

# Southend-on-Sea Borough Council

## Strategic Housing Land Availability Assessment Update Report

### 2014

#### Introduction

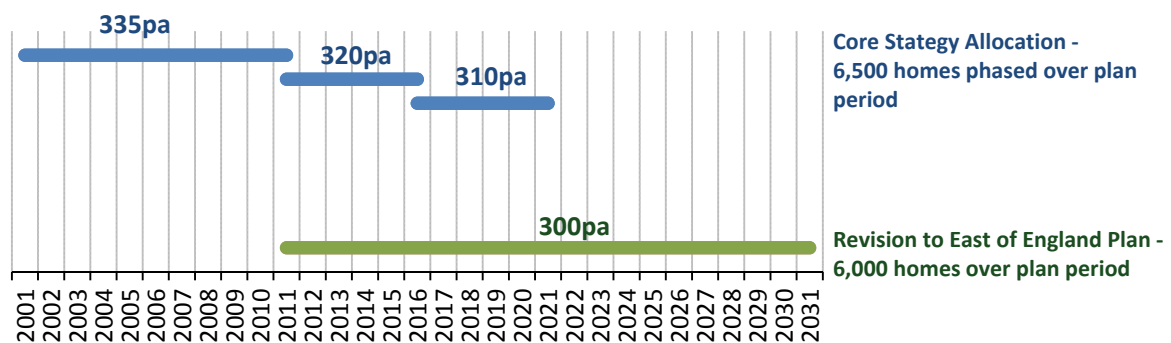
This report forms an update to the Southend Strategic Housing Land Availability Assessment (SHLAA) published in May 2010 and subsequent update in 2012<sup>1</sup>. It simply aims to review the data provided in the 2010 SHLAA and consider the National Planning Policy Framework in terms of including an allowance for windfall sites within the Council's housing supply. The former will be achieved by:

- Determining the status of each site within the planning system (if applicable) using a base date of 31<sup>st</sup> March 2014
- Visiting each site to record any development progress made.

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

The Southend Core Strategy<sup>3</sup> was adopted in 2007 and sets out the provision for 6,500 net additional dwellings between 2001 and 2021 (see figure 1). In the absence of housing targets beyond 2021, the draft revision to the East of England Plan<sup>4</sup> (2010) is used to inform the annual net dwelling delivery over the period 2021- 2031.

Figure 1 – Dwelling Provision



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

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

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

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

## SHLAA 2010

Baker Associates was commissioned by Southend on Sea Borough Council in 2008 to undertake a joint Employment Land Review and SHLAA. The final SHLAA report was published in May 2010 and was carried out in accordance with the Communities and Local Government 'Strategic Housing Land Availability Assessments and Practice Guidance' (2007)<sup>5</sup>. Baker Associates performed an extensive assessment which involved:

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

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

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<sup>5</sup> [Link to CLG SHLAA Practice Guidance](#)

## Keeping the Assessment up-to-date

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

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

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

## Method of Assessment

All 130 sites (including 5 broad locations) have been updated and reassessed to determine if the site is still considered suitable and available for housing. The following information was used to determine if a site was accepted or rejected:

- An in-house search of the Council Planning database was carried out to determine the status of each site within the planning system (if applicable) using a base date of 31<sup>st</sup> March 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.

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

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

## **Base Date**

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

The base date for the 2014 update is 31<sup>st</sup> March 2014. This coincides with the monitoring year reported in the AMR and will include any permissions granted on sites up to and including this date.

## **Results**

Following the assessment of all SHLAA sites, a total of 50 sites were accepted and 80 were rejected. A list of these SHLAA sites is shown in Appendix 1, providing a short explanation as to the reason for accepting or rejecting each site.

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

The figures set out in Appendices 2 and 3 provide the information used to determine the potential housing supply for Southend on Sea. Details of this data can be found in Appendix 4 although a simpler version of this table is shown on page 14 below.

## National Planning Policy Framework (NPPF)

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

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

## Housing Delivery from Windfalls

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

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

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

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

### What is a Windfall Site?

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

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<sup>6</sup> [Link to National Planning Policy Framework - March 2012](#)

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.<sup>7</sup>

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 (81% of all completions during the period covered by the Core Strategy (2001 to 2014) 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 – 2014

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	16	43	195	254	77%
2013/14	0	51	153	204	75%
Total	526	300	3,411	4,237	81%
Annual Average	40	23	262	326	81%

<sup>7</sup> The Planning Inspectorate

## 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

4,237 dwellings have been completed between 2001 and 2014 (average 326 per annum). This is 73 units behind the phased Core Strategy housing delivery target for this period.

Over the past 13 years the annual housing completion rate has increased from 350 dwellings in 2001/02 to a peak of 610 dwellings in 2005/06, and then has fallen off to a low of 144 in 2009/10 before recovering to 328 in 2011/12, in the most recent monitoring year it has fallen again slightly to 204 (See Table 1 and 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 2014 there were 3,411 windfall dwelling completions in Southend, which represents 81% 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 (2001/14). 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.

## 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 (2014-2019) and the wider 15 year period to 2029.

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

- Take total completions for period (2001- 2014)(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 2014 = 13 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  Annual Windfall Rates  No. of years supply already included in current 5 year commitments

The annual windfall rates would then apply per annum beyond this period, providing a projected windfall allowance, ensuring there is no double counting with SHLAA sites without



planning permission and those planning permissions that are predicted to be completed after the first 5 years.

Table 2: Net Windfall Completions 2001 - 2014

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	Total 2001/14	Average 2001/14	Average 2007/14
Completions	350	384	307	481	610	443	234	315	144	183	328	254	204	<b>4237</b>	<b>326</b>	<b>237</b>
Small (under 5)	108	85	82	120	120	92	80	70	51	70	33	87	91	<b>1089</b>	<b>84</b>	<b>69</b>
Large (5 & over)	242	299	225	361	490	351	154	245	93	113	295	167	113	<b>3148</b>	<b>242</b>	<b>169</b>
Completions on Residential Gardens	17	23	9	11	3	20	8	10	1	3	1	8	8	<b>122</b>	<b>9</b>	<b>6</b>
Small (under 5)	11	11	3	11	3	15	8	4	1	3	1	8	8	<b>87</b>	<b>7</b>	<b>5</b>
Large (5 & over)	6	12	6	0	0	5	0	6	0	0	0	0	0	<b>35</b>	<b>3</b>	<b>1</b>
Completions on Allocated sites	23	40	90	108	215	8	0	26	0	0	0	16	0	<b>526</b>	<b>40</b>	<b>6</b>
Small (under 5)	3	0	1	0	0	0	0	4	0	0	0	0	0	<b>8</b>	<b>1</b>	<b>1</b>
Large (5 & over)	20	40	89	108	215	8	0	22	0	0	0	16	0	<b>518</b>	<b>40</b>	<b>5</b>
Completions on SHLAA sites	0	0	0	0	0	0	5	37	30	24	110	43	51	<b>300</b>	<b>23</b>	<b>43</b>
Windfall *	310	321	208	362	392	415	221	242	113	156	217	187	145	<b>3289</b>	<b>253</b>	<b>183</b>
Small (under 5)	94	74	78	109	117	77	72	62	50	67	32	79	83	<b>994</b>	<b>76</b>	<b>64</b>
Large (5 & over)	216	247	130	253	275	338	149	180	63	89	185	108	62	<b>2295</b>	<b>177</b>	<b>119</b>

