

Southend-on-Sea Borough Council

Strategic Housing Land Availability Assessment Update Report 2017

Introduction

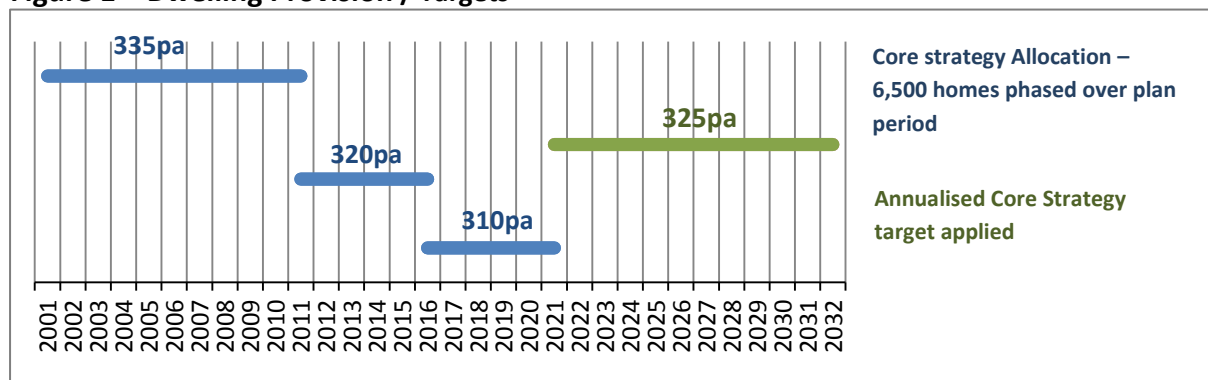
This report forms an update to the Southend Strategic Housing Land Availability Assessment (SHLAA) published in May 2010 and subsequent update in 2016¹. It aims to review the data provided in the 2010 SHLAA and consider the National Planning Policy Framework in terms of including an allowance for windfall sites within the Council’s housing supply. It also updates those sites that have been progressed during the preparation of the Southend Central Area Action Plan (SCAAP). The updates provided include:

- Determining the status of each site within the planning system (if applicable) using a base date of 31st March 2017;
- Visiting each site to record any development progress made.

For eligible sites, the collection of this information will enable the development timescale to be reassessed in order to inform the anticipated housing delivery within Southend. This document is produced in conjunction with the Southend Annual Monitoring report² (AMR) which defines a housing trajectory for the next 15 years.

The Southend Core Strategy³ was adopted in 2007 and sets out the provision for 6,500 net additional dwellings between 2001 and 2021 (see figure 1). In the absence of housing targets beyond 2021, the annual average Core Strategy target is used to inform the annual net dwelling delivery over the period 2021- 2032.

Figure 1 – Dwelling Provision / Targets



¹ [Link to Strategic Housing Land Availability Assessment](#)
² [Link to Southend Annual Monitoring Report](#)
³ [Link to Southend Core Strategy 2007](#)

SHLAA Update 2017

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)⁴. 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 document⁵.

⁴ [Link to CLG SHLAA Practice Guidance](#)

⁵ [Link to Strategic Housing Land Availability Assessment](#)

SHLAA Update 2017

Keeping the Assessment up-to-date

The SHLAA practice guidance⁶⁶ provides the following information with regards to updating a SHLAA:

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

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

Method of Assessment

All sites have been updated and reassessed to determine if the site is still considered suitable and available for housing. A number of the sites fall within the SCAAP area and have been subject to a more substantive review, including the introduction of new sites during consultation⁷ on the plan. The following information was used to determine if a site was accepted or rejected:

- An in-house search of the Council Planning database was carried out to determine the status of each site within the planning system (if applicable) using a base date of 31st March 2017 using the following criteria:
 - If planning permission for housing had been granted on an individual site (as identified within the SHLAA 2016), 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 2016 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.

⁶ [Link to CLG SHLAA Practice Guidance](#)

⁷ See [SHLAA Update 2016](#) – Appendix 5 for additional SHLAA site Proforma as per the SCAAP

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

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

Base Date

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

The base date for the 2017 update is 31st March 2017. This coincides with the monitoring year reported in the AMR and will include any permissions granted on sites up to and including this date.

Results

A list of these SHLAA sites is shown in Appendix 1, providing a short explanation as to the reason for accepting or rejecting each site.

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

The figures set out in Appendices 2 and 3 provide the information used to determine the potential housing supply for Southend on Sea. Details of this data can be found in Appendix 4.

SHLAA Update 2017

National Planning Policy Framework (NPPF)

The National Planning Policy Framework⁸ (NPPF) was published on 27th March 2012 and sets out good practice and guidance with regards to planning, building and the environment. Section 6 of the NPPF outlines how a local planning authority should demonstrate its supply of housing, to include:

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

Housing Delivery from Windfalls

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

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

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

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

What is a Windfall Site?

