

**Statement submitted on behalf of Genesis Housing Association**

**Southend-on-Sea Central Area Action Plan (SCAAP)**

**Examination in Public**

**May 2017**

**Introduction**

The responses set out below are submitted by GL Hearn on behalf of Genesis Housing Association (GHA) in response to Key Matters, Issues and Questions raised within the SCAAP examination in public discussion note and agenda issued by Inspector Mike Fox BA (Hons) DIPTP MRTPI. GHA is the freehold owner of the Baxter Avenue site (SCAAP site ref. PA8.2) and GHA is actively pursuing a development proposal to deliver high quality new housing, including affordable housing, at the Baxter Avenue site, including 250 dwellings within the SCAAP plan period.

**Matter 6: Infrastructure, delivery and monitoring**

**6.4 What is the likelihood of implementation within the plan period of the following key developments within the plan area: PA8.2 (Baxter Avenue) ?**

**GHA Response**

- 1.1 GHA is actively working to implement the regeneration and redevelopment of the Baxter Avenue site. Consultation is underway with existing GHA residents at the Baxter Avenue site to consider the regeneration and re-provision of high quality new homes at this town centre gateway site.
- 1.2 GHA have appointed architects as well as a team of specialist technical consultants to prepare options for redevelopment of the Baxter Avenue site, following which pre-application and public consultation will be progressed during forthcoming months in 2017. GHA have already engaged closely with SoSBC Housing and Planning Services, and will continue to do so, to ensure that the Baxter Avenue site is implemented to meet the Council's current and emerging policies and strategies.
- 1.3 It is intended that a hybrid planning application will be submitted and progressed to secure planning permission for redevelopment of the Baxter Avenue site by summer 2018. The first phase of the Baxter Avenue development, forming the detailed element of the hybrid planning application, is then planned to progress towards the beginning of 2019 with approximately 250 dwellings being delivered in the SCAAP plan period to 2021.

1.4 The critical path to delivery for the Baxter Avenue regeneration currently comprises the following:

May / June 2017	Formal pre-application and Environmental Impact Screening application submission to SoSBC
June / July 2017	Formal pre-application consultation with SoSBC planning and housing departments
Summer-Autumn 2017	Public consultation and engagement.
Early 2018	Hybrid planning application submission, including at least 250 flats within phase 1
Summer 2018	Planning permission
Autumn 2018	Planning conditions discharge
Early 2019	Commence development
2021	Delivery of at least 250 dwellings

1.5 Funding for the project has been identified by GHA, as well as some funding for the scheme from the DCLG estate regeneration fund programme. GHA is currently conducting a site specific housing needs survey and GHA will seek to deliver new homes at the Baxter Avenue site to meet existing and identified future needs.

1.6 There is no requirement for Compulsory Purchase to facilitate delivery of the Baxter Avenue development.

1.7 In summary, the likelihood of the proposals by GHA to part implement redevelopment of the Baxter Avenue site within the SCAAP plan period, providing at least 250 dwellings up to 2021, is high.