\*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 76 dwellings per annum have been completed on small windfall sites and 177 on large windfall sites between 2001- 2014. As these annual averages take account of building rates throughout the past 13 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 13 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 7 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 7 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 7 years, we calculate that there will be 183 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: 64 dwellings per annum
- Annual average large scale Windfall rate: 119 dwellings per annum

## SHLAA Update 2014

Current outstanding planning permissions account for an additional 2,033 residential units in Southend. 1,608 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 2014
All	1608
Small (under 5)	149
Large (5 & over)	1459
Outstanding on Residential Gardens	33
Small (under 5)	18
Large (5 & over)	15
Outstanding on Allocated sites	7
Small (under 5)	7
Large (5 & over)	0
SHLAA Site	1055
Outstanding Windfall *	513
Small (under 5)	124
Large (5 & over)	389

\*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 7 year trend, current planning permissions predicted to be built out in the next 5 years, account for 1.95 years of small scale windfall projected supply ( $124 / 64 = 1.95$ ) and 3.26 years of large scale windfall projected supply ( $389 / 119 = 3.26$ ):

Calculations<sup>8</sup>:

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

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

$$\frac{124}{64} = 1.95 \text{ years}$$

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

$$\frac{389}{119} = 3.26 \text{ years}$$

Beyond 1.95 and 3.26 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

	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
	5 Year Supply				6- 10 Year Supply					11- 15 Year Supply					
Windfall Allowance (small sites)	0	2	64	64	64	64	64	64	64	64	64	64	64	64	64
Windfall Allowance (large sites)	0	0	0	89	119	119	119	119	119	119	119	119	119	119	119

It is expected that 1 and 424 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 1 and 11 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 11 to large scale windfall allowance (1 for small scale windfall) and would alter the results in Table 4 accordingly:

	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
	5 Year Supply				6- 10 Year Supply					11- 15 Year Supply					
Windfall Allowance (small sites)	0	2	64	64	64	63	64	64	64	64	64	64	64	64	64

## SHLAA Update 2014

Windfall Allowance (large sites)	0	0	0	89	119	108	119	119	119	119	119	119	119	119	119
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### 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 7 years and, therefore, has been produced during a period of suppressed housing delivery and economic recession, the projected windfall allowance applied is likely to be an underestimate, particularly considering that the housing market is likely to recover over the next 15 years. As such a further reduction to the windfall allowance is not considered appropriate.

## Potential Housing Supply in Southend on Sea

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

The Core Strategy phased housing requirement for the next 5 year period (2013 to 2018) is 1,570. An additional 5% would equate to 1,649.

The implementation of all outstanding residential planning permissions would result in an additional 2,033 net additional dwellings, of which 1,608 are predicted to be delivered in the next five years, which falls slightly short of the 5 year housing supply target + 5% of 1,649. However, past performance and delivery of windfall sites indicates that a windfall allowance of 402 can be applied to the housing delivery in Southend for the next 5 year period, resulting in a supply of 2,010 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.

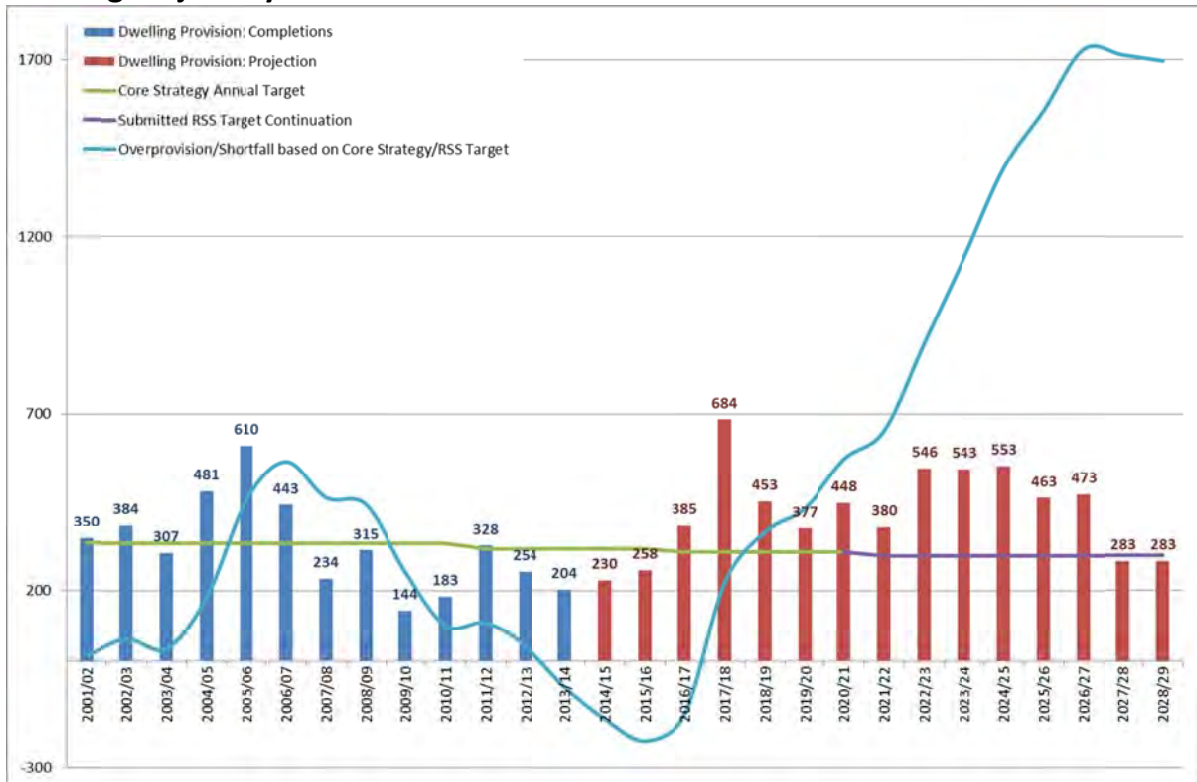
According to the above results a **6.4** year housing land supply can be demonstrated for Southend. [ $2,010 / (1570/5) = 6.4$ ].

