				
<p>The site has a current planning permission however there is no indication that the site will be delivered in the short term.</p>				
Availability Summary				
<p>The site has a current planning permission. Through the SCAAP (Policy CS1), the Council is promoting the central seafront area for high quality mixed use schemes, including provision of hotel and visitor accommodation.</p>				
Achievability Summary				
<p>The site is suitable for development and residential uses are actively being sought on the site, however there is no indication that the site will be delivered in the short term. No evidence was submitted outlining that the site was deliverable by 2021 during consultation on the SCAAP Preferred Approach in Dec 2015.</p>				
Market Appraisal/ Viability				
<p>The BNP viability update (SCAAP Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council's emerging and adopted policies, as well as the Council's reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council's plans throughout the economic cycle.</p>				

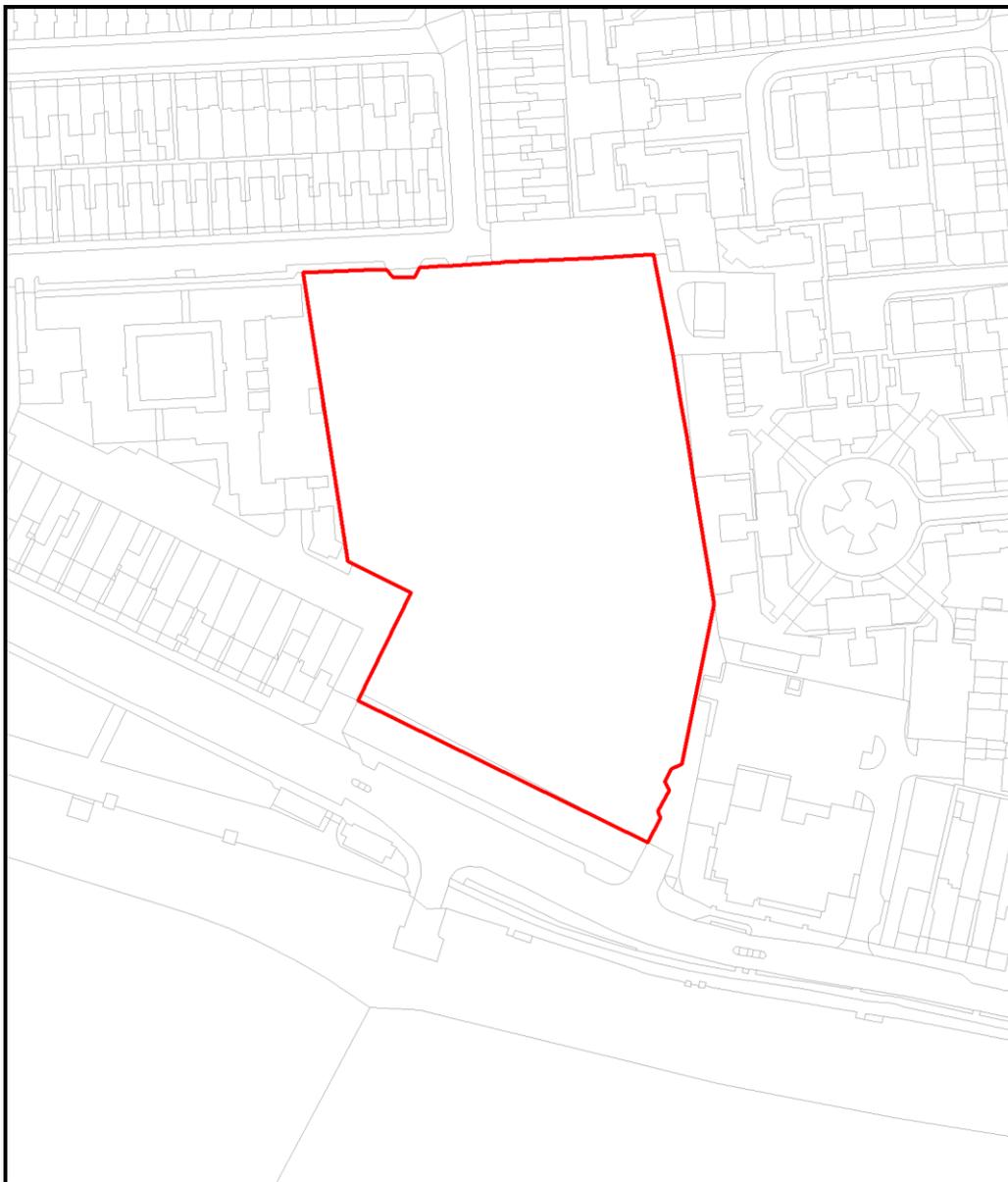
Appendix 5 – Site Pro Forma Update

Indicative Residential Phasing				
2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
72	72	72		
Overall yield	Yield by 2021	Final density		
216	0			

Conclusion

The site has a current planning permission for mixed use development, however development has not started despite an extension of time having been granted. There is no indication that the site will be delivered in the short term. Development on the site should contribute to the aims and objectives for the Central Seafront Policy Area, as set out in the SCAAP.

Site Plan



Appendix 5 – Site Pro Forma Update

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
CON064, P9j	Clifftown	0.33	Brownfield	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Clarence Road		Public car park		
Description of Site (character of surrounding area)				
Public car park in a dense residential and office area in a town centre location, 2-3 storey development surrounding the site.				
Proposed Uses		Indicative numbers/ floorspace		
Dwellings		38		
Retail and food		500		
Office		200		
Parking				
Planning Status (Development Progress)				
No relevant planning history. Existing allocated site within saved Southend Borough Local Plan Proposal P9j for retail and office floorspace.				
Policy Restrictions				
The site is located in the Central Area which is a primary focus for regeneration and growth within the Southend Core Strategy (Policy KP1). Replacement parking to be bought forward in line with SCAAP Policy DS5.				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
None known.				
Potential Impacts				
Redevelopment will displace parking and replacement parking will need to be a condition of redevelopment.				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site offers a suitable location for development and would contribute to the creation of sustainable mixed communities.				
Availability Summary				
The site is available for development subject to satisfactory replacement parking provision elsewhere in line with SCAAP Policy DS5.				
Achievability Summary				
Subject to the satisfactory replacement of parking elsewhere in line with SCAAP Policy DS5 the development is considered achievable in the longer term. No evidence was submitted outlining that the site was deliverable by 2021 during consultation on the SCAAP Preferred Approach in Dec 2015.				
Market Appraisal/ Viability				
The BNP viability update (SCAAP Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council's emerging and adopted policies, as well as the Council's reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council's plans throughout the economic cycle.				

