

Southend Central Area Action Plan

TOPIC PAPER 4: DELIVERABILITY

March 2017



**SOUTHEND-ON-SEA BOROUGH COUNCIL
SOUTHEND CENTRAL AREA ACTION PLAN (SCAAP)
VIABILITY UPDATE NOTE - FEBRUARY 2017**

1 Introduction

- 1.1 Southend-on-Sea Borough Council ('the Council') are due to submit the Southend Central Area Action Plan ('SCAAP') Revised Proposed Submission (November 2016) to the Secretary of State for Examination imminently.
- 1.2 The purpose of the SCAAP is to give more detailed consideration to how and where regeneration and growth can sustainably be accommodated in the Southend Central Area, including the Town Centre, Central Seafront Area and gateway neighbourhoods of Victoria and Sutton. In this regard the SCAAP contains proposals for 'Policy Areas' and 'Opportunity Sites' aimed at strengthening and transforming Southend Town Centre's sub-regional role as a successful retail and commercial destination, cultural hub and educational centre of excellence, leisure and tourist attraction and an excellent place to live. We understand that there has been much public consultation on the issues and principles underlying the policies in the SCAAP which has helped inform the Revised Proposed Submission version.
- 1.3 The Council commissioned BNP Paribas Real Estate to prepare a Combined Policy Viability Study in 2013 (CPVS), which formed part of the evidence base informing the Council's draft Development Management and SCAAP DPDs. The Development Management DPD was adopted in July 2015. This note provides an update on the market position within the Borough and an analysis of the impact this will have on viability. This note also provides an update as to the changes to policies which are considered to have a cost impact on development. Finally the note will set out details of actual schemes with planning permission having been granted/sought/coming forward/delivered in the SCAAP area since the CPVS was produced.

2 Market update

Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets. We note that since our 2013 report was published (with research undertaken in Q3 2013), the Land Registry's database identifies that house prices in the Borough have increased by circa 44.26% to December 2016 (the most recent date for which house price data is available). See Figure 2.1.1. However this data pertains to all residential sales across the Borough and in our experience of undertaking site specific viability assessments for the Council, growth rates within the Borough will have varied between different sub markets. Given our experience in site specific viability assessments, we are of the opinion that residential values in the Central Area have grown by circa 25% since the last CPVS was undertaken. We set out in Table 2.1.1 the current residential sales values in the SCAAP area based on this growth.

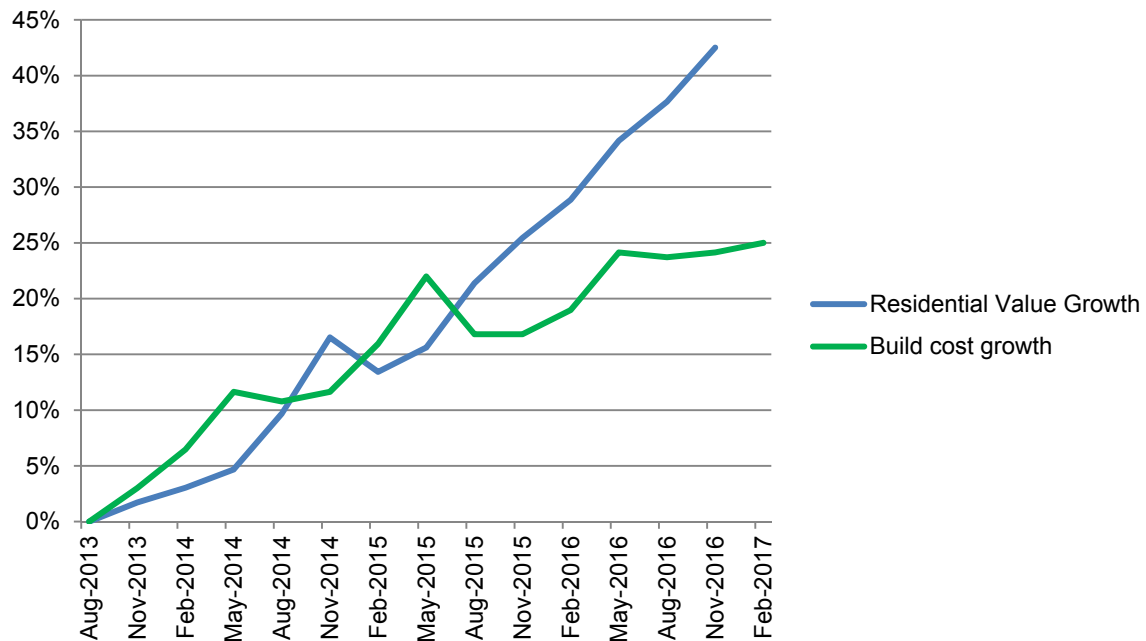
Table 2.1.1: Central Area average sales values adopted in 2013 appraisals and corresponding 2017 values

Area	2013 Ave values £s per sq ft	2017 inflated Ave values £s per sq ft
North central area	£180	£225
Mid central area	£220	£275
South central area (below railway)	£260	£325

- 2.1 There has also been significant growth in build costs during the period between Q3 2016 and Q1 2017. The BCIS All in tender Price Index identifies a corresponding increase in build costs of 25%. We note however that growth in build costs has slowed from mid-2016, see Figure 2.1.1 below.

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Figure 2.1.1: Average sales values and build costs growth between 2013 and 2017



Source of data: Land Registry House Price Index and BCIS All in Tender Price Index

- 2.2 The future trajectory of house prices is currently uncertain, although both Savills and Knight Frank's current predictions are that values are expected to experience the strongest growth in the Country over the next five years. They identify that the Mainstream East of England market will grow by 18.1% to 19% over the period between 2017 to 2021 inclusive. This compares to a UK average of 13% to 14.2% cumulative growth over the same period (See Table 2.19.1).

Table 2.19.1: House price forecasts

Markets and forecaster	2017	2018	2019	2020	2021	Cumulative growth
Mainstream South East - Savills	2.5%	2.5%	6.5%	4.0%	2.0%	19%
Mainstream South East - Knight Frank	1.5%	2.5%	4.0%	3.5%	5.5%	18.1%
UK - Savills	0.0%	2.0%	5.5%	3.0%	2.0%	13.0%
UK - Knight Frank	1.0%	2.5%	3.0%	3.0%	4.0%	14.2%

- 2.3 The BCIS All in tender price Index forecasts a growth in build costs over the period of 2017 to 2021 inclusive of 16.55%.