Applying the 5% buffer to the housing target results in a **6.09** year housing land supply [ $2,010 / (1649/5) = 6.09$ ]

### Summary of 15-year Dwelling Provision

	To date 2001/2014	5 Year Supply 2014/2019	10 Year Supply 2014/2024	15 Year Supply 2014/2029
Completions	4,237			
Outstanding Planning Permissions		553	582	582
SHLAA Sites with Planning Permission		1055	1451	1451
SHLAA Sites without Planning Permission		0	966	2106
Windfall (small sites)		402	892	1807
<b>Total Completions/Projection for period</b>	<b>4,237</b>	<b>2010</b>	<b>4304</b>	<b>6359</b>
Target for period*	4310	1570	3090	4590
minus overprovision 2001/2013	N/A	-73	-73	-73
Number of dwellings left to achieve phased target		1643	3163	4663
Cumulative overprovision/ shortfall	-73	367	1141	1696

### 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

### Appendix 1 - Assessment of SHLAA Sites 2014

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON001	3a West Street and 9-11 Broadway	Rejected	Completed	Development on this site has been completed
CON002	32 East Street	Accepted	No planning status	The site 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	Rejected	Completed	The site currently has been completed as a hotel development with no residential provision.
CON005	Roots Hall, Victoria Avenue	Accepted	Planning permission	The relocation of the existing Southend-on-Sea football club from Roots Hall to Fossetts Farm (CON116) is a key objective of the Core Strategy. The site has been granted planning permission. It is likely that the relocation of 30 dwellings from St Marys Court to 297 Victoria Ave will come commence first.
CON006	11-13 High Street	Accepted	Planning permission	This site has received planning permission for 9 dwellings and this is currently under construction
CON007	Former South East College Site, London Road	Rejected	Completed	Although the site is in a suitable location for residential development, an alternative scheme for student accommodation has now been built out.
CON008	Nazareth House, 111 London Road	Rejected	Planning permission	There is a current planning permission for redevelopment of the site as a care village. Therefore the site is not currently available for residential accommodation, although it is a suitable location, in principle.
CON009	Jones Memorial Ground	Rejected	No planning status	The site is safeguarded as recreation open space and is within the Greenbelt. The site does not, therefore, currently offer a suitable location for development and would not contribute to the creation of sustainable, mixed communities.
CON010	185-191 North Road	Rejected	Completed	The primary care centre development has now been completed.
CON011	61-69 Princes Street	Accepted	Planning permission	An planning permission for 5 flats has been granted. It is likely the development would be deliverable in the short term.
CON012	87 Rectory Grove	Accepted	Planning permission	Planning permission has been granted for a development of 30 units and construction as now started.
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.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON015	4 Southchurch Road	Accepted	Planning permission	There is planning permission for 24 flats. The site is available, however, it is currently considered the site will be delivered in the medium term
CON016	22 The Leas	Rejected	Completed	Development on this site has been completed
CON017	188 West Road, Westcliff-on-Sea	Rejected	No planning status	Whilst development may be appropriate here, the potential site yield of 3 units is below the site threshold for this study.
CON018	164-168 Westborough Road	Accepted	No planning status	The site is located within an area where residential development is generally appropriate. Given the previous interest in a residential development on the site, it is probable that a revised application may come forward in the future.
CON019	155-161 Westborough Road	Rejected	Planning permission	Planning permission has been granted for 2 dwellings on this site - below the site 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 short to medium.
CON021	662 Southchurch Road	Rejected	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.
CON024	Palace Hotel, Church Road / Pier Hill	Rejected	Completed	The development is now complete
CON025	53 Pavilion Drive	Rejected	Completed	The development is now complete
CON026	The Bell Hotel and Land Adjacent, Leigh Hill	Accepted	Planning permission	A planning application for 15 flats has been approved. The site is available and deliverable.
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	Rejected	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	Accepted	Planning permission	Planning permission has been granted for 43 flats and the site has been cleared. The site is available and deliverable.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON031	17-19 Chase Road	Rejected	Completed	The development is now complete
CON032	Garages South of 68 Derek Gardens	Rejected	Completed	The development is now complete
CON033	10 Woodcote Road	Accepted	Planning permission	The site is located within an area where residential development is generally appropriate. An application for 5 flats has been granted.
CON034	2 West Road	Rejected	Completed	The development is now complete
CON035	1a Cricketfield Grove & 1091 - 1097 London Road	Rejected	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	The site has received planning permission for 8 flats and is considered deliverable.
CON038	382 Rayleigh Road	Accepted	Planning permission	The site is located within an area where residential development is generally appropriate. Planning permission has been granted to build 9 dwellings. It is considered the development could come forward in the short term.
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.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON045	Longbow, Sherwood Way	Rejected	No planning status	This site would be suitable and available for refurbishment and/or redevelopment but, it is unlikely that this programme will lead to a net increase in the overall dwelling stock.
CON046	Cluny Square	Rejected	No planning status	This site would be suitable and available for refurbishment and/or redevelopment but, it is unlikely that this programme will lead to a net increase in the overall dwelling stock.
CON047	Coleman Street and Quantock	Rejected	No planning status	This site would be suitable and available for refurbishment and/or redevelopment but, it is unlikely that this programme will lead to a net increase in the overall dwelling stock.
CON048	Blackdown Brecon & Grampian	Rejected	No planning status	This site would be suitable and available for refurbishment and/or redevelopment but, it is unlikely that this programme will lead to a net increase in the overall dwelling stock.
CON049	Land at Short Street	Rejected	No planning status	The site is located adjacent to the town centre commercial area and within an employment area (ELR site EMP005) which is generally in active use. It is most appropriately retained primarily for such uses. The site is unlikely to include residential development
CON050	Rear of 279 Victoria Avenue	Rejected	No planning status	The site is considered too small to accommodate 5 or more dwellings and is therefore below the threshold of this study
CON051	33 Hadleigh Road	Rejected	No planning status	The site is not available for development at this time
CON052	319-321 Sutton Road	Accepted	Planning permission	The site is within an existing employment area (ELR site EMP004) where redevelopment for housing would be appropriate. Planning permission has been granted for 32 flats. The site is considered developable in the short term.
CON053	The Esplanade	Rejected	Planning permission	The site is within a leisure and tourism area where a hotel / A3 use would be appropriate. Permission has been granted for a 58 bed hotel. A residential development on this site will not be considered at this time but this may change in the future.
CON054	Car parks junction, New Road	Rejected	No planning status	This well used car park is not suitable for residential redevelopment as it would likely worsen local parking problems.
CON055	Car park adj. 20 Leigh Hill	Rejected	No planning status	This well used car park is not suitable for residential redevelopment as it would likely worsen local parking problems.
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.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON058	Tylers Avenue car park	Accepted	No planning status	The site is in a central location where a mixed use redevelopment (including residential) would aid regeneration aims. However, redevelopment will displace parking and the release of this site for development will need to be co-ordinated through a car parks strategy.
CON059	Seaway car park	Accepted	No planning status	The site is in a central location where a mixed use redevelopment (including residential) would aid regeneration aims. However, redevelopment will displace parking and the release of this site for development will need to be co-ordinated through a car parks strategy.
CON060	Multi storey car park, Baxter Avenue	Rejected	No planning status	The site is currently part of an important employment area and any potential redevelopment of this site has to be considered within the wider context of this area as a whole and the results of the ELR. This site is located within the Victoria Avenue broad location.
CON061	Farringdon Road car park	Rejected	Completed	The new library associated with the college/university is complete.
CON062	Hinguar County Primary School	Accepted	No planning status	Hinguar school has now been relocated to the new build at Shoebury Garrison. This site is now suitable and available for residential development provided that the local listing designation is taken into consideration.
CON063	Playing field George Street	Rejected	No planning status	This site is classified as greenfield and therefore not appropriate for residential development.
CON064	Clarence Road	Accepted	No planning status	The site is in a central location where a mixed use redevelopment (including residential) would aid regeneration aims. However, redevelopment will displace parking and the release of this site for development will need to be co-ordinated through a car parks strategy.
CON065	Alexandra Street	Accepted	No planning status	The site is in a central location where a mixed use redevelopment (including residential) would aid regeneration aims. However, redevelopment will displace parking and the release of this site for development will need to be co-ordinated through a car parks strategy.
CON066	24-32 Pembury Road, former Erlsmere Hotel	Rejected	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)	Rejected	Completed	Development on this site has been completed