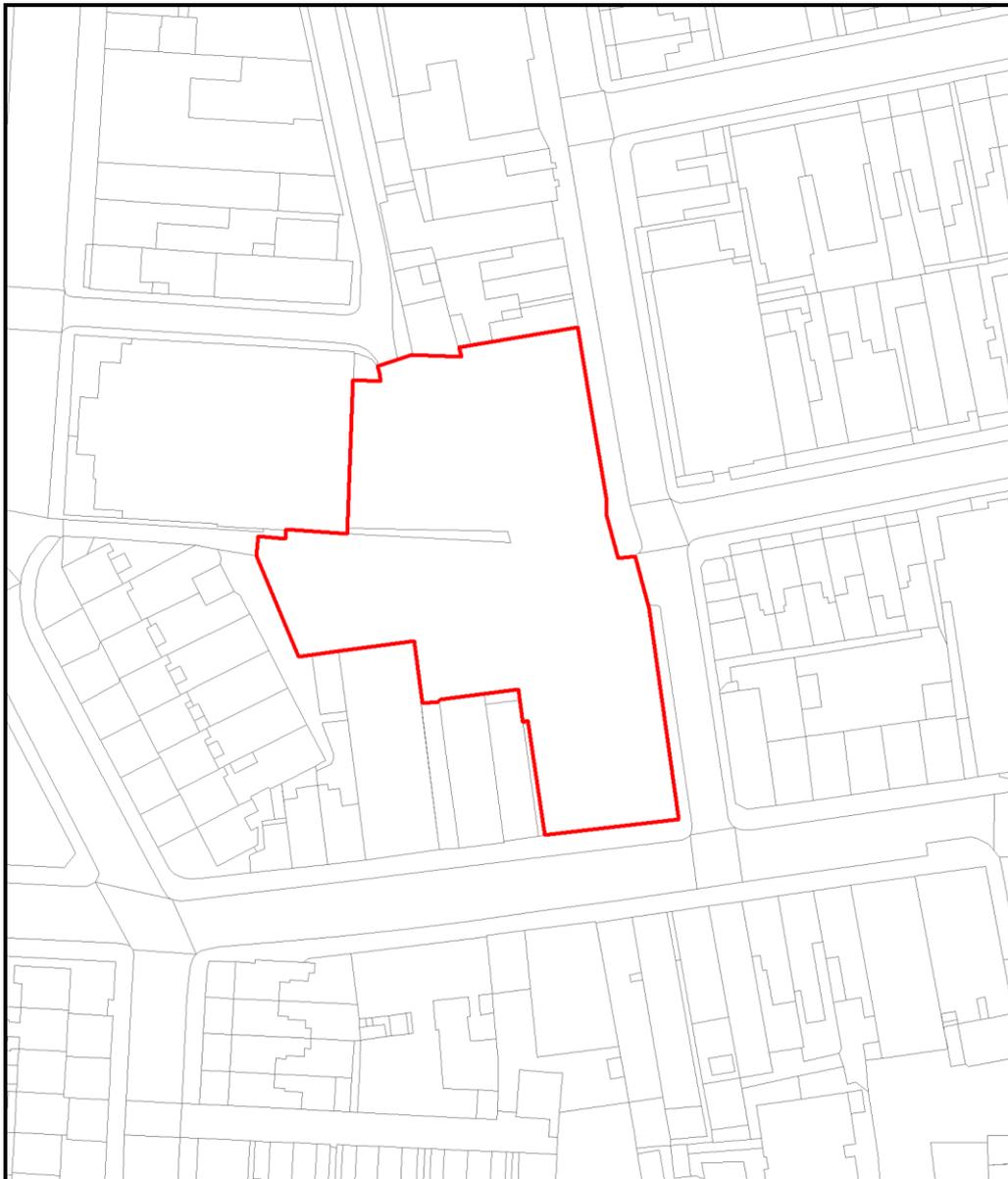
Appendix 5 – Site Pro Forma Update

Indicative Residential Phasing				
2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
			38	
Overall yield	Yield by 2021	Final density		
38	0	115		

Conclusion

The site is in a central location and offers potential for redevelopment, subject to the satisfactory replacement of parking elsewhere in line with SCAAP Policy DS5. There is no indication that the site will be developed in the short term but could be delivered in the longer term.

Site Plan



Appendix 5 – Site Pro Forma Update

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
CON065, CON066 (small part)	Clifftown	0.18	Brownfield	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Alexandra Street		Public car park		
Description of Site (character of surrounding area)				
Public car park in a dense residential and office area in a town centre location. Surrounding development 2-3 storey.				
Proposed Uses		Indicative numbers/ floorspace		
Dwellings		57		
A1/ A3		250		
Parking				
Planning Status (Development Progress)				
No relevant planning history. Existing allocated site within saved Southend Borough Local Plan Proposal P5d for retail and office floorspace.				
Policy Restrictions				
The site is located in the Central Area which is a primary focus for regeneration and growth within the Southend Core Strategy (Policy KP1). Replacement parking to be bought forward in line with SCAAP Policy DS5.				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
None known.				
Potential Impacts				
Redevelopment will displace parking and replacement parking will need to be a condition of redevelopment.				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site offers a suitable location for development and would contribute to the creation of sustainable mixed communities.				
Availability Summary				
The site is available for development subject to satisfactory replacement parking provision elsewhere in line with SCAAP Policy DS5.				
Achievability Summary				
Subject to the satisfactory replacement of parking elsewhere in line with SCAAP Policy DS5 the development is considered achievable in the longer term. No evidence was submitted outlining that the site was deliverable by 2021 during consultation on the SCAAP Preferred Approach in Dec 2015.				
Market Appraisal/ Viability				
The BNP viability update (SCAAP Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council's emerging and adopted policies, as well as the Council's reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council's plans throughout the economic cycle.				