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

⁸ [Link to National Planning Policy Framework - March 2012](#)

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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.⁹

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 (75% of all completions during the period covered by the Core Strategy (2001 to 2017) 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 – 2017

| Year (April-March) | Number of completed dwelling | | | | Percent Windfall |
|-----------------------|------------------------------|------------|--------------|--------------|---------------------|
| | Allocations | SHLAA | Windfall | Total | |
| 2001/02 | 23 | 0 | 327 | 350 | 93% |
| 2002/03 | 40 | 0 | 344 | 384 | 90% |
| 2003/04 | 90 | 0 | 217 | 307 | 71% |
| 2004/05 | 108 | 0 | 373 | 481 | 78% |
| 2005/06 | 215 | 0 | 395 | 610 | 65% |
| 2006/07 | 8 | 0 | 435 | 443 | 98% |
| 2007/08 | 0 | 5 | 229 | 234 | 98% |
| 2008/09 | 26 | 37 | 252 | 315 | 80% |
| 2009/10 | 0 | 30 | 114 | 144 | 79% |
| 2010/11 | 0 | 24 | 159 | 183 | 87% |
| 2011/12 | 0 | 110 | 218 | 328 | 66% |
| 2012/13 | 19 | 43 | 192 | 254 | 76% |
| 2013/14 | 0 | 51 | 153 | 204 | 75% |
| 2014/15 | 7 | 156 | 159 | 322 | 49% |
| 2015/16 | 7 | 31 | 184 | 222 | 83% |
| 2016/17 | 5 | 261 | 214 | 480 | 45% |
| Total | 548 | 748 | 3,965 | 5,261 | 75% |
| Annual Average | 34 | 47 | 248 | 329 | 75% |

⁹ The Planning Inspectorate

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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

5,261 dwellings have been completed between 2001 and 2017 (average 329 per annum). This is almost exactly in line with the phased Core Strategy housing target for this period (1 dwelling above). Completions per year can be viewed in Table 1 and Table 2.

Housing completions are categorised according to whether the site was allocated for development in the Southend-on-Sea Local Plan (1994), within the SHLAA or whether they are delivered on unallocated windfall sites. Between 2001 and 2017 there were 3,965 windfall dwelling completions in Southend, which represents 75% 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. 24%) to the total number of new dwellings completed in the borough (2001/17). A 'small site windfall allowance' and a 'large site windfall allowance' approach has been applied for calculating a projected windfall allowance and 5 year supply in order to understand the size of windfall sites likely to come forward.

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Future Windfall Allowance in Southend

Avoidance of windfall development on garden land

The NPPF does not allow for development on garden land to be included in the windfall allowance. Therefore, development on gardens has been subtracted, by way of a desktop 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 (2017-2022) and the wider 15 year period to 2032.

Calculating the historic annual average windfall rate:

- Take total completions for period (2001- 2017)(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 sites (d), divided by the period of delivery (i.e. 2001 to 2017 = 16 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 a 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

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

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 per Table 2 above, on average 71 dwellings per annum have been completed on small windfall sites and 168 on large windfall sites between 2001- 2017. As this 16 year average reflects housing delivery throughout a period of buoyancy, suppression and recovery within the housing market, it is reasonable to suggest that this would provide a good reflection of the next 15 years as the housing market continues to demonstrate a full recovery.

Allowing for changing market conditions

Previous SHLAA updates have taken a particularly cautious approach when predicting future levels of windfall given the suppression in the market experienced through the recession and the uncertainty this created. Future levels of windfall were, up until the 2016 SHLAA update, based on the amount of windfall delivered in Southend post the onset of the recession (i.e. 2007).

However, the amount of completions in 2017 is comparable to the level of delivery pre-recession (2007), which suggests that the housing market in Southend has recovered. Incorporating the windfall figures from the pre-recession years allows the windfall calculation to resume its use of the base date of the plan period, providing a calculated windfall result representative of a full economic cycle.

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Table 2: Net Windfall Completions 2001 - 2016