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
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.
CON071	Rear of 25 - 29 Lornes Close	Rejected	Completed	Development on this site has been completed
CON072	Rear of 1 - 11 Lincoln Chase	Rejected	Completed	Development on this site has been completed
CON073	Between 63 - 65 Alton Gardens	Rejected	Completed	Development on this site has been completed
CON074	Side of 109 Alton Gardens	Rejected	Completed	Development on this site has been completed
CON075	Car park, North Road	Accepted	No planning status	The site is relatively close to central locations and redevelopment for residential uses, with adjacent site CON022, would aid regeneration aims. However, redevelopment will displace parking and the release of this site for development will need to be co-ordinated through a car parks strategy.
CON076	Car park, Elm Road	Rejected	No planning status	The site contains well used public and private car parks and community buildings which are in active use. The site is therefore not considered suitable, available or achievable for partial or full redevelopment unless sites for alternative provision in the vicinity can be identified.
CON077	Garages, 48 Fraser Close	Rejected	Planning permission	Planning permission has been granted for 3 houses on this site, however this is below the threshold for this study.
CON078	Garages, 5 - 9 & 11 Fraser Close	Rejected	No planning status	The site is suitable for redevelopment for housing, but there will need to be some parking areas retained and enhanced to replace spaces lost from other sites. This site is larger and better located to provide a role as a parking court.
CON079	Garages, 2 - 8 Fraser Close	Rejected	No planning status	The site is suitable for redevelopment for housing, but there will need to be some parking areas retained and enhanced to replace spaces lost from other sites. This site is larger and better located to provide a role as a parking court.
CON080	Garages, 29 Fraser Close	Rejected	No planning status	The site is suitable for redevelopment for housing, but there will need to be some parking areas retained and enhanced to replace spaces lost from other sites. This site is larger and better located to provide a role as a parking court.
CON081	Garages, 52 Fraser Close	Rejected	No planning status	The site is too small to be able to accommodate 5+ dwellings and is therefore below the threshold for this study.
CON082	Corner site between 28 - 29 Jones Close	Rejected	No planning status	The site is potentially suitable, available and achievable for housing development, but the site is too small to be considered in this SHLAA.
CON083	Christchurch Court, Southchurch Road	Rejected	Planning permission	The proposed development of 3 dwellings on this site indicates it is too small to be considered for this study

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON084	214-224 Caulfield Road	Rejected	Planning permission	The proposed development of 2 dwellings on this site indicates it is too small to be considered for this study
CON085	65 - 81 Delaware Road	Rejected	Planning permission	The proposed development of 2 dwellings on this site indicates it is too small to be considered for this study
CON086	Rear Of 36 - 50 Hudson Crescent	Rejected	Planning permission	The proposed development of 3 dwellings on this site indicates it is too small to be considered for this study
CON087	Parking area at Bewley Court	Rejected	Planning permission	The proposed development of 4 dwellings on this site indicates it is too small to be considered for this study
CON088	Finchley Road Synagogue	Accepted	No planning status	The site is located within a current residential area where redevelopment for housing is suitable, subject to the satisfactory relocation of the synagogue premises. Therefore it is considered that, subject to a recovery of the market, and relocation requirements, a relatively high density development may be achievable in the medium term.
CON089	Christchurch Mews	Rejected	No planning status	The site is a more appropriate location for residential development than commercial use and the site has previously been promoted by the landowner with developer interest. However, the site is too small to be able to accommodate 5+ dwellings and is therefore below the threshold for this study.
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	Rejected	Completed	Development on this site for a residential care home has been completed

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON096	Land at Brunel Road	Rejected	Planning permission	The site is within an established employment area (ELR site EMP003) and the most suitable use would be redevelopment for employment purposes. It has been acquired and is being promoted for these purposes. Residential development would therefore be inappropriate.
CON097	Land at Wakering Road	Rejected	No planning status	The site is outside the Southend-on-Sea Borough boundary and therefore outside the scope of this SHLAA.
CON098	Dairy Crest, Southchurch Boulevard	Accepted	No planning status	Planning permission has been granted for 32 flats and is considered deliverable.
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 10 dwellings on this site. This is part of the proposal to build a total of 49 dwellings in conjunction with CON102. The site is considered deliverable in the short term.
CON102	Former Albany Laundry premises	Accepted	Planning permission	Planning permission has been granted to develop 39 dwellings on this site. This is part of the proposal to build a total of 49 dwellings in conjunction with CON101. The site is considered deliverable in the short term.
CON103	Chartwell House	Accepted	No planning status	The site would be considered suitable for conversion to mixed use, including flats in the medium term
CON104	Carnarvon Road	Accepted	Planning permission	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. Planning permission for 131 homes has previously been granted on the site, with a subsequent extension of time permission granted recently. The site is considered 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.



## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
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.
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	Rejected	Completed	The site has been redeveloped incorporating a retail store and offices.
CON114	Land North of Bournes Green Chase	Rejected	No planning status	Currently development on this site would contravene Green Belt policy and the Core Strategy which seeks to concentrate development within the built up area and is therefore not currently suitable. In terms of future potential, the site is not well contained in landscape terms and development would constitute urban sprawl which would require extensive landscaping to mitigate. The conclusion is that development here is likely to compromise the purposes of the Green Belt.
CON115	Thorpe Hall Golf Club	Rejected	No planning status	Relocation of the golf course may provide some justification for this site's release for other uses, but this appears to be part of a network of significant open spaces which the Core Strategy seeks to protect. There is therefore an opportunity to enhance public open space within Southend-on-Sea particularly to serve parts of the Southchurch/West Shoebury wards which may be deficient in open space and new playing pitches to meet the growing needs of the town. The site also contains nature conservation interest and has flooding issues. The site is therefore considered unsuitable for housing development.

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
CON116	Fossetts Farm	Accepted	No planning status	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	Rejected	Completed	Development of this site has been completed
CON119	35-47 Milton Road	Rejected	Completed	Development of this site has been completed
CON120	Land at Southchurch Ave / Marine Parade	Accepted	No planning status	The site has been identified as a key development site in various regeneration policies and plans for Southend-on-Sea for a mixed use scheme including residential development, in the form of high density flats. A scheme for approximately 290 units is considered developable in the medium term.
CON121	The Golden Mile	Accepted	No planning status	The redevelopment and refurbishment, where appropriate, of the Golden Mile to provide for a mix of high quality tourist related facilities and other uses including residential flats is appropriate. The scheme is considered developable in the long term.
CON122	285 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.
CON123	Maybrook site, Southchurch Road	Accepted	Planning permission	Residential redevelopment of this cleared site for a mix of house types and tenures would be positive for regeneration of this area as a whole. Planning permission has been granted for 48 units and these are considered deliverable in the short term.
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	Rejected	Completed	Development of this site has been completed

## Appendix 1 - Assessment of SHLAA Sites

Site ref	Site Address	SHLAA Status	Planning status	Conclusion
BLVA	Broad Location Victoria Avenue	Accepted	Some planning permission	This Broad location covers the western edge of Victoria Avenue. The SHLAA suggested that this area has the potential to delivery 883 residential units. Two planning permissions account for some 320 units. These are considered to be deliverable in the short term. A technical start has been made at both sites and some units are now being sold off plan.
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 and some 38 units currently have planning permission, however, 32 of these are within CON52 so are not included within BLS1 within Appendix 2. The remaining 6 units are considered to be 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	Some planning permission	Located on Kenway planning permission has been granted for 45 units and is considered deliverable in the short term.

## Appendix 2 - Details of SHLAA Site Delivery

Details of SHLAA sites with Planning Permission		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	Total Yield	Site Area (ha)
Site Ref	Site Address	5 Year Supply					6- 10 Year Supply					11- 15 Year Supply						
CON005	Propsects, Fairfax Drive 25 Roots Hall Avenue, 299, 301,									90	109						199	4.18
CON005	25 Roots Hall Avenue, Southend-on-Sea, SS2 6HN									18							18	0.01
CON006	11 - 13 High Street, Southend-on-Sea, Essex, SS1 1JE	9															9	0.08
CON030	86-104 Salisbury Avenue And 211 - 213 North Road,		43														43	0.39
CON037	105 - 107 Shakespeare Drive, Westcliff-On-Sea, Essex,		8														8	0.16
CON102 & C	Albany Court, Nelson Road, Leigh & Albany Laundry,				49												49	0.63
CON022	175 London Road, Southend-On-Sea, Essex, SS1 1PW				27												27	0.77
CON014	Avenue Works, Southchurch Avenue, Southend-On-Sea			15													15	0.20
CON015	4 Southchurch Road, Southend-On-Sea, Essex, SS1 2NE							24									24	0.10
CON005	297 Victoria Avenue, Southend-On-Sea, Essex, SS2 6NE				30												30	0.21
CON012	87 Rectory Grove, Leigh-On-Sea, Essex, SS9 2HA	30															30	0.14
CON029	48 Alexandra Street, Southend-On-Sea, Essex, SS1 1BJ		9														9	0.05
CON104	South East Essex College, Carnarvon Road, Southend-On-					131											131	0.90
CON038	382 Rayleigh Road, Eastwood, Leigh-On-Sea, Essex, SS9			9													9	0.19
CON051	33 Hadleigh Road, Leigh-On-Sea, Essex, SS9 2DY						6										6	0.33
CON123	Maybrook Training Centre, 303 Southchurch Road,	48															48	0.51
CON026	The Bell Hotel And Land Adjacent, 20 Leigh Hill, Leigh-		19														19	0.19
CON117 & CON122	257 - 285 Sutton Road, Southend-On-Sea, Essex				97												97	0.42
CON020	Esplanade House, Eastern Esplanade, Southend-On-Sea,				50	66	50	50	50								266	1.42
CON011	61 - 69 Princes StreetSouthend-On-SeaEssexSS1 1PT			5													5	0.05
CON033	10 Woodcote Road, Leigh-On-Sea, Essex, SS9 3NP					4											4	0.05
CON023	30 The LeasWestcliff-On-SeaEssexSS0 8JB		1	2													3	0.13
CON005	299 Victoria AvenueSouthend-On-SeaEssexSS2 6NE						-1										-1	0.01
CON052	319 - 321 Sutton Road, Southend-On-Sea, Essex, SS2		32														32	0.25
BLVA	Heath House And Carby House, Victoria Avenue,				228	52											280	1.07
BLVA	Victoria House, 47 Victoria Avenue, Southend-On-Sea,			40													40	0.23
BLS1	427 Sutton Road, Southend-On-Sea, Essex, SS2 5PQ			6													6	0.04
BLS4	Texsol Builders Merchants Ltd, Kenway, Southend-On-			45													45	0.43

**Appendix 2 - Details of SHLAA Site Delivery**

<b>Broad locations in SHLAA with Planning Permission</b>		32	91	228	52												403	2.02
<b>Total SHLAA sites with Planning Permission</b>	87	103	131	481	253	55	74	50	108	109	0	0	0	0	0		1451	13.14