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3 Changes to policy asks

- 3.1 Following adoption of the Development Management Document (July 2015) the Government introduced new technical housing standards in England and detailed how these would be applied through planning policy. The Borough Council published a Policy Transition Statement¹ in October 2015 setting out how existing policies relating to Housing Standards should be applied, these included:
- Policy DM1.1(vi) makes reference to ‘Secured by Design’. From October 2015 this will be covered by mandatory building requirement Part Q – ‘security – dwellings’;
 - Policy DM2.1(iii) requires new residential development to achieve Code for Sustainable Homes Level 3. Southend Borough Council has considered the Government’s intentions regarding energy performance standards for domestic development and will therefore not apply the Code for Sustainable Homes requirement;
 - Policy DM3.4(ii) makes reference to the Lifetime Homes Standard. From October 2015 this should be substituted by building regulation M4 (2) – ‘accessible and adaptable dwellings’²;
 - Policy DM8.1(ii) currently states “all new dwellings should... meet, if not exceed, the residential space standards set out in Policy Table 4 and meet the requirements of residential bedroom and amenity standards set out in Policy Table 5”. From October 2015, Table 4 should be substituted with Table 1 of the Technical Housing Standards - Nationally Described Space Standard and reference to room sizes and storage, as set out in Table 5 of the Development Management Document, should also be substituted by the equivalent standards as set out by the national described space standard;
 - Policy DM8.1(iii) requires all new dwellings to meet the Lifetime Homes Standards. From October 2015 this should be interpreted as meeting building regulation M4 (2) – ‘accessible and adaptable dwellings’²;
 - Policy DM8.1(iv) requires 10% of new dwellings on major development sites to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. From 1st October 2015 this should be interpreted as requiring ten per cent of new dwellings on major development sites to meet building regulation M4 (3) ‘wheelchair user dwellings’².
- 3.2 In summary, these changes have reduced the cost implications for development within Southend, particularly with regards to no longer applying the Code for Sustainable Homes and Lifetime Homes standards to new development.
- 3.3 The SCAAP contains a number of criteria based policies and site allocations. It is considered that the cost implications of these policies on prospective development have already been factored into the viability assessment. With regard to infrastructure and public realm improvements³ S106 contributions based on an analysis of previous S106 levels sought from developments in the Borough over the last 5 years was incorporated into CPVS⁴. The requirement for Sustainable Drainage Systems (SuDs) as per SCAAP Policy DS4: Flood Risk

¹ Technical Housing Standards – Policy Transition Statement: Southend Borough Council (October 2015)
http://www.southend.gov.uk/download/downloads/id/3831/housing_standards_transition_policy_statement.pdf

² The Building Regulation 2010, Access to and use of buildings, Approved Document M, 2015 edition
<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partm/adm/admv01>
<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partm/adm/admv02>

³ Policy Area’s Development Principles and Policy DS5 – Transport, Access and Public Realm of the SCAAP

⁴ Combined Viability Study 2013
http://www.southend.gov.uk/download/downloads/id/1504/southend_combined_policy_viability_study_appendices_sept_2013.pdf



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Management and Sustainable Drainage, was also tested in the CPVS.

- 3.4 Southend Borough Council also adopted a Community Infrastructure Levy (CIL) charging schedule in July 2015. CIL is a levy that applies to certain types of new development with the money collected spent on supporting infrastructure.

4 Viability position

- 4.1 Key findings in the 2013 CPVS were as follows:

- Some development typologies tested were unviable in certain circumstances due to market factors, rather than the impact of the Council's proposed policy requirements and standards. These schemes were identified in the appraisals as being unviable at 0% affordable housing and base build costs i.e. build costs for Part L Building Regs 2010. These schemes would not come forward until changes in market conditions and their unviable status at that point was not to be taken as an indication that the Council's requirements could not be accommodated. We highlighted that the Council had seen some developments, similar to those identified within the study as being unviable, come forward in the Borough over the previous five year period. In this regard we highlighted that on a site specific level there would be a range of factors determining whether a developer brings the site forward or not. These include but are not limited to the developer accepting a lower profit level or achieving lower build costs or factoring in growth to revenue.
- In most cases, i.e. where schemes showed viability, schemes could accommodate the Council's affordable housing requirement (Core Strategy Policy CP 8: Dwelling Provision) at a level somewhere between 15% to 30% without grant.
- When the cumulative effect of affordable housing and Section 106 contributions were tested on developments, some schemes were able to accommodate less affordable housing in certain scenarios that had been tested.
- We highlighted that the Council currently applies its affordable housing policy (CP 8: Dwelling Provision) flexibly. Based on the results in the study we recommended that the Council continued to allow for flexibility in its then emerging affordable housing Policy DM7 (Dwelling Mix). We considered that a flexible approach to the application of its affordable housing targets and tenures would ensure the viability of developments was not adversely affected over the economic cycle.
- A flexible approach to the Council's sustainability requirements⁵ was identified by the study as being vital to allow the Council to appropriately balance the need for affordable housing, carbon reduction and the reduction of flood risk.
- The results of our appraisals suggested that achieving zero carbon by standards by 2016 in accordance with government requirements was ambitious and would require a significant reduction in costs in comparison to today's estimates.

- 4.2 Given the above, the study concluded that a more flexible approach to applying its sustainability and affordable housing requirements, including a pragmatic approach to the 'Affordable Rent' tenure and rent levels, would ensure an appropriate balance between delivering affordable housing, sustainability objectives and the need for landowners and developers to achieve competitive returns, as required by the NPPF. This approach was identified as able to lighten the 'scale of obligations and policy burdens' (para 174 of the

⁵ In particular the CSH and BREEAM requirements in Policy DM2 (Low Carbon Development and Efficient Use of Resources), Lifetimes Homes Standards in Policy DM8 (Residential Standards) and SuDs requirements in Policy IF3 (Flood Risk Management).



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NPPF) to ensure that sites are, as far as if possible, able to be developed viably and thus facilitate the growth envisaged by the Council's plans throughout the economic cycle without jeopardising the delivery of Southend-on-Sea's Local Plan.

- 4.3 Given the growth in both sales values and build costs reported above we consider it unlikely that the viability position has changed significantly in the SCAAP area since the CPVS was undertaken and in this regard the above conclusions are considered to remain relevant.
- 4.4 We would however identify that some of the costs associated with the Council's policies have reduced over the intervening period both through government policy changes reducing the requirements sought on sites and the reduction in extra over costs as a result of improved technology. In particular we would highlight that the Housing Standards Policy Transition Statement removes the requirement of Policy DM2.1(iii) to achieve CFSH level 3, however the 10% renewable energy requirement as set out in Policy KP2 of the Core Strategy continues to be applied. Further, it also identifies that the Lifetime Homes Standards should now be interpreted as meeting Building Regulation M4 (2) – 'accessible and adaptable dwellings' (with respect to Policy DM8.1(iii)). We set out further comments below in relation to reducing extra over costs associated with building more sustainability.
- 4.5 The extra over costs associated with building more sustainably has been evidenced to have reduced significantly over the intervening period. This is clearly demonstrated when comparing the reports produced for the CLG by Element Energy and David Langdon (2011) and previous studies undertaken by Cyril Sweett⁶. Further, a report published in September 2013 reviewing the costs associated with building to higher standard of sustainability produced by Element Energy and David Langdon on behalf of a number of local authorities including, Bath and North East Somerset Council, Brighton and Hove City Council, Bristol City Council, Swindon Borough Council and Wiltshire Council⁷ identified a further significant reduction in the extra over costs associated with building to CSH levels 4 to 6.
- 4.6 This trend was further confirmed by the Sweett Group/Zero Carbon Hub publication which updated findings of their research into the costs associated with meeting the proposals for the minimum Fabric Energy Efficiency Standards (FEES), Carbon Compliance and Allowable Solutions for Zero Carbon housing in February 2014⁸. The findings of the report reflected on average an additional 4% of base build costs across all housing tenures for sustainability measures (including lifetime homes).
- 4.7 We are aware that advice contained in the GLA's Housing Standards Review Viability Assessment published in May 2015 prepared by David Lock Associates with Hoare Lea and Gardiner and Theobald identified a further reduction in such extra over costs. This document identified that, *"the estimated cost impact of moving to zero carbon homes in 2016 represents*