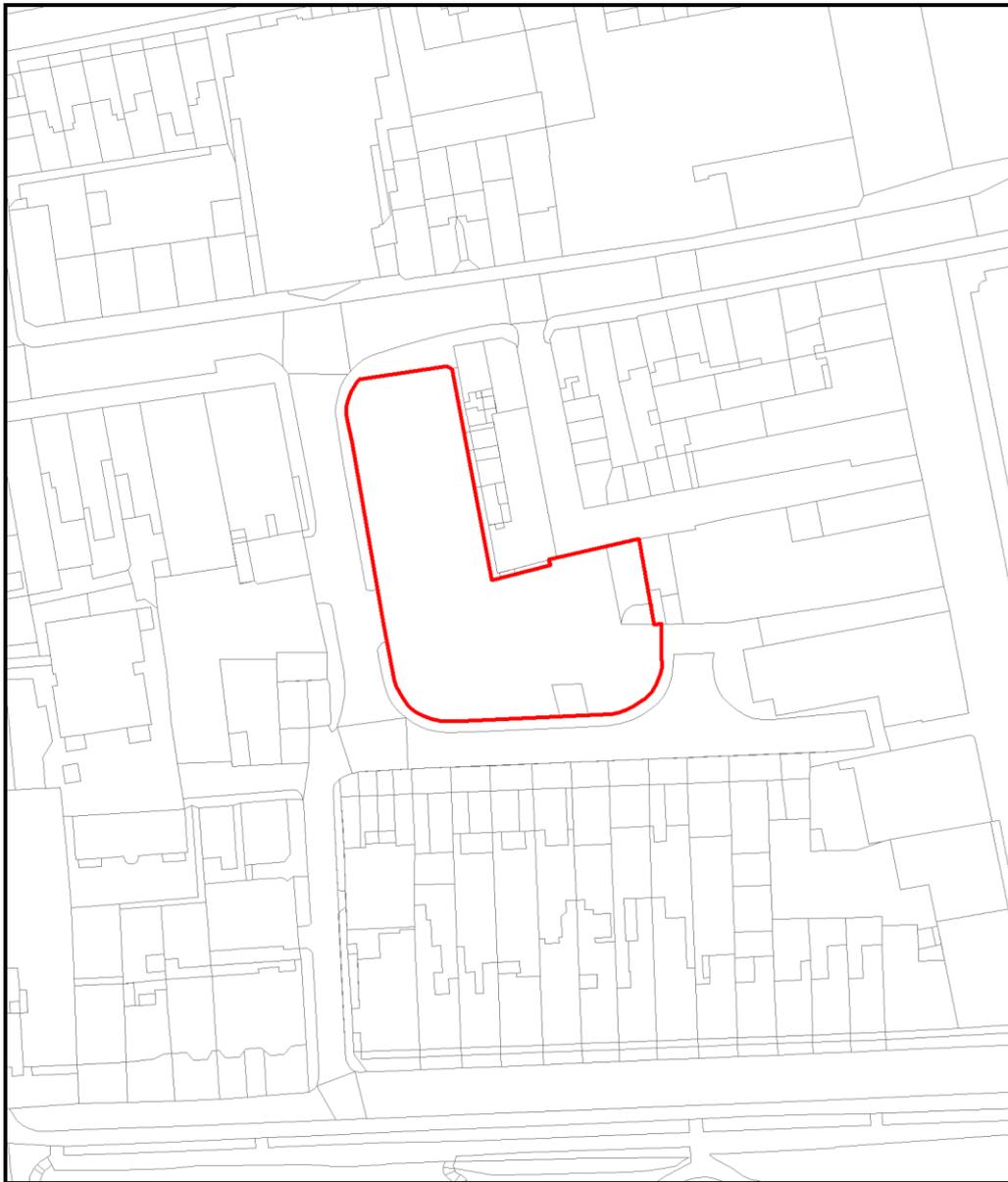
Appendix 5 – Site Pro Forma Update

Indicative Residential Phasing				
2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
			57	
Overall yield	Yield by 2021	Final density		
57	0	317		

Conclusion

The site is in a central location and offers potential for redevelopment, subject to the satisfactory replacement of parking elsewhere in line with SCAAP Policy DS5. There is no indication that the site will be developed in the short term but could be delivered in the longer term post 2021.

Site Plan



Appendix 5 – Site Pro Forma Update

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
CON067	Victoria Gateway	0.47	Brownfield	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Former Water Board Site, North Road		Community Arts Project		
Description of Site (character of surrounding area)				
Brick built 2 storey water pumping station, adjacent buildings and large area of hardstanding with blocks of garages of northern and eastern boundaries. Within a primarily residential area.				
Proposed Uses		Indicative numbers/ floorspace		
Dwellings		30		
Planning Status (Development Progress)				
No relevant planning history.				
Policy Restrictions				
The site is located within Southend Central Area which is a primary focus for regeneration and growth within Southend.				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
None known.				
Potential Impacts				
None known.				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
There are no overriding physical constraints that would prevent development, the site is considered suitable for residential development in principle, with continued support for complementary cultural uses.				
Availability Summary				
A community arts project (TAP) is currently on the site, there are no known legal or ownership issues that could limit development here. The site has been subject of pre-application in the past, although there has been no known recent pre-application discussion.				
Achievability Summary				
There is no indication that the site will be developed in the short term, however development is considered achievable in the longer term. No evidence was submitted outlining that the site was deliverable by 2021 during consultation on the SCAAP Preferred Approach in Dec 2015.				
Market Appraisal/ Viability				
The BNP viability update (Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council's emerging and adopted policies, as well as the Council's reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council's plans throughout the economic cycle.				

Appendix 5 – Site Pro Forma Update

Indicative Residential Phasing				
2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
			30	
Overall yield	Yield by 2021	Final density		
30	0	63.83		

Conclusion

The site does not appear to have any policy or physical constraints that would prevent redevelopment. In the longer term the site offers development potential for residential and cultural uses. The site is available although is currently occupied by a community art project (TAP).

Site Plan



Appendix 5 – Site Pro Forma Update

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
CON124	Central Seafront	1.45	PDL	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Warrior Square		Assembly and leisure		
Description of Site (character of surrounding area)				
<p>Site of former large post-war swimming pool and surface car parking. The swimming pool has now been demolished and cleared and the site is in use as a surface public car park, with an area of the site laid to grass. There is a terrace of Victoria 2 storey dwellings to the south west of the site, Warrior Square open space and more terraced housing to the north and terraced dwellings to the south. Access to Queensway to the east.</p>				
Proposed Uses		Indicative numbers/ floorspace		
Residential units		94		
Commercial		300		
Retail and food		500		
Public Parking				
Planning Status (Development Progress)				
No relevant planning history. Existing allocated site within saved Southend Borough Local Plan Proposal P5b for retail, office, residential and parking				
Policy Restrictions				
The site is located within the Town Centre and Central Area which is a primary focus for regeneration and growth within Southend-on-Sea (Core Strategy KP1). The site is located adjacent to a conservation area, and development adjoining the conservation area will need to demonstrate that it does not detrimentally impact the setting of the Conservation Area, in accordance with Development Management Policy DM5.				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
None known.				
Potential Impacts				
Redevelopment will have to be sensitive to the conservation area and nearby existing housing.				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site is suitable for residential development as part of a mixed use redevelopment of the site, and would contribute to the creation of sustainable mixed communities				
Availability Summary				
The site is considered available for development.				
Achievability Summary				
From the information available there is a reasonable prospect that housing will be delivered in the site in the longer term. No evidence was submitted outlining that the site was deliverable by 2021 during consultation on the SCAAP Preferred Approach in Dec 2015.				