## Appendix 2 - Details of SHLAA Site Delivery

Details of SHLAA sites without Planning Permission		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	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	0.06
CON013	25 Riviera Drive							9									9	0.10
CON018	164-168 Westborough Road						6										6	0.06
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
CON058	Tylers Avenue car park											50	30				80	0.92
CON059	Seaway car park											50	50	50	50	50	250	2.33
CON062	Hinguar County Primary School						20	20									40	0.61
CON064	Clarence Road										38						38	0.35
CON065	Alexandra Street										57						57	0.32
CON067	Northumbrian Water site, North Road								30								30	0.47
CON075	Car park, North Road										40						40	0.24
CON088	Finchley Road Synagogue								25								25	0.30
CON090	327 Southchurch Road							50									50	0.69
CON091	Land at Westcliff Station						12										12	0.14
CON092	Land at Prittlewell Station								5								5	0.13
CON098	Dairy Crest, Southchurch Boulevard							32									32	0.24
CON103	Chartwell House						25	25									50	0.18
CON116	Fossetts Farm									30	37						67	12.78
CON120	Land at Southchurch Ave / Marine Parade						50	50	50	50	50	40					290	1.09
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
BLVA	Broad Location Victoria Avenue										100	100	100	100	163		563	
BLS1	Broad Location Sutton 1													40	48		88	
BLS2	Broad Location Sutton 2															36	36	
Broad locations in SHLAA with Planning Permission											100	100	100	140	211	36	687	
<b>Total SHLAA sites without Planning Permission</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>122</b>	<b>191</b>	<b>147</b>	<b>255</b>	<b>251</b>	<b>370</b>	<b>280</b>	<b>290</b>	<b>311</b>	<b>136</b>	<b>2353</b>	<b>25.66</b>
<b>Grand Total - All SHLAA sites</b>		<b>87</b>	<b>103</b>	<b>131</b>	<b>481</b>	<b>253</b>	<b>177</b>	<b>265</b>	<b>197</b>	<b>363</b>	<b>360</b>	<b>370</b>	<b>280</b>	<b>290</b>	<b>311</b>	<b>136</b>	<b>3804</b>	<b>38.80</b>

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

Planning App	Address	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	Total Yield
		5 Year Supply					6- 10 Year Supply					11- 15 Year Supply					
<b>Large Sites (Not including those identified in the SHLAA)</b>																	
09/00451/RESM	3 - 5 Leigh Road, Leigh-On-Sea, Essex, SS9 1JP	19															19
10/01331/FUL	853 - 855 London Road, Westcliff-On-Sea, Essex, SS0 9SZ	9															9
10/02012/EXTM	Part Of Former Keddies Building And Maitland House, Chichester Road, Southend-On-Sea			98													98
10/02099/RESM	Gunnery Hill, Gunners Rise, Shoeburyness, Southend-on-sea, Essex	14															14
11/00413/EXT	77 The Ridgeway, Westcliff-On-Sea, Essex, SS0 8PX	8															8
11/00810/FUL	Manners Court, Manners Corner, Southend-On-Sea, Essex, SS2 6QR						8										8
11/01005/EXTM	97 - 99 Rochford Road, Southend-On-Sea, Essex						14										14
11/01349/FULM	Brookside Works, Springfield Drive And 279 Fairfax Drive, Westcliff-On-Sea, Essex			22													22
11/01709/FUL	SuperBowl, 258 Leigh Road, Leigh-On-Sea, Essex, SS9 1BW	8															8
12/00290/EXT	96 Southchurch Road, Southend-On-Sea, Essex, SS1 2LX		8														8
12/01097/FUL	116 Arterial Road, Leigh-On-Sea, Essex, SS9 4DG				6												6
12/01628/FUL	186 Carlton Avenue, Westcliff-On-Sea, Essex, SS0 0QQ			7													7

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

Planning App	Address	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	Total Yield
		5 Year Supply					6- 10 Year Supply					11- 15 Year Supply					
<b>Large Sites (Not including those identified in the SHLAA)</b>																	
13/00018/OUTM	Balmoral Hotel, 30 - 36 Valkyrie Road, Westcliff-On-Sea, Essex, SS0 8BU				25												25
13/00061/EXTM	845 - 849 London Road, Westcliff-On-Sea, Essex		23														23
13/00267/EXTM	1379 - 1387 London Road, Leigh-On-Sea, Southend-On-Sea, SS9 2SA			12													12
13/00311/EXT	516 - 518 Arterial Road, Leigh-On-Sea, Essex, SS9 4DT			9													9
13/00484/FULM	Frankie And Bennys, 18 - 20 Southchurch Road, Southend-On-Sea, Essex, SS1 2ND		16														16
13/00551/FUL	55 Carlton Avenue, Westcliff-On-Sea, Essex, SS0 0QN		6														6
13/00750/FUL	Courtway House, 129 Hamlet Court Road, Westcliff-On-Sea, Essex, SS0 7EW		9														9
13/00854/FULM	Dairy Crest, Southchurch Boulevard, Southend-On-Sea, Essex, SS2 4UA		31														31
13/01171/PA3COU	10 - 14 West Street, Southend-On-Sea, Essex, SS2 6HJ		14														14
13/01441/FUL	1259 London Road, Leigh-On-Sea, Southend-On-Sea, SS9 2AF	9															9
13/01628/FUL	Styles Properties, 165 Sutton Road, Southend-On-Sea, Essex, SS2 5PE			7													7
13/01752/FUL	Camper Road Garage, Camper Road, Southend-On-Sea, Essex, SS1 2YR	6															6
14/00020/FUL	Ashbridge House, 29 Honiton Road, Southend-On-Sea, Essex, SS1 2RY	6															6
14/00093/PA3COU	LFC Pinhey Insurance Brokers, 687 - 693 London Road, Westcliff-On-Sea, Essex, SS0 9PA	9															9
12/00936/OUT	109 Ambleside Drive Southend-On-Sea Essex SS1 2UP	5															5
11/00507/FUL	Rear Of 1 And 10 Camper Road Southend-On-Sea Essex SS1 2YR		5														5
13/00237/FUL	29 - 39 Glendale Gardens, Leigh-On-Sea, Essex, SS9 2AT		5														5
10/02051/EXT	Rear Of 2-8 West Street And Land Adjacent 255 Victoria Avenue Southend-On-Sea Essex SS2 6NE	5															5
11/01183/EXT	67C - 67G Hamlet Court Road Westcliff-On-Sea Essex	5															5
11/01192/FUL	112 Bellhouse Road Eastwood Leigh-On-Sea Essex SS9 5NG			5													5
12/00385/OUT	Lindisfarne Cottage Manchester Drive Leigh-On-Sea Essex SS9 3HS						5										5
<b>Total Large Sites with Planning Permission (5 units and over)</b>		<b>103</b>	<b>117</b>	<b>160</b>	<b>31</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>438</b>