⁶ The trend of reduction in the extra over costs associated with the delivery of higher levels of CSH has been demonstrated in the CLG reports on the Cost of building housing to the CSH's standards:

- 'Cost of building housing to the code for sustainable homes standard: updated cost review' prepared by Element Energy and Davis Langdon (August 2011);
- 'Code for Sustainable Homes: A Cost Review' prepared by Cyril Sweett (March 2010); and
- 'Cost Analysis of The Code for Sustainable Homes' by Cyril Sweett (July 2008)

¹² [Brighton and Hove City Council City plan Part 1 Evidence Base Document: EP/059 Costs of building to the Code for Sustainable Homes \(Sept 2013\) \[PDF, 499kb\] \(https://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/EP059%20Costs%20of%20building%20to%20the%20Code%20for%20Sustainable%20Homes%20\(Sept%202013\)%20\(draft\).pdf\)](https://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/EP059%20Costs%20of%20building%20to%20the%20Code%20for%20Sustainable%20Homes%20(Sept%202013)%20(draft).pdf)

[Brighton and Hove City Council City plan Part 1 Evidence Base Document: EP/059a Costs of building to the Code for Sustainable Homes – data \(Sept 2013\) \[XLSX, 74.3kb\] \(http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/EP059%20Costs%20of%20building%20to%20the%20Code%20for%20Sustainable%20Homes%20%28Sept%202013%29%20%28draft%29.pdf\)](http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/EP059%20Costs%20of%20building%20to%20the%20Code%20for%20Sustainable%20Homes%20%28Sept%202013%29%20%28draft%29.pdf)

⁸ Cost Analysis: Meeting the Zero Carbon Standard' by the Zero Carbon Hub and Sweett Group published in 2014.



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circa an additional 1-1.4% of base build cost.”

- 4.8 This reduction in extra over costs will undoubtedly have a positive impact on the viability and deliverability of schemes in the SCAAP.
- 4.9 As identified at para 3.4 above, the Council adopted its CIL Charging Schedule in July 2015. The rates adopted in the charging schedule were based on viability evidence and reflected the sales values and viability of different parts of the Borough. With respect to the SCAAP area, the Charging Schedule recognises that the South central area (below the railway line) achieves higher values than the central and northern part of the SCAAP area and the CIL charges were purposely set so as not to have detrimental impact on development viability. Moreover as of April 2015 or the adoption of a CIL Charging Schedule (whichever was the sooner), the former S106/planning obligations system i.e. the use of ‘pooled’ S106 obligations became limited. This was with respect to the number of S106 agreements that could be pooled to provide a piece of infrastructure (maximum of five) and further, infrastructure identified on the a Regulation 123 infrastructure list could not be funded by both CIL and S106. The appraisals undertaken for the Local Plan testing allowed for S106 contributions equating to circa £2,000 per unit for residential schemes and £2,400 per unit for mixed use schemes. These figures were informed by an exercise undertaken by the Council analysing Section 106 receipts for applications approved within the Borough in the previous five years. The subsequent CIL viability exercise allowed for a scaled back allowance of £1,012 per residential unit and £19 per sq m for commercial uses to address any S.106/S.278 costs of site mitigation that may still be sought once CIL is in place. In this regard and as intended, CIL has replaced the scaled back S106 contributions sought from schemes. We would also highlight that when considered in the context of total scheme value, the CIL charge is identified in the examination evidence to be a modest amount, typically accounting for between 0.9% and 2.1% of gross development value (GDV, defined as the total current market value of the completed scheme). Given this context we do not consider that the adopted CIL charge will have had a significant impact on scheme viability in the SCAAP area.

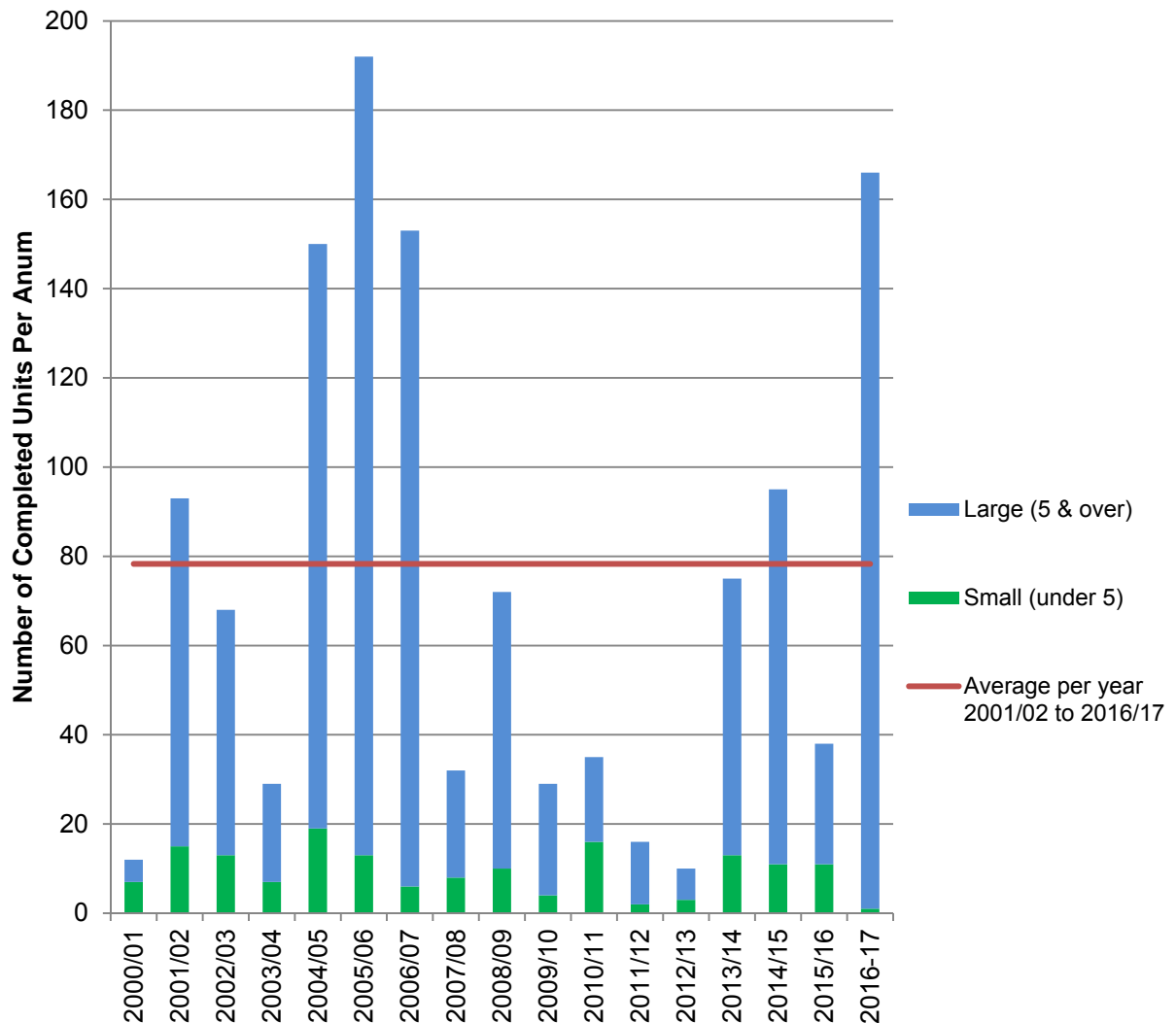
5 Actual development position and viability as seen/experienced in the Borough and in particular the SCAAP