Appendix 5 – Site Pro Forma Update

Market Appraisal/ Viability

The BNP viability update (Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council’s data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council’s emerging and adopted policies, as well as the Council’s reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council’s plans throughout the economic cycle.

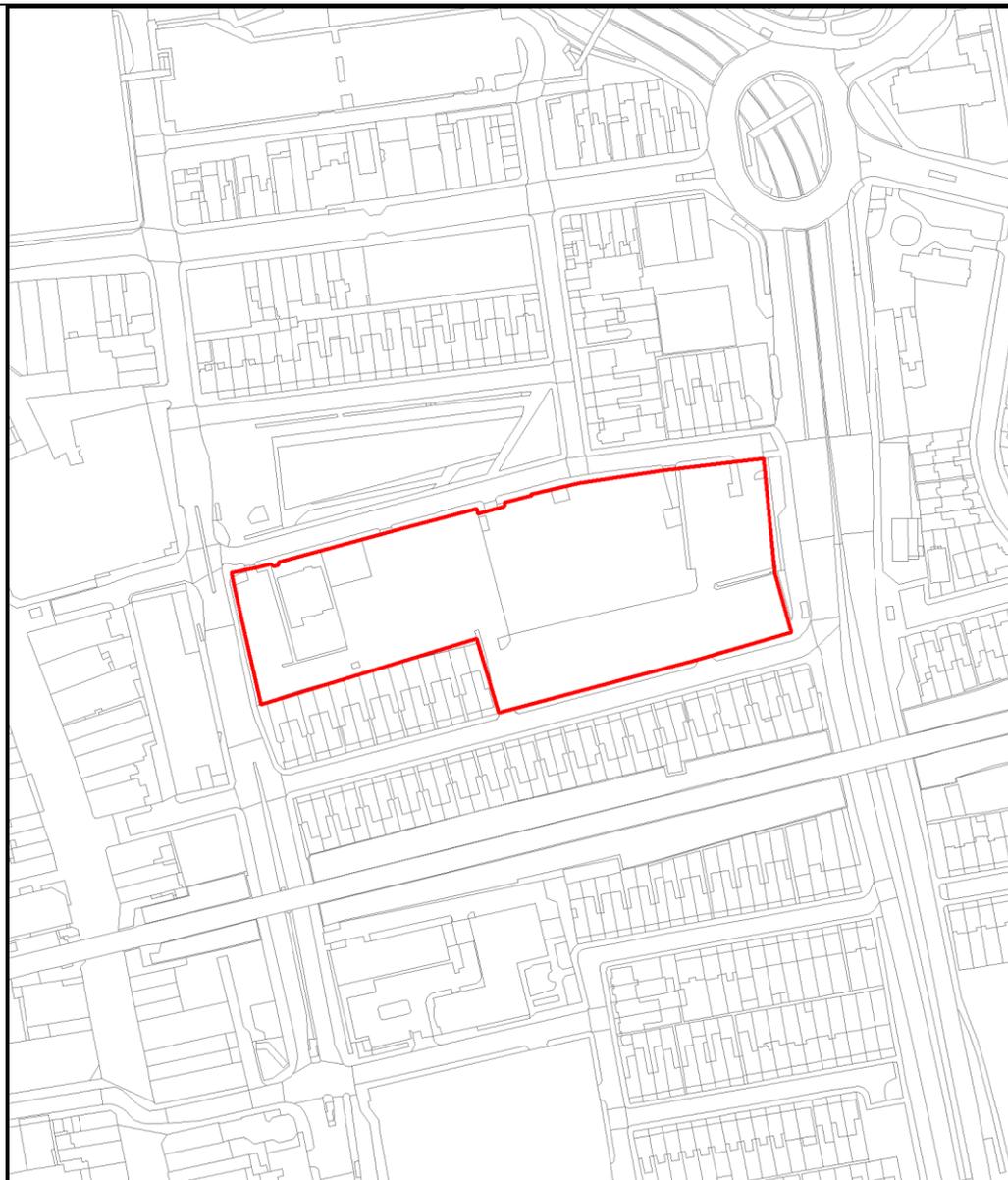
Indicative Residential Phasing

2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
		30	40	24
Overall yield	Yield by 2021	Final density		
94	0	64.83		

Conclusion

Residential development as part of a mixed use scheme would be appropriate in this location, in the longer term. Development should be sensitive to the setting of the conservation area and would be subject to satisfactory replacement parking provision elsewhere in line with SCAAP Policy DS5.

Site Plan



Appendix 5 – Site Pro Forma Update

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
CON0125, P5a, P9b	Central Seafront	2.24	Brownfield	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Sainsbury's, London Road		Retail and car park		
Description of Site (character of surrounding area)				
Large convenience retail food store, and multi-storey car park located on the edge of the town centre, bounded by Queensway to the north and London Road to the south. Adjacent uses are generally commercial, with residential and student accommodation opposite.				
Proposed Uses		Indicative numbers/ floorspace		
Residential		150		
Office		1000		
Retail		1000		
Planning Status (Development Progress)				
No relevant planning history. Existing allocated site within saved Southend Borough Local Plan Proposal P5a and P9b. The area that these allocations cover were delivered a number of years ago.				
Policy Restrictions				
The site is located within the Town Centre and Central Area which is a primary focus for regeneration and growth within Southend-on-Sea (Core Strategy KP1).				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
None known.				
Potential Impacts				
If the site is developed it is important that the town centre is anchored by a large scale convenience retail offer to contribute towards its continued vitality and viability.				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site offers potential for mixed use redevelopment with town centre uses, that could include convenience retail, offices and residential to upper floors.				
Availability Summary				
The site was not promoted during the preferred approach SCAAP.				
Achievability Summary				
The Sainsbury's store has recently undergone refurbishment. No evidence was submitted outlining that the site was deliverable by 2021 during consultation on the SCAAP Preferred Approach in Dec 2015. There is no indication that the site will be developed in the short term but may be an option in the long term.				
Market Appraisal/ Viability				
The BNP viability update (Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council's emerging and adopted policies, as well as the Council's reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council's plans throughout the economic cycle.				