#### Small Sites

14/00031/OUT	110 Marguerite Drive, Leigh-On-Sea, Essex, SS9 1NW		2														2
10/02062/EXT	196C Hamlet Court Road Westcliff-On-Sea Essex SS0 7DE		1														1
12/01177/FUL	St Andrews Church Westborough Road Westcliff-On-Sea Essex SS0 9PR		2														2
13/00588/FUL	233 Station Road, Leigh-On-Sea, Essex, SS9 3BP																0
13/01154/FUL	90 Westminster Drive, Westcliff-On-Sea, Essex, SS0 9SG	1															1
13/01176/FUL	66 Bonchurch Avenue, Leigh-On-Sea, Essex, SS9 3AT	0															0
13/01285/FUL	133 Carlton Avenue, Westcliff-On-Sea, Essex, SS0 0QH		1														1
13/01244/CLP	294 London Road, Westcliff-On-Sea, Essex, SS0 7JJ	2															2
13/01605/FUL	73 The Ridgeway, Westcliff-On-Sea, Essex, SS0 8PX	1															1



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

Planning App	Address	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	Total Yield
		5 Year Supply					6- 10 Year Supply					11- 15 Year Supply					
<b>Large Sites (Not including those identified in the SHLAA)</b>																	
13/01644/FUL	73 Eaton Road, Leigh-On-Sea, Essex, SS9 3PG	0															0
14/00131/FUL	1564 London Road, Leigh-On-Sea, Southend-On-Sea, SS9 2QW	1															1
13/01585/FUL	14 Martyns Grove, Westcliff-On-Sea, Essex, SS0 9XX	1															1
12/00282/FUL	Clarence Yard23 - 29 Clarence StreetSouthend-On-SeaEssexSS1 1BH		1														1
12/01249/FUL	Mobile Electronics220 West RoadWestcliff-On-SeaEssexSS0 9DE	3															3
12/01547/FUL	100 - 102 Glendale GardensLeigh-On-SeaEssexSS9 2AY	2															2
10/01946/FUL	9 Thorpe Esplanade, Thorpe Bay, Southend-On-Sea, Essex, SS1 3BG	-1															-1
13/00754/FUL	1577 London Road, Leigh-On-Sea, Southend-On-Sea, SS9 2SG	1															1
13/00674/FUL	Butler And Speller, 1436 London Road, Leigh-On-Sea, Essex, SS9 2UL	3															3
13/00594/FUL	134 Glendale Gardens, Leigh-On-Sea, Essex, SS9 2BA	4															4
13/00951/EXT	180 London Road, Southend-On-Sea, Essex	1															1
13/01029/BC3	2 Crowborough Road, Southend-On-Sea, Essex, SS2 6LP	-1															-1
13/01392/FUL	Hedges And Co Ltd, 366 - 368 London Road, Westcliff-On-Sea, Essex, SS0 7HZ	4															4
13/01409/PA3COU	8B Anerley Road, Westcliff-On-Sea, Essex, SS0 7HH	1															1
14/00055/PA3COU	Light Emporium Limited, 1074 - 1076 London Road, Leigh-On-Sea, Essex, SS9 3NA	4															4
14/00074/FUL	159 Leigh Road, Leigh-On-Sea, Essex, SS9 1JF	1															1
14/00092/FUL	E.K Mechanical Services, 97 West Road, Westcliff-On-Sea, Essex, SS0 9AY	3	1														4
11/00483/EXT	22 Dryden AvenueSouthend-On-SeaEssexSS2 5EU	4															4
11/00854/FUL	1389 London RoadLeigh-On-SeaSouthend-On-SeaSS9 2SA		2														2
10/00349/FUL	44 Hartington RoadSouthend-On-SeaEssexSS1 2HS	-1															-1
10/02057/FUL	157 Hamlet Court RoadWestcliff-On-SeaEssexSS0 7EL		2														2
11/00210/EXT	135 Fairmead AvenueWestcliff-On-SeaEssexSS0 9SD		1														1
11/00471/FUL	44 Woodcutters AvenueLeigh-On-SeaEssexSS9 4PL			1													1
11/00631/FUL	73 Gunners RoadShoeburynessSouthend-On-SeaEssexSS3 9SB						1										1
11/00659/FUL	29 - 31 Hamlet Court RoadWestcliff-On-SeaEssexSS0 7EY			1													1
11/00833/FUL	31 Clarence StreetSouthend-On-SeaEssexSS1 1BH					3											3
11/00968/FUL	15 Marine ParadeLeigh-On-SeaEssexSS9 2NA						1										1
11/01459/FUL	West Road House225 - 235 West RoadWestcliff-On-SeaEssexSS0 9DE		2														2
12/00115/FUL	134 Eastwood Road NorthLeigh-On-SeaEssexSS9 4LZ					3											3
12/00181/FUL	Flat B151 Kings RoadWestcliff-On-SeaEssexSS0 8PP		1														1
12/00159/BC4	112 East StreetSouthend-On-SeaEssexSS2 5EE			2	2												4
12/00009/FUL	13 Royal TerraceSouthend-On-SeaEssex				1												1