- 5.1 Despite the 2013 CPVS report identifying development in the SCAAP Area as being challenging, (mainly due to a combination of: low values achieved for residential uses in parts of the SCAAP area; flatted development often being the most suitable proposal given the types of sites available and the costs associated with this form of development being higher; as well as the likely need to incorporate an element of commercial use within schemes) planning applications and developments have come forward in the SCAAP area. See the Map at Appendix 1, which identifies numerous development completions in and around the SCAAP area between April 2013 and January 2017. This clearly demonstrates that developers and the Council are able to negotiate an appropriate balance in schemes’ policy requirements, that enable permissions to be granted whilst still remaining viably deliverable by the market.
- 5.2 Of further interest is that only 16% (130 units) of the total units completed in the SCAAP area between 2013 to 2017 have been brought forward through the delivery of office to residential change of use prior approval conversion schemes. This further demonstrates that developers are willing and content to seek planning permission for new developments, assessed against the adopted local planning policy in preference to simply converting existing vacant office buildings in the SCAAP area.
- 5.3 Data provided by the Council on the delivery of schemes in the SCAAP area identifies significant fluctuations over the last 15 years. However these notable periods of increase and decrease align with the trends in the UK market. As shown in Figure 5.3.1 overleaf these are during the property boom in 2004 to 2007 and the recession between 2008 and 2013.

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However, even through the recession the data demonstrates that development was coming forward in the SCAAP area. We understand that development in the 2016-17 year completions will exceed the peak of the market delivery in 2005/06 by 63 units.

Figure 5.3.1: Completed developments in SCAAP area between 2000/01 to 2015/16



5.4 We note that a number of the schemes in the SCAAP area are being delivered as 100% affordable housing schemes (see schedule setting out the details of the completed schemes in Appendix 1). The delivery of such schemes demonstrates that the Council is applying their policies flexibly with due consideration to viability to ensure the delivery of their growth aspirations in their Development Plan, whilst also seeking to meet their strategic targets which address need with respect to affordable housing delivery through a range of measures including financial contributions and on site delivery.

6 Conclusion

6.1 As expected, the market has improved in the SCAAP area between 2013 and 2017, recovering from one of the worst recessions seen in the UK. This is in line with the trend seen across the country. Average residential prices in the Borough are identified by the Land Registry data base to have reached the peak of the market values in mid-2016 and as of December 2016 were 36% higher than the peak of the market values in 2007. This has



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coincided with significant building cost increases and as a result the viability picture is unlikely to have materially changed in the SCAAP area since the 2013 CPVS was undertaken.

- 6.2 Notwithstanding the above, there have been significant changes to the extra over costs associated with delivering sustainability requirements within developments. This will reduce the pressure on developments as sustainability and the delivery of affordable housing were identified as the main policy requirements that impacted in the viability of schemes.
- 6.3 The real life picture of the SCAAP provided by the Council's data on completions in the area over the last 16 years (See Appendix 1) 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.



**BNP PARIBAS
REAL ESTATE**

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**APPENDIX 1 – Completions in the SCAAP Area - April 2013 to
Jan 2017**