Appendix 5 – Site Pro Forma Update

Indicative Residential Phasing				
2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
0	0	0	0	0
2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031
50	50	50		
Overall yield	Yield by 2021	Final density		
150	0	66.96		

Conclusion

The site offers potential for mixed-use development with town centre uses, that could include convenience retail, offices and residential to upper floors. The site was not promoted through the SCAAP preferred approach and it is not expected that the site will be delivered in the short term. If the site is developed it is important that the town centre is anchored by a large scale convenience retail offer.

Site Plan



**Other SCAAP Sites without residential
Contents:**

Elmer

Southend Pier

New Southend Museum

Whitegate Road

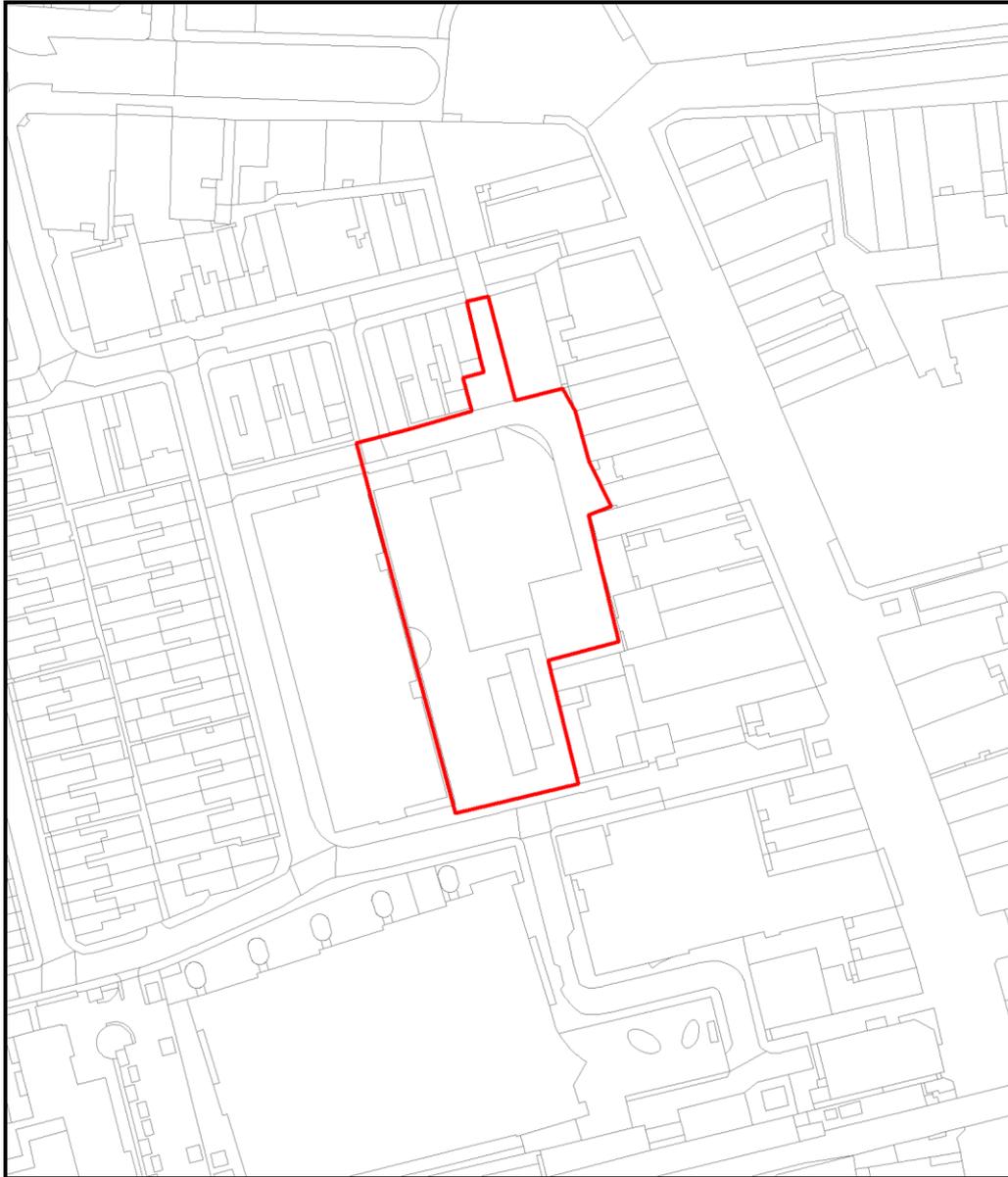
Pitman's Close

Other SCAAP Sites without residential

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
PA3.1	Elmer	0.54	Brownfield	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Elmer Approach		Undesignated open space		
Description of Site (character of surrounding area)				
The site is bounded by The Forum (Elmer Phase 1) and public square to the west, the University of Essex and South Essex College to the South, the High Street to the East, Queens Road (secondary retail area).				
Proposed Uses		Indicative numbers/ floorspace		
Cultural/ Learning		5,500		
Café		500		
Offices		200		
Planning Status (Development Progress)				
No relevant planning history. It was always planned as a two phase development and the first phase has been completed.				
Policy Restrictions				
The site is located within the Town Centre / Central Area which is a primary focus for regeneration and growth within Southend (Policy KP1). The emerging SCAAP, which is at an advanced stage of preparation seeks to allocate the site for the described uses.				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
None known.				
Potential Impacts				
None known.				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site offers a suitable location for development and would complement phase 1 of development at Elmer Square (The Forum). The site has no known policy restrictions and no physical constraints that would limited development. The relationship of Elmer Square with surrounding buildings, uses and environment will be a key consideration for development. The SCAAP proposes to allocate the site for the uses described.				
Availability Summary				
The site has been planned as a two phase development, with Phase 1 having now been delivered. The Council is supporting the development of Phase 2 for cultural / learning focus.				
Achievability Summary				
It is considered that the development of phase 2 of the site will be delivered in the short term. £6m of Local Growth Fund money has currently been assigned to assist delivery of the project.				
Conclusion				
The site is expected to be delivered in the short term, providing cultural / learning uses to complement Phase 1 of Elmer Square, and development of Phase 2 if being supported by the Council. The site is allocated in the SCAAP for the described uses. The site is not considered suitable for housing.				