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

Planning App	Address	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	Total Yield
		5 Year Supply					6- 10 Year Supply			11- 15 Year Supply							
<b>Large Sites (Not including those identified in the SHLAA)</b>																	
12/00378/FUL	13 Royal Mews Southend-On-Sea Essex			1													1
12/00699/FUL	146 Burges Road Thorpe Bay Southend-On-Sea Essex SS1 3JN		1														1
12/00880/FUL	9 Mount Avenue Westcliff-On-Sea Essex SS0 8PS		-1														-1
12/00893/FUL	65 Cambridge Road Southend-On-Sea Essex SS1 1EP			1													1
11/01639/FUL	1 Clifton Mews Southend-On-Sea Essex SS1 1DA				1												1
12/00828/EXT	12 Bridge Cottages North Shoebury Road Shoeburyness Southend-On-Sea Essex SS3 8UN				2	2											4
12/01145/EXT	260 Prittlewell Chase Westcliff-On-Sea Essex SS0 0PR				1												1
12/01115/OUT	52 High Street Shoeburyness Southend-On-Sea Essex SS3 9AP					1											1
12/01186/FUL	27 Cheltenham Road Southend-On-Sea Essex SS1 2SA			1													1
12/01380/FUL	25 Thorpe Esplanade Thorpe Bay Southend-On-Sea Essex			1													1
12/01195/EXT	29 - 31 Clifftown Road Southend-On-Sea Essex SS1 1AB				1												1
12/01464/EXT	1 Hastings Road Southend-On-Sea Essex SS1 2DR				1	2											3
12/01276/FUL	77 York Road Southend-On-Sea Essex SS1 2BZ		1	2													3
12/01424/FUL	80A London Road Southend-On-Sea Essex SS1 1PG			1													1
12/01468/FUL	51 - 53 Lancaster Gardens Southend-On-Sea Essex SS1 2NS			1	1												2
13/00088/FUL	30 Lansdowne Avenue Leigh-On-Sea Essex SS9 1LL	1															1
13/00133/FUL	49 Canewdon Road, Westcliff-On-Sea, Essex, SS0 7NE	0															0
13/00445/CLE	166 Eastern Esplanade, Southend-On-Sea, Essex, SS1 2YB	1															1
13/00556/FUL	1 Preston Road, Westcliff-On-Sea, Essex, SS0 7NB					1											1
13/00636/FUL	21 Plas Newydd, Thorpe Bay, Essex, SS1 3AG			-1													-1
13/01046/FUL	14 Cliff Parade, Leigh-On-Sea, Essex, SS9 1AS			-1													-1
13/01271/EXT	151 East Street, Southend-On-Sea, Essex, SS2 5EB			1													1
13/01291/FUL	4 Barnard Road, Leigh-On-Sea, Essex, SS9 3PH			1													1
13/01462/CLP	36 Cliff Parade, Leigh-On-Sea, Essex, SS9 1BB			-1													-1
13/01544/OUT	9 Appletree Close, Southend-On-Sea, Essex, SS2 4QX				1												1
13/00601/FUL	10 Lodwick, Shoeburyness, Southend-On-Sea, Essex, SS3 9HW			0													0
13/01691/OUT	57 Eastwoodbury Lane, Southend-On-Sea, Essex, SS2 6XE				1												1
13/01461/FUL	1 Selbourne Road, Southend-On-Sea, Essex, SS2 4AH					1											1
13/01814/FUL	11 Hamboro Gardens, Leigh-On-Sea, Essex, SS9 2NR				0												0
13/01731/FUL	54 Somerville Gardens, Leigh-On-Sea, Essex, SS9 1DF				1												1
14/00143/OUT	25 Medway Crescent, Leigh-On-Sea, Essex, SS9 2UX					1											1
13/00883/FUL	116 Burges Road, Thorpe Bay, Essex, SS1 3JL			1													1

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

Planning App	Address	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	Total Yield
		5 Year Supply					6- 10 Year Supply					11- 15 Year Supply					
<b>Large Sites (Not including those identified in the SHLAA)</b>																	
13/00660/FUL	15 Winton Avenue, Westcliff-On-Sea, Essex, SS0 7QU			1													1
13/01625/FUL	17 Bircham Road, Southend-On-Sea, Essex, SS2 5DN			1													1
14/00107/FUL	8 Flemings Farm Road, Eastwood, Essex, SS9 5QT			0													0
11/00376/FUL	Belgrave Kitchens543 Rayleigh RoadEastwoodLeigh-On-SeaEssexSS9 5HP		1														1
11/00269/FUL	155 Westborough RoadWestcliff-On-SeaEssexSS0 9JF						1										1
11/00776/FUL	12 Alexandra StreetSouthend-On-SeaEssexSS1 1BU						-1										-1
11/01305/FUL	179 - 181 Hamlet Court RoadWestcliff-On-SeaEssex			2	2												4
11/01607/FUL	86 Pall MallLeigh-On-SeaEssexSS9 1RG						0										0
11/00941/FUL	419A Fairfax DriveWestcliff-On-SeaEssexSS0 9LY				1												1
12/01048/FUL	2B Central AvenueSouthend-On-SeaEssexSS2 5HS		1														1
12/01440/FUL	1446 - 1448 London RoadLeigh-On-SeaSouthend-On-SeaSS9 2UW			4													4
12/01505/FUL	72 Milton StreetSouthend-On-SeaEssexSS2 5BU		3														3
13/00010/FUL	The Coach HouseStation AvenueSouthend-On-SeaEssexSS2 5EB		2														2
12/01644/FUL	Ann Blyth-Cook And Co Solicitors3 Chase RoadSouthend-On-SeaEssexSS1 2RE		1														1
13/00125/FUL	17 - 18 High Street, Leigh-On-Sea, Essex, SS9 2EN					2											2
13/00417/FUL	57 York Road, Southend-On-Sea, Essex, SS1 2BZ	4															4
13/00210/FUL	163 Westborough Road, Westcliff-On-Sea, Essex, SS0 9JF			0													0
13/00555/FUL	The Cliff Public House, 48 Hamlet Road, Southend-On-Sea, Essex, SS1 1HH			2													2
13/00517/FUL	42 Park Road, Westcliff-On-Sea, Essex, SS0 7PQ			1													1
13/00621/FUL	First Floor And Second Floor, 118 Hamlet Court Road, Westcliff-On-Sea, Essex, SS0 7LP			1													1
13/01063/PA3COU	15 West Road, Westcliff-On-Sea, Essex, SS0 9AU		2														2
13/01598/FUL	Santander Uk Plc, 191 High Street, Southend-on-Sea, Essex, SS1 1LL				4												4
13/00939/FUL	Brights Locksmiths, 43 Clarence Street, Southend-On-Sea, Essex, SS1 1BH			1													1
13/00964/FUL	174 North Road, Westcliff-On-Sea, Essex		1														1
13/01588/PA3COU	54 London Road, Southend-On-Sea, Essex, SS1 1NX		1														1
13/01667/PA3COU	7 Clarence Road, Southend-On-Sea, Essex, SS1 1AN		3														3
13/01783/FUL	346 London Road, Westcliff-On-Sea, Essex, SS0 7JJ			4													4
14/00063/FUL	401 Westborough Road, Westcliff-On-Sea, Essex, SS0 9TW					1											1
14/00039/FUL	Nelly's Sweet Treats Ltd, 65 High Street, Southend-on-Sea, Essex, SS1 1HZ		2														2
14/00134/PA3COU	165 - 169 Hamlet Court Road, Westcliff-On-Sea, Essex, SS0 7EL		1														1
13/01654/FUL	Planet Pizzas, 23 West Street, Southend-On-Sea, Essex, SS2 6HH		1														1
<b>Total Small Sites with Planning Permission (Under 5 units)</b>		<b>40</b>	<b>36</b>	<b>30</b>	<b>19</b>	<b>17</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>144</b>

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

Planning App	Address	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	Total Yield
		5 Year Supply					6- 10 Year Supply					11- 15 Year Supply					
<b>Large Sites (Not including those identified in the SHLAA)</b>																	
<b>Total Large Sites with Planning Permission (5 units and over)</b>		<b>103</b>	<b>117</b>	<b>160</b>	<b>31</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>438</b>
<b>Total Sites with Planning Permission</b>		<b>143</b>	<b>153</b>	<b>190</b>	<b>50</b>	<b>17</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>582</b>