Details of Completed Schemes in the SCAAP between 2001-2017

Planning Ref (Development)	Proposal	Full Address	SHLAA Ref	SCAAP Policy Area	SCAAP Proposal Site	Site Area (Hectares)	Existing Land Use	Proposed Land Use	Analysis Class	Total Dwelling Completed			Affordable Housing Dwelling Completions				Affordable Housing Details			
										Dwellings Lost	Total Proposed Dwellings	Total Net Dwellings	Dwellings Lost	Total Proposed Dwellings	Total Net Dwellings					
April 2016 to Jan 2017	11/00087/FULM (Part Completed, 32 dwellings remain outstanding)	Demolish existing buildings, erect two four and five storey blocks comprising 97 self-contained flats with basement parking, lay out communal amenity space, refuse store and landscaping, basement car parking for 99 cars, bicycle/motorcycle parking and form vehicular access onto Sutton Road	257 - 285 Sutton Road, Southend-On-Sea, Essex	CON117 & CON122	Sutton Gateway Neighbourhood	PA9.1	0.420	EMPUSE	RESUSE	NEWFDL	0	65	65	0	0%	0	0%	0	0%	Affordable Housing is currently subject to review as per the 'Clawback' clause of the Section 106 Agreement.
	13/00438/FULM	Convert first, second and third floors into nine self contained flats, erect four storey rear extension and roof extension containing nine further flats and ground floor commercial unit (total 18 flats), layout cycle storage and waste storage at ground floor, layout roof terraces and balconies	British Heart Foundation 3 - 5 High Street, Southend-on-Sea, Essex, SS1 1JE		High Street		0.044	EMPUSE	RESUSE	CHGRES	0	18	18	0	0%	0	0%	0	0%	Application 15/01070/DOV is granted, allowing the applicant to pay a financial contribution to the council instead of providing affordable housing on this site.
	15/00468/FULM	Erect two part threepart four storey blocks comprising 50 residential units, layout 50 car parking spaces, cycle store, bin store and form hard and soft landscaping	Texsol Builders Merchants Ltd, Kenway, Southend-On-Sea, Essex, SS2 5DX		Sutton Gateway Neighbourhood		0.430	VACLND	RESUSE	NEWFDL	0	50	50	0	0%	50	100%	50	100%	100% of the residential units are provided as Affordable Housing. 25 of the dwellings will be rental dwellings and 25 of the dwellings will be shared ownership as per the Section 106 Agreement.
	14/01591/PA3COU	Change of use of the existing building from office use class B1(a) to 16 self-contained flat class C3 under Class J and of the Town And Country Planning (General Permitted Development) (Amendment) (England) Order 2013	Southend-On-Sea NHS Primary Care Trust, Ground And First Floor Suffolk House, Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ	BLVA	Victoria Gateway Neighbourhood	PA8.1	0.137	EMPUSE	RESUSE	CHGRES	0	16	16	0	0%	0	0%	0	0%	
	14/01430/PA3COU	Change of use of the existing building from office use class B1(a) to 16 self-contained flats class C3 under Class J and of the Town And Country Planning (General Permitted Development) (Amendment) (England) Order 2013	Mariner House 157 High Street, Southend-on-Sea, Essex, SS1 1LL		High Street		0.036	EMPUSE	RESUSE	CHGRES	0	16	16	0	0%	0	0%	0	0%	
2015-16 Business Year	15/01354/FUL	Convert existing dwelling into two self-contained flats, erect a single storey rear extension and lay out parking	161 North Road, Westcliff-On-Sea, Essex, SS0 7AF		Victoria Gateway Neighbourhood		0.020	RESUSE	RESUSE	CON	1	2	1	0	0%	0	0%	0	0%	
	15/00116/PA3COU	Change of use from office use (Class B1a) to 22 self-contained flats (Class C3) under Prior Notification of Class J (Town and Country Planning General Permitted Development Order 1995 (As Amended) Class J, Part 3, Schedule 2	Cheviot House 70 - 76 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ		Victoria Gateway Neighbourhood	PA8.1	0.137	EMPUSE	RESUSE	CHGRES	0	22	22	0	0%	0	0%	0	0%	
	14/00149/FUL	Demolish outbuilding and boundary wall, erect two storey building fronting west street comprising ground floor retail (Class A1), one self-contained flat above and one maisonette with vehicular access, erect three storey extension and convert extended bui	Rear Of 2-8 West Street And Land Adjacent 255 Victoria Avenue, Southend-On-Sea, Essex		Victoria Gateway Neighbourhood		0.053	DERBLD	MIXUSE	NEWFDL	0	5	5	0	0%	0	0%	0	0%	
	12/01249/FUL	Convert existing shops (Class A1) into three self-contained flats (Class C3) and alter front elevations to 220 - 224 West Road (Amended Proposal)	Mobile Electronics 220 West Road, Westcliff-On-Sea, Essex, SS0 9DE		Victoria Gateway Neighbourhood		0.041	EMPUSE	RESUSE	CHGRES	0	3	3	0	0%	0	0%	0	0%	
	14/00039/FUL	Change use of first and second floors to two self-contained flats and alter shop front (Amended Proposal)	Nelly's Sweet Treats Ltd, 65 High Street, Southend-on-Sea, Essex, SS1 1HZ		High Street		0.014	VACBLD	MIXUSE	CHGRES	0	2	2	0	0%	0	0%	0	0%	
	13/01625/FUL	Erect detached bungalow on land at rear of 17 And 19 Bircham Road (amended proposal)	17 Bircham Road, Southend-On-Sea, Essex, SS2 5DN		Sutton Gateway Neighbourhood		0.027	RESUSE	RESUSE	NEWFDL	0	1	1	0	0%	0	0%	0	0%	
	13/00939/FUL	Erect first floor extension to form self contained flat	Brights Locksmiths, 43 Clarence Street, Southend-On-Sea, Essex, SS1 1BH		Cliffdown		0.010	MIXUSE	MIXUSE	NEWFDL	0	1	1	0	0%	0	0%	0	0%	
	12/01195/EXT	Erect second floor to form self-contained flat (application to extend the time limit for implementation following planning permission 09/01000/OUT dated 21st December 2009)	29 - 31 Cliffdown Road, Southend-On-Sea, Essex, SS1 1AS		Cliffdown		0.024	MIXUSE	MIXUSE	NEWFDL	0	1	1	0	0%	0	0%	0	0%	
	15/01487/CLE	Use as self-contained flat (Lawful Development Certificate - Existing)	Baryla House Victoria Avenue, Southend-On-Sea, Essex, SS2 6AZ		Victoria Gateway Neighbourhood	PA8.1	0.315	EMPUSE	RESUSE	CHGRES	0	1	1	0	0%	0	0%	0	0%	
	15/01228/FUL	Erect three storey side extension with balcony, change of use from restaurant (class A3) at first floor to self-contained flat (class C3) to form 1 self-contained flat to the second floor, enclose existing outdoor space using cassette type blinds (retract	Par West Cafe Western Esplanade, Southend On Sea, Essex, SS1 1EE		Sea Front		0.021	MIXUSE	MIXUSE	CHGRES	1	2	1	0	0%	0	0%	0	0%	
15/01885/PA3COU	Change of use from office use (Class B1a) to dwelling (Class C3) (Prior Approval)	16 Weston Road, Southend-On-Sea, Essex, SS1 1AS		Cliffdown		0.018	EMPUSE	RESUSE	CHGRES	0	1	1	0	0%	0	0%	0	0%		
2014-15 Business Year	13/00618/FULM	Erect three storey building comprising of 34 flats supported housing (class C2) use with training suite/communal lounge and office, layout vehicular access, car parking and amenity space	319 - 321 Sutton Road, Southend-On-Sea, Essex, SS2 5PF	CON052 & BLS1	Sutton Gateway Neighbourhood	PA9.1	0.249	EMPUSE	RESUSE	NEWFDL	0	34	34	0	0%	0	0%	0	0%	The properties are going to be used as C2 use class.
	14/00411/FULM	Erect 25 dwelling houses and two self-contained flats, lay out parking, amenity space and form vehicular access onto Salisbury Avenue	211 To 213 North Road And 86 - 104 Salisbury Avenue, Westcliff-On-Sea, Essex	CON030	Victoria Gateway Neighbourhood		0.370	VACLND	RESUSE	NEWFDL	0	27	27	0	0%	27	100%	27	100%	100% of the residential units are proved as affordable housing as per the Section 106 Agreement.
	13/01171/PA3COU	Proposed change of use from the B1a to C3 on first and second floors with internal works to create 14 self contained flats with associated bin store, cycle stands and car park spaces	10 - 14 West Street, Southend-On-Sea, Essex, SS2 6HJ		Victoria Gateway Neighbourhood		0.192	EMPUSE	MIXUSE	CHGRES	0	14	14	0	0%	0	0%	0	0%	
	14/00995/FUL	Demolish part of building at rear, form restaurant (class A3) to rear at ground floor level and 9 self contained flats (class C3) at first and second floor levels, erect extensions at rear to ground, first and second floors, form balconies and terraces.	11 - 13 High Street, Southend-on-Sea, Essex, SS1 1JE	CON006	High Street		0.054	DERBLD	RESUSE	CHGRES	0	9	9	0	0%	0	0%	0	0%	
	12/01505/FUL	Erect single storey rear extension, alter elevations and convert existing betting office (Class A2) to 3 self contained flats (Class C3) at 72-74 Milton Street	72 Milton Street, Southend-On-Sea, Essex, SS2 5BU		Sutton Gateway Neighbourhood		0.024	EMPUSE	RESUSE	CHGRES	0	3	3	0	0%	0	0%	0	0%	
	13/00914/FUL	Convert first, second and third floors into three two bedroom self-contained flats with access and bin storage to the rear and use existing shared amenity space at rear, together with a rear extension with balconies.	Damart 21 High Street, Southend-on-Sea, Essex, SS1 1JE		High Street		0.008	EMPUSE	MIXUSE	CHGRES	0	3	3	0	0%	0	0%	0	0%	
	11/01459/FUL	Convert ground floor unit (class A3) into two self-contained flats (class C3), lay out parking for two cars and alter existing ground floor elevations	West Road House 225 - 235 West Road, Westcliff-On-Sea, Essex, SS0 9DE		Victoria Gateway Neighbourhood		0.122	EMPUSE	RESUSE	CON	0	2	2	0	0%	0	0%	0	0%	
	14/00094/FUL	Convert premises (Class B1 and B8 storage) into two dwelling houses (Class C3) erect first floor rear extension, alter elevations, form courtyard at rear and lay out parking to front (Amended Proposal)	The Coach House Station Avenue, Southend-On-Sea, Essex, SS2 6ED		Sutton Gateway Neighbourhood		0.010	EMPUSE	RESUSE	CHGRES	0	2	2	0	0%	0	0%	0	0%	
	14/00598/FUL	Form self contained flat (Class C3) to first floor and second floor and install new shopfront at ground floor (Amended Proposal) (Retrospective)	52 - 54 Alexandra Street, Southend-On-Sea, Essex, SS1 1BJ	CON029	Cliffdown		0.015	VACBLD	MIXUSE	CHGRES	0	1	1	0	0%	0	0%	0	0%	