Other SCAAP Sites without residential

Site Plan



Other SCAAP Sites without residential

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
SCAAP CS1.1	Central Seafront	7.33	Existing Pier	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Southend Pier, Western Esplanade		Pier, cultural, leisure, café, retail		
Description of Site (character of surrounding area)				
The Grade II listed Pier is a focal point of the central seafront, providing leisure, cultural and tourism attractions and offering potential to be further rejuvenated as a landmark and destination.				
Proposed Uses		Indicative numbers/ floorspace		
Leisure		2000		
Cultural		500		
Café		300		
Retail		100		
Planning Status (Development Progress)				
No outstanding planning permissions. Planning permission is being prepared and pre-application advice has been sought.				
Policy Restrictions				
The site is located within the Central Area which is a primary focus for regeneration and growth within Southend (Policy KP1). The emerging SCAAP, which is at an advanced stage of preparation seeks to allocate the site for the described uses in Opportunity Site CS1.1.				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
The site is within flood zone 2 and 3 and close to environmental designations on the foreshore				
Potential Impacts				
Development will need to be sensitive to the listed status of the pier. Sensitive redevelopment at both ends of the Pier will provide a mix of cultural and leisure uses.				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site offers a suitable location for development and would contribute to the leisure, cultural and tourism offer of the central seafront area. The site is subject of a listing, and development would need to be sensitively achieved. The SCAAP proposes to allocate the site for the uses described. The site is not suitable for residential development.				
Availability Summary				
The Council supports regeneration of the Pier. The Council Capital Programme includes over £10 million of future investment for the pier from 2016 to 2021. The site has been subject to pre-application discussions.				
Achievability Summary				
It is considered that there is a good prospect that the site will be delivered in the short term. Planning permission is currently being prepared to reshape the entrance area; two feasibility studies are currently underway for new Pavilion deck facility and new transport mode.				

Other SCAAP Sites without residential

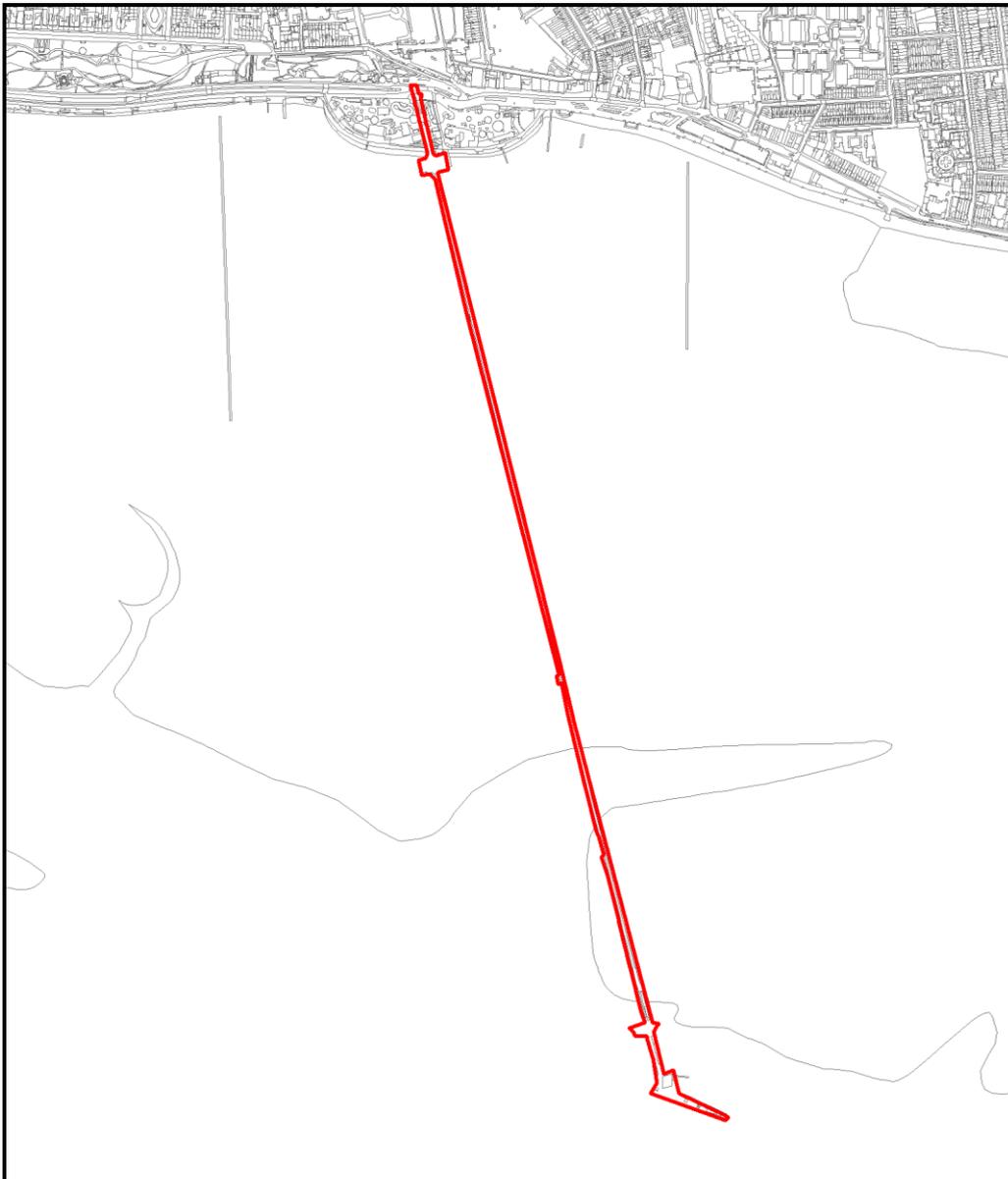
Market Appraisal/ Viability

The BNP viability update (SCAAP Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council's emerging and adopted policies, as well as the Council's reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council's plans throughout the economic cycle.

Conclusion

Sensitive development at both ends of the Pier will complement recent development to help reinforce its status as a key local landmark and attraction. There is no residential development proposed for this site, and it would not therefore form part of the SHLAA.