Details of Completed Schemes in the SCAAP between 2001-2017

Planning Ref (Development)	Proposal	Full Address	SHLAA Ref	SCAAP Policy Area	SCAAP Proposal Site	Site Area (Hectares)	Existing Land Use	Proposed Land Use	Analysis Class	Total Dwelling Completed			Affordable Housing Dwelling Completions				Affordable Housing Details			
										Dwellings Lost	Total Proposed Dwellings	Total Net Dwellings	Dwellings Lost	Total Proposed Dwellings	Total Net Dwellings	Affordable Housing Details				
2014-15 Business Year	14/01714/FUL	Demolish existing garage, erect two storey building at rear and replace existing bay at second floor	Glennegles Hotel, 5 Cliffdown Parade, Southend-On-Sea, Essex, SS1 1DP		Cliffdown	0.024	EMPUSE	EMPUSE	NEWFDL	0	1	1	0	0%	0	0%	0	0%		
	14/01660/FUL	Change of use of mixed use residential and retail building to use as a single dwelling house, erect part singlepart two storey rear extension and replace existing roof to utility	180 London Road, Southend-On-Sea, Essex		Victoria Gateway Neighbourhood	0.021	MIXUSE	RESUSE	CHGRES	1	1	0	0	0%	0	0%	0	0%		
	10/00349/FUL	Use dwellinghouse (class C3) as guest house (class C1)	44 Hartington Road, Southend-On-Sea, Essex, SS1 2HS		Sea Front Policy Area	0.019	RESUSE	EMPUSE	CHGLOS	1	1	0	0	0%	0	0%	0	0%		
	14/00240/FUL	Convert two self-contained flats into one dwellinghouse and external alterations 2 and 2A Cashbury Terrace	2 Cashbury Terrace, Southend-On-Sea, Essex, SS1 1EZ		Cliffdown	0.020	RESUSE	RESUSE	CON	2	1	-1	0	0%	0	0%	0	0%		
	14/01702/FUL	Change of use of first and second floors from residential (Class A3) to Hotel (Class C1), install cage store, replacement refuse store, layout garden and external seating, relocation of fire escape and alterations to elevations	The Last Post Weston Road, Southend-On-Sea, Essex, SS1 1AS		Cliffdown	0.115	RESUSE	EMPUSE	CHGLOS	3	0	-3	0	0%	0	0%	0	0%		
2013-14 Business Year	12/00056/FULM	Erect 21 two storey dwellings with roof accommodation, lay out parking and amenity areas	Land Rear Of 161 To 170 North Road 2 To 24 Albany Avenue And 44 To 68 Salisbury Avenue, Westcliff-On-Sea, Essex	CON126	Victoria Gateway Neighbourhood	0.680	DERBLD	RESUSE	NEWFDL	0	21	21	0	0%	21	53%	21	53%	The original application was approved subject to a Section 106 Agreement requiring 4 affordable housing units; the Agreement was subsequently modified by application 14/01636/DOV to secure 100% of the dwellings as affordable housing instead of paying the full financial contribution for Education and a Public Art Contribution.	
	11/01322/BCAM	Demolition of existing building (Shefford House) and erect part single, part two and part three storey building containing 13 flats (supported living), 12 bedroom supported living unit (Class C2) and staff accommodation; conversion of St Mary's Cottages into 3 dwellings (Class C3), layout parking for 11 cars and associated works	St Marys Cottages And Shefford Hostel 61 - 75 West Street, Southend-On-Sea, Essex		Victoria Gateway Neighbourhood	0.278	DERBLD	MIXUSE	NEWFDL	6	19	13	0	0%	19	48%	19	48%	100% of the residential units are provided as Affordable Housing.	
	13/01410/PA3COU	Change of use of first and second floor offices (Class B1) into self contained flats (Class C3).	Harward House, London Road, Southend-On-Sea, Essex, SS1 1PW		Victoria Gateway Neighbourhood	0.050	EMPUSE	MIXUSE	CHGRES	0	13	13	0	0%	0	0%	0	0%		
	10/00735/FUL	Use hotel (class C1) as 8 self contained holiday apartments (class C3), enlargement of dormer to south elevation, extend basement well and layout cycle and bin store	Tower Hotel 146 Alexandra Road, Southend-On-Sea, Essex, SS1 1HB		Cliffdown	0.300	EMPUSE	RESUSE	CON	0	8	8	0	0%	0	0%	0	0%		
	13/00306/FUL	Erect two storey side extension - amends 2 units (1 bed to 2 beds) or the 7 units proposed by app 11/01693/FUL	The Nelson Hotel, North Road, Westcliff-On-Sea, Essex, SS0 7AB		Victoria Gateway Neighbourhood	0.080	RESUSE	RESUSE	CON	0	7	7	0	0%	0	0%	0	0%		
	13/00122/FUL	Demolish existing garages and erect two storey block comprising of 2 flats. Erect additional fourth floor to St. Pauls Court consisting of one self contained flat. Layout car parking spaces.	St Pauls Court Salisbury Avenue, Westcliff-On-Sea, Essex, SS0 7AU		Victoria Gateway Neighbourhood	0.053	DERBLD	RESUSE	NEWFDL	0	3	3	0	0%	0	0%	0	0%		
	13/00313/FUL	Convert office space into three self-contained flats, layout refuse and cycle storage	20 Weston Road, Southend-On-Sea, Essex, SS1 1AS		Cliffdown	0.011	VACBLD	RESUSE	CHGRES	0	3	3	0	0%	0	0%	0	0%		
	13/01175/PA3COU	Change of use from office (B1a) to dwelling (C3).	20 Weston Road, Southend-On-Sea, Essex, SS1 1AS		Cliffdown	0.009	EMPUSE	RESUSE	CHGRES	0	3	3	0	0%	0	0%	0	0%		
	12/00228/BC3	Erect two semi-detached dwellinghouses (outline application)	Builders Yard 24 - 27 Howards Chase, Westcliff-On-Sea, Essex, SS0 7AF		Victoria Gateway Neighbourhood	0.030	VACLND	RESUSE	NEWFDL	0	2	2	0	0%	0	0%	0	0%		
	13/00579/FUL	Change of use of outbuilding to residential dwelling (Class C3) (Retrospective)	The Coach House, 36 Roots Hall Avenue, Southend-On-Sea, Essex, SS2 6HN		Victoria Gateway Neighbourhood	0.008	EMPUSE	RESUSE	CHGRES	0	1	1	0	0%	0	0%	0	0%		
13/01542/FUL	Convert ground and first floor maisonette to two self contained flats	25 Cliffdown Parade, Southend-On-Sea, Essex, SS1 1DN		Cliffdown	0.062	RESUSE	RESUSE	CON	1	2	1	0	0%	0	0%	0	0%			
Significant Applications outside	15/00521/FULM Completed 16/17	Erect five storey building comprising of 22 flats, layout 39 car parking spaces including undercroft parking, cycle store, bin store, hard and soft landscaping, changes to ground levels and install access gate to front	Lloyds TSB Essex House, Southchurch Avenue, Southend-On-Sea, Essex, SS1 2LB		Not in SCAAP Area	N/A	0.164	VACLND	RESUSE	NEWFDL	0	22	22	0	-	0	-	0	-	The original application was subject to a Section 106 Agreement requiring 5 affordable housing units but this was subsequently modified by application 15/00116/DOV to remove the obligation and instead pay a financial contribution towards affordable housing in the borough.
	15/00056/PA3COU Completed 15/16	Change of use from office use (Class B1a) to 75 self-contained flats (Class C3) under Prior Notification of Class J (Town and Country Planning General Permitted Development Order 1995 (As Amended) Class J, Part 3, Schedule 2	Lloyds TSB Essex House Southchurch Avenue Southend-On-Sea Essex SS1 2LB		Not in SCAAP Area	N/A	0.442	EMPUSE	RESUSE	CHGRES	0	75	75	0	-	0	-	0	-	
	13/00330/FULM Completed 14/15	Remove existing hardstandings and sub-station and erect 4 storey block of 22no flats, 26no two and three storey houses with access onto Southchurch Road, layout internal access roads, landscaping, parking and associated works	Maybrook Training Centre, 303 Southchurch Road, Southend-On-Sea, Essex	CON123	Not in SCAAP Area	N/A	0.51	VACLND	RESUSE	NEWFDL	0	48	48	0	-	48	-	48	-	100% of the residential units are provided as Affordable Housing.
Outstanding	06/00598/FUL (Outstanding) [Near to Completion]	Remove existing hardstandings and sub-station and erect 4 storey block of 22no flats, 26no two and three storey houses with access onto Southchurch Road, layout internal access roads, landscaping, parking and associated works	Health House And Carby House, Victoria Avenue, Southend-On-Sea, Essex	BLVA	Victoria Gateway Neighbourhood	PA3.1	1.0699	DERBLD	MIXUSE	NEWFDL	0	280	280	-	52	-	52	-	The original application was subject to a Section 106 Agreement requiring 84 affordable housing units but this was subsequently modified by applications 15/02019/S106BA and 15/02020/DOV to provide 52 affordable housing units plus a financial contribution towards further affordable housing in the borough.	