Site Plan



Other SCAAP Sites without residential

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
SCAAP CS1.4	Central Seafront	0.64	Greenfield and PDL	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Between Clifftown Parade And Western Esplanade, Westcliff-On-Sea		Former cliff slip location along central seafront		
Description of Site (character of surrounding area)				
The site spans the width of Cliff Gardens between Clifftown Parade and Western Esplanade. The upper part of the application site lies within the Clifftown Conservation Area and the lower part on Western Esplanade.				
Proposed Uses		Indicative numbers/ floorspace		
Museum		10,000		
Planetarium		400		
Food and drink		900		
A1 (Museum shop)		100		
Public parking		227 spaces		
Planning Status (Development Progress)				
Current Planning Permission 12/00317/BC3M - (Phase 1) stabilise cliff slip area, install retaining wall to top of the slope and retaining wall to foot of the slope and layout footpath (Phase 2) Form building within cliff slope over seven levels, incorporating museum, planetarium, restaurant, cafe, shop and underground parking with associated access, highways works and landscaping. Phase 1 complete.				
Policy Restrictions				
The site is located within the Central Area which is a primary focus for regeneration and growth within Southend (Policy KP1). The emerging SCAAP, which is at an advanced stage of preparation seeks to allocate the site for the described uses in Opportunity Site CS1.4.				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
Steep slopes				
Potential Impacts				
The site is located on the existing cliffs and will therefore need to have regard to Policy DM14 - Environmental Protection. The is also located close to environmental designations				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site offers a good location for cultural led development. Not considered suitable for housing. The SCAAP proposes to allocate the site for the uses described.				
Availability Summary				
The site has planning permission and Phase 1 of the existing planning permission has already been complete.				
Achievability Summary				
Development of the site is considered to be achievable in the short term, with Phase 1 already being completed. SBC Capital Programme has allocated £3m for 2016 – 2019 to progress the project to completion of the technical design and procurement stage.				

Other SCAAP Sites without residential

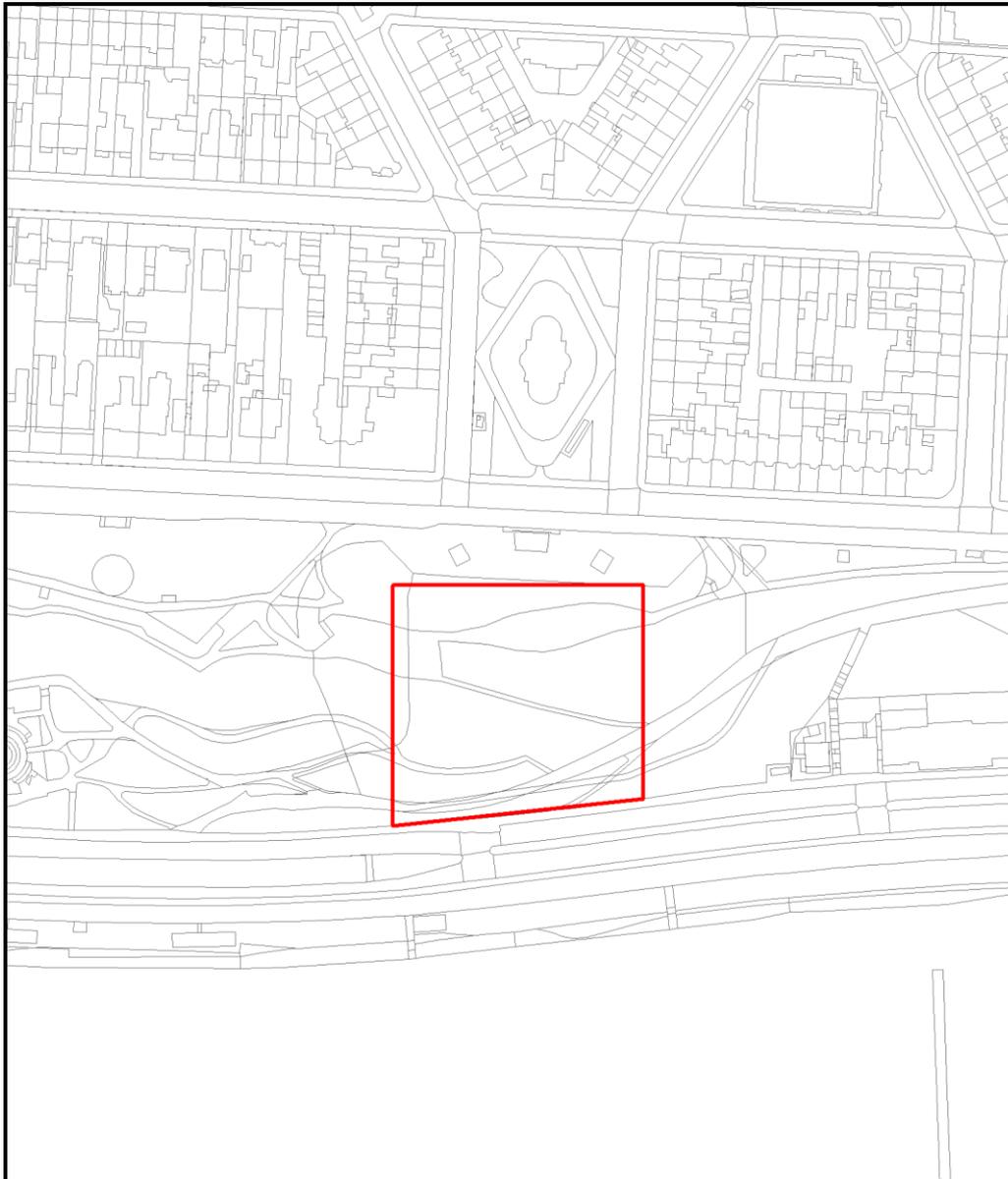
Market Appraisal/ Viability

The BNP viability update (Topic Paper 4) notes that the real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years demonstrates that development across the SCAAP area is deliverable. Further, it confirms that the flexibility built into the Council's emerging and adopted policies, as well as the Council's reasonable application of their policies when determining applications ensures a balance of achieving policy objectives and facilitating the growth envisaged by the Council's plans throughout the economic cycle.

Conclusion

The site has been identified as a key development site and currently has planning permission for a new museum and associated floorspace. The scheme is likely to come forward in the short term. The site is not considered suitable for housing.