Details of Completed Schemes in the SCAAP between 2001-2017

Planning Ref (Development)	Proposal	Full Address	SHLAA Ref	SCAAP Policy Area	SCAAP Proposal Site	Site Area (Hectares)	Existing Land Use	Proposed Land Use	Analysis Class	Gross Employment Floorspace																Planning Ref (Conditions)	Date of agreement	Obligation / £ Contribution Requested	PA link to legal agreement			
										Gross changes to employment	A1	A2	A3	A4	A5	B1A	B1B	B1C	B2	B6	C1 (Rooms)	C2	D1	D2	Su1 Generis					C4 (Rooms)		
14/01714/FUL	Demolish existing garage, erect two storey building at rear and replace existing bay at second floor	Glennegles Hotel, 5 Clifftown Parade, Southend-On-Sea, Essex, SS1 1DP		Clifftown		0.024	EMPUSE	EMPUSE	NEWPDL	32sqm of B1A Floorspace Proposed and 8sqm of B8 Floorspace Proposed	0	0	0	0	0	0	32	0	0	0	0	0	0	0	0	0	0					
14/01660/FUL	Change of use of mixed use residential and retail building to use as a single dwelling house, erect part singlepart two storey rear extension and replace existing roof to utility	180 London Road, Southend-On-Sea, Essex		Victoria Gateway Neighbourhood		0.021	MIXUSE	RESUSE	CHGRES	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10/00349/FUL	Use dwellinghouse (class C3) as guest house (class C1)	44 Hartington Road, Southend-On-Sea, Essex, SS1 2HS		Sea Front Policy Area		0.019	RESUSE	EMPUSE	CHGLOS	6 no. C1 Rooms Proposed	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0					
14/00240/FUL	Convert two self-contained flats into one dwellinghouse and external alterations 2 and 2A Cashibury Terrace	2 Cashibury Terrace, Southend-On-Sea, Essex, SS1 1EZ		Clifftown		0.020	RESUSE	RESUSE	CON	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14/01702/FUL	Change of use of first and second floors from residential (Class A3) to Hotel (Class C1), install cage store, replacement refuse store, layout garden and external seating, relocation of fire escape and alterations to elevations	The Last Post Weston Road, Southend-On-Sea, Essex, SS1 1AS		Clifftown		0.115	RESUSE	EMPUSE	CHGLOS	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12/00056/FULM	Erect 21 two storey dwellings with roof accommodation, lay out parking and amenity areas	Land Rear Of 161 To 170 North Road 2 To 24 Albany Avenue And 44 To 68 Salisbury Avenue, Westcliff-On-Sea, Essex	CON126	Victoria Gateway Neighbourhood		0.680	DERBLD	RESUSE	NEWPDL	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12/00056/FULM	04/01/2013	<ul style="list-style-type: none"> Affordable housing (2x2bed and 2x3bed) Education contribution = £142,717.73 Public art to the value = £15,000.00 Highway Works Contribution (to provide yellow lining works on the highway to either side of the entrance within the accessway to the site and also if found necessary also opposite the site) = £2,000.00 	http://publicaccess.southend.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=L1Y39W3PA5Q000	
																													13/00610/DOV	10/07/2013	<ul style="list-style-type: none"> Modification to allow all 4 Affordable Housing units to be shared ownership 	http://publicaccess.southend.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=MMHAXPA5A00
																													14/01836/DOV	29/04/2015	<ul style="list-style-type: none"> Modification to allow removal of remaining education and public art contributions on the condition that this scheme being provided as 100% Affordable Housing 	http://publicaccess.southend.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=NEXFVJPA0B400
11/01322/BCAM	Demolition of existing building (Shelford House) and erect part single part two and part three storey building containing 13 flats (supported living), 12 bedroom supported living unit (Class C2) and staff accommodation, conversion of St Mary's Cottages into 3 dwellings (Class C3), layout parking for 11 cars and associated works	St Marys Cottages And Shelford House 61 - 75 West Street, Southend-On-Sea, Essex		Victoria Gateway Neighbourhood		0.278	DERBLD	MIXUSE	NEWPDL	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13/01410/PA3COU	Change of use of first and second floor offices (Class B1) into self contained flats (Class C3).	Harward House, London Road, Southend-On-Sea, Essex, SS1 1PW		Victoria Gateway Neighbourhood		0.050	EMPUSE	MIXUSE	CHGRES	819sqm of B1A Floorspace Proposed	0	0	0	0	0	0	819	0	0	0	0	0	0	0	0	0	0					
10/00735/FUL	Use hotel (class C1) as 8 self contained holiday apartments (class C3), enlargement of dormer to south elevation, extend basement well and layout cycle and bin store	Tower Hotel 146 Alexandra Road, Southend-On-Sea, Essex, SS1 1HB		Clifftown		0.300	EMPUSE	RESUSE	CON	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13/00306/FUL	Erect two storey side extension - amends 2 units (1 bed to 2 beds) or the 7 units proposed by app 11/01693/FUL	The Nelson Hotel, North Road, Westcliff-On-Sea, Essex, SS0 7AB		Victoria Gateway Neighbourhood		0.080	RESUSE	RESUSE	CON	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13/00122/FUL	Demolish existing garages and erect two storey block comprising of 2 flats. Erect additional fourth floor to St. Pauls Court consisting of one self contained flat. Layout car parking spaces.	St Pauls Court Salisbury Avenue, Westcliff-On-Sea, Essex, SS0 7AU		Victoria Gateway Neighbourhood		0.053	DERBLD	RESUSE	NEWPDL	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13/00313/FUL	Convert office space into three self-contained flats, layout refuse and cycle storage	20 Weston Road, Southend-On-Sea, Essex, SS1 1AS		Clifftown		0.011	VACBLD	RESUSE	CHGRES	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13/01175/PA3COU	Change of use from office (B1a) to dwelling (C3).	20 Weston Road, Southend-On-Sea, Essex, SS1 1AS		Clifftown		0.009	EMPUSE	RESUSE	CHGRES	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12/00228/BC3	Erect two semi-detached dwellinghouses (outline application)	Builders Yard 24 - 27 Howards Chase, Westcliff-On-Sea, Essex, SS0 7AF		Victoria Gateway Neighbourhood		0.030	VACBLD	RESUSE	NEWPDL	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13/00579/FUL	Change of use of outbuilding to residential dwelling (Class C3) (Retrospective)	The Coach House, 36 Roots Hall Avenue, Southend-On-Sea, Essex, SS2 6HN		Victoria Gateway Neighbourhood		0.008	EMPUSE	RESUSE	CHGRES	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13/01542/FUL	Convert ground and first floor maisonette to two self contained flats	25 Clifftown Parade, Southend-On-Sea, Essex, SS1 1DN		Clifftown		0.062	RESUSE	RESUSE	CON	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15/00521/FULM Completed 16/17	Erect five storey building comprising of 22 flats, layout 39 car parking spaces including undercroft parking, cycle store, bin store, hard and soft landscaping, changes to ground levels and install access gate to front	Lloyds TSB Essex House, Southchurch Avenue, Southend-On-Sea, Essex, SS1 2LB	Not in SCAAP Area	N/A	0.164	VACBLD	RESUSE	NEWPDL	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15/00521/FULM	15/07/2015	<ul style="list-style-type: none"> Affordable housing (5 flats including 1x1bed, 2x2bed, 2x3bed, 60% rented, 40% shared ownership) Bus stop improvement contribution = £3,000.00 Education contribution = £33,852.80 	http://publicaccess.southend.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=NM65TFPA5Q000	
																													16/00116/DOV	06/05/2016	<ul style="list-style-type: none"> Affordable housing contribution in lieu of on-site provision stated above = £318,010.91 	http://publicaccess.southend.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=O1KOVUPA0D800
15/00056/PA3COU Completed 15/16	Change of use from office use (Class B1a) to 75 self-contained flats (Class C3) under Prior Notification of Class J (Town and Country Planning General Permitted Development Order 1995 (As Amended) Class J, Part 3, Schedule 2	Lloyds TSB Essex House, Southchurch Avenue, Southend-On-Sea, Essex, SS1 2LB		Not in SCAAP Area	N/A	0.442	EMPUSE	RESUSE	CHGRES	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13/00330/FULM Completed 14/15	Remove existing hardstandings and sub-station and erect 4 storey block of 22no flats, 26no two and three storey houses with access onto Southchurch Road, layout internal access roads, landscaping, parking and associated works	Maybrook Training Centre, 303 Southchurch Road, Southend-On-Sea, Essex	CON123	Not in SCAAP Area	N/A	0.51	VACBLD	RESUSE	NEWPDL	Zero Proposed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13/00330/FULM	12/06/2013	<ul style="list-style-type: none"> 100% affordable housing (Social Rent or Affordable Rent) including 22 flats and 26 houses 	http://publicaccess.southend.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=MJLCLYPA5Q000	
06/00598/FUL (Outstanding) (Near to Completion)	Remove existing hardstandings and sub-station and erect 4 storey block of 22no flats, 26no two and three storey houses with access onto Southchurch Road, layout internal access roads, landscaping, parking and associated works	Health House And Carby House, Victoria Avenue, Southend-On-Sea, Essex	BLVA	Victoria Gateway Neighbourhood	PAS.1	1.0699	DERBLD	MIXUSE	NEWPDL	Zero Proposed	1.282	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	06/00598/FUL	24/09/2007	<ul style="list-style-type: none"> Victoria Avenue Bus Shelter Improvement Works = £20,000 Victoria Avenue Works <ul style="list-style-type: none"> Victoria Avenue Bus Shelter Improvement Works = £20,000 Victoria Avenue computed sum = £5,455 per year for 3 years Victoria Avenue underground contribution = £2,182 Victoria Avenue Traffic Regulation Order contribution = £2,182 CCTV Contribution = £34,214 Public Accessible Area Public Art The Residents Community Facility Management Strategy Travel Plan And Parking Restrictions (including Controlled Parking Zone (CPZ) Contribution) = £52,000 30% Affordable Housing as set out on agreed Affordable Housing Plan 	http://publicaccess.southend.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=J08N81PAN4000	
																													15/02019/S106BA	25/02/2016	<ul style="list-style-type: none"> Above requirement for 84 affordable housing units modified to provide: Affordable housing contribution = E474,776 Affordable housing (52 shared ownership units) CCTV Contribution and CPZ Contribution removed 	http://publicaccess.southend.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=NYZJGRPA0C200
																													15/02020/DOV	25/02/2016	<ul style="list-style-type: none"> See above 	http://publicaccess.southend.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=NYZJGRPA0C200