Site Plan

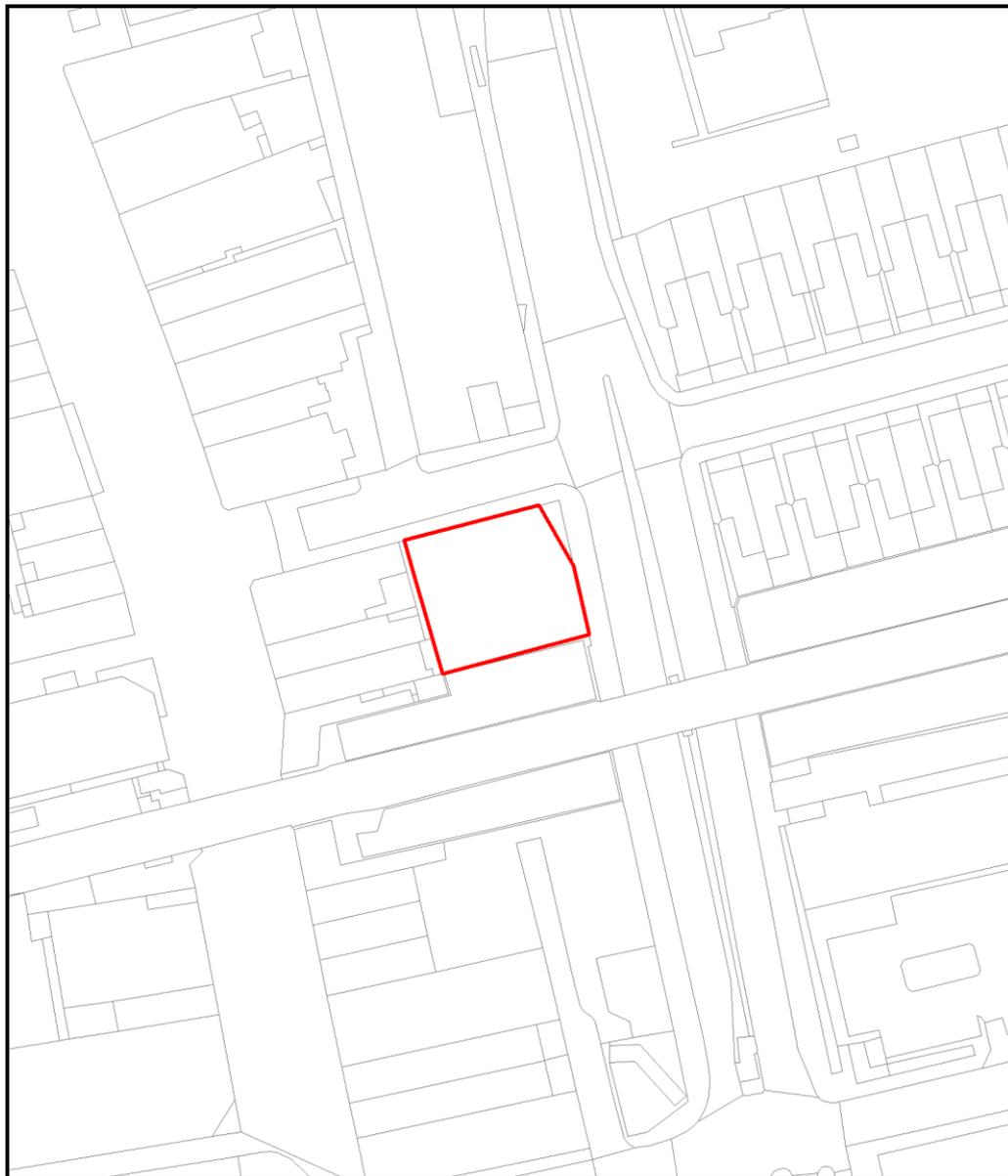


Other SCAAP Sites without residential

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
BLP P4c	Central Seafront	0.06	Greenfield	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Whitegate Road		vacant		
Description of Site (character of surrounding area)				
Vacant site adjacent to the High Street, with frontages on Chichester Road and Whitegate Road.				
Proposed Uses		Indicative numbers/ floorspace		
Office		100		
Retail and food		50		
Planning Status (Development Progress)				
No relevant planning history.				
Policy Restrictions				
The site is located within the Town Centre and Central Area which is a primary focus for regeneration and growth within Southend-on-Sea (Core Strategy KP1).				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
None known.				
Potential Impacts				
None known.				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site is currently vacant but offers potential for development that contributes to the local townscape, including potential for residential / office to upper floors, retail / restaurant use to ground floor, and active frontage to Chichester / Whitegate Road.				
Availability Summary				
The site is available for development.				
Achievability Summary				
There is no indication that the site will be developed as the site is not being promoted either through the SCAPP or the SHLAA				
Conclusion				
A currently vacant site that offers potential for development that contributes to the local townscape, including potential for retail / restaurant use to ground floor, and office / residential uses to upper floors. It is not expected that the site will be delivered as it is not being promoted and therefore will not be included within the SHLAA.				

Other SCAAP Sites without residential

Site Plan



Other SCAAP Sites without residential

Site Ref	Policy Area	Site Area (ha)	Type of Site	Local Authority
BLP P4d	Central Seafront	0.1	Brownfield	Southend-on-Sea
Site Address		Current/ Previous Landuse		
Pitmans Close		Public toilets		
Description of Site (character of surrounding area)				
A small site, currently occupied by modern public toilets, in close proximity to the High Street and Tylers policy areas, with frontage to Pitmans Close and Chichester Road.				
Proposed Uses		Indicative numbers/ floorspace		
Office		100		
Retail and food		100		
Planning Status (Development Progress)				
No relevant planning history.				
Policy Restrictions				
The site is located within the Town Centre and Central Area which is a primary focus for regeneration and growth within Southend-on-Sea (Core Strategy KP1).				
Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / Utilities)				
None known				
Potential Impacts				
Redevelopment may result in the loss of public toilet facilities in this location.				
Transport Statement				
The Southend Local Transport Plan and a number of transport models has consistently identified the necessary transport infrastructure to deliver the Core Strategy growth targets, including the proportion of growth identified for the town centre, central area and seafront. This has led to the delivery and identification of a package of transport and public realm works designed to unlock potential development sites and facilitate the delivery of the SCAAP. Detailed local transport access and reconfiguration resulting from the scheme will be determined during planning application stage.				
Suitability Summary				
The site is in a sustainable location, adjacent to the SCAAP Tylers and High Street Policy Areas, and a well designed development with active frontages could help to raise the profile of the area.				
Availability Summary				
The site is available for development.				
Achievability Summary				
There is no indication that the site will be developed as the site is not being promoted either through the SCAPP or the SHLAA				
Conclusion				
The site is currently occupied by modern public toilets, but a well designed development that provides active frontages could help to raise the profile of the area. It is not expected that the site will be delivered as it is not being promoted and therefore will not be included within the SHLAA				

Other SCAAP Sites without residential

Site Plan