SCAAP Completions 2001-2017

SCAAP Completions	2000/01	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	2016/17*	Total 2001/02 to 2016/17	Average per year 2001/02 to 2016/17
Total	12	93	68	29	150	192	153	32	72	29	35	16	10	75	95	38	166	1253	78

Full Details

SCAAP Completions	2000/01	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	2016-17	Total 2001/02 to 2015/15	Average per year 2001/02 to 2015/16
Total	12	93	68	29	150	192	153	32	72	29	35	16	10	75	95	38	166	1253	78
Small (under 5)	7	15	13	7	19	13	6	8	10	4	16	2	3	13	11	11	1	152	10
Large (5 & over)	5	78	55	22	131	179	147	24	62	25	19	14	7	62	84	27	165	1101	69
Total Residential Gardens	0	1	14	6	0	0	0	0	0	0	0	0	0	0	0	0	0	21	1
Residential Gardens Small (under 5)	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
Residential Gardens Large (5 * over)	0	0	12	6	0	0	0	0	0	0	0	0	0	0	0	0	0	18	1
Allocated (BLP)	0	0	0	11	108	148	0	0	0	0	0	0	0	0	3	5	0	275	17
Allocated Small (under 5)	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3	0	0	4	0
Allocated Large (5 & over)	0	0	0	10	108	148	0	0	0	0	0	0	0	0	0	5	0	271	17
SHLAA Completions	0	0	0	0	0	0	0	0	0	25	0	0	0	21	71	0	65	182	11
SHLAA Small (under 5)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0
SHLAA Large (5 & over)	0	0	0	0	0	0	0	0	0	25	0	0	0	21	70	0	65	181	11
Both BLP and SHLAA Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Both BLP and SHLAA Total (under 5)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Both BLP and SHLAA Total (5 & over)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total minus Residential Gardens, minus Allocated Sites, minus SHLAA	12	92	54	12	42	44	153	32	72	4	35	16	10	54	21	33	101	775	48
Small (under 5)	7	14	11	6	19	13	6	8	10	4	16	2	3	13	7	11	1	144	9
Large (5 & over)	5	78	43	6	23	31	147	24	62	0	19	14	7	41	14	22	100	631	39
Just windfall	12	93	68	18	42	44	153	32	72	4	35	16	10	54	21	33	101	796	50
Small (under 5)	7	15	13	6	19	13	6	8	10	4	16	2	3	13	7	11	1	147	9
Large (5 & over)	5	78	55	12	23	31	147	24	62	0	19	14	7	41	14	22	100	649	41

*Note 2017 completions were monitored in January 2017 and did not included any development proposals granted permission after March 2016.