| Year | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | Total 2001/17 | Average 2001/17 |
|------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|------------------|--------------------|
| Completions | 350 | 384 | 307 | 481 | 610 | 443 | 234 | 315 | 144 | 183 | 328 | 254 | 204 | 322 | 222 | 480 | 5261 | 329 |
| Small (under 5) | 108 | 85 | 82 | 120 | 120 | 92 | 80 | 70 | 51 | 70 | 33 | 91 | 95 | 70 | 27 | 69 | 1262 | 79 |
| Large (5 & over) | 242 | 299 | 225 | 361 | 490 | 351 | 154 | 245 | 93 | 113 | 295 | 163 | 109 | 252 | 195 | 411 | 3999 | 250 |
| Completions on Residential Gardens | 17 | 23 | 9 | 11 | 3 | 20 | 8 | 10 | 1 | 3 | 1 | 8 | 8 | 3 | 4 | 15 | 144 | 9 |
| Small (under 5) | 11 | 11 | 3 | 11 | 3 | 15 | 8 | 4 | 1 | 3 | 1 | 8 | 8 | 3 | 4 | 0 | 94 | 6 |
| Large (5 & over) | 6 | 12 | 6 | 0 | 0 | 5 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 50 | 3 |
| Completions on Allocated sites | 23 | 40 | 90 | 108 | 215 | 8 | 0 | 26 | 0 | 0 | 0 | 19 | 0 | 7 | 7 | 5 | 548 | 34 |
| Small (under 5) | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 3 | 0 | 7 | 2 | 0 | 19 | 1 |
| Large (5 & over) | 20 | 40 | 89 | 108 | 215 | 8 | 0 | 22 | 0 | 0 | 0 | 16 | 0 | 0 | 5 | 5 | 529 | 33 |
| Completions on SHLAA sites | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 37 | 30 | 24 | 110 | 43 | 51 | 156 | 31 | 261 | 748 | 47 |
| Small (under 5) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 8 | 0 | 5 | 14 | 1 |
| Large (5 & over) | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 37 | 30 | 24 | 110 | 43 | 50 | 148 | 31 | 256 | 734 | 46 |
| Windfall* | 310 | 321 | 208 | 362 | 392 | 415 | 221 | 242 | 113 | 156 | 217 | 184 | 145 | 156 | 180 | 199 | 3821 | 239 |
| Small (under 5) | 94 | 74 | 78 | 109 | 117 | 77 | 72 | 62 | 50 | 67 | 32 | 80 | 86 | 52 | 21 | 64 | 1135 | 71 |
| Large (5 & over) | 216 | 247 | 130 | 253 | 275 | 338 | 149 | 180 | 63 | 89 | 185 | 104 | 59 | 104 | 159 | 135 | 2686 | 168 |

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

Projecting a Windfall Allowance

Taking into account the housing trends from the last 16 years, we calculate that there will be 239 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: 71 dwellings per annum
- Annual average large scale Windfall rate: 168 dwellings per annum

Current outstanding planning permissions account for an additional 2,739 residential units in Southend. 2,219 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 (within existing planning permissions)

| | Outstanding planning permission within 5 year supply as of 2017 |
|---|---|
| All | 2,219 |
| Small (under 5) | 228 |
| Large (5 & over) | 1,991 |
| Outstanding on Residential Gardens | 10 |
| Small (under 5) | 10 |
| Large (5 & over) | 0 |
| Outstanding on Allocated sites | 226 |
| Allocated Small (under 5) | 1 |
| Allocated Large (5 & over) | 225 |
| SHLAA Outstanding | 1,417 |
| SHLAA Small (under 5) | 23 |
| SHLAA Large (5 & over) | 1394 |
| Outstanding windfall * | 779 |
| Small (under 5) | 194 |
| Large (5 & over) | 585 |

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

Avoiding double counting with existing windfall commitments

When applying the annual average windfall rate based on the last 16 year trends, current planning permissions predicted to be built out in the next 5 years account for 2.73 years of small scale windfall projected supply ($194 / 71 = 3.29$) and 3.48 years of large scale windfall projected supply ($585 / 168 = 4.76$):

Calculations¹⁰:

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

$$\frac{194}{71} = 2.73 \text{ years}$$

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

$$\frac{585}{168} = 3.48 \text{ years}$$

Beyond 2.73 and 3.48 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, minus that identified in 5 year supply unimplemented planning permissions

| | 2017 - 2018 | 2018 - 2019 | 2019 - 2020 | 2020 - 2021 | 2021 - 2022 | 2022 - 2023 | 2023 - 2024 | 2024 - 2025 | 2025 - 2026 | 2026 - 2027 | 2027 - 2028 | 2028 - 2029 | 2029 - 2030 | 2030 - 2031 | 2031 - 2032 |
|----------------------------------|---------------|-------------|-------------|-------------|-------------------|-------------|-------------|-------------|-------------|-------------|--------------------|-------------|-------------|-------------|-------------|
| | 5 Year Supply | | | | 6- 10 Year Supply | | | | | | 11- 15 Year Supply | | | | |
| Windfall Allowance (small sites) | 0 | 0 | 19 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 |
| Windfall Allowance (large sites) | 0 | 0 | 0 | 87 | 168 | 168 | 168 | 168 | 168 | 168 | 168 | 168 | 168 | 168 | 168 |

It is expected that 3 and 520 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, 3 and 155 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

¹⁰ calculations may not add exactly due to rounding

a reduction of 3 to the small scale windfall allowance, a reduction of 155 to the large scale windfall allowance and would alter the results in Table 4 accordingly:

Table 5: Potential projected windfall allowance per annum, minus that identified by all unimplemented planning permissions

| | 2017 - 2018 | 2018 - 2019 | 2019 - 2020 | 2020 - 2021 | 2021 - 2022 | 2022 - 2023 | 2023 - 2024 | 2024 - 2025 | 2025 - 2026 | 2026 - 2027 | 2027 - 2028 | 2028 - 2029 | 2029 - 2030 | 2030 - 2031 | 2031 - 2032 |
|----------------------------------|---------------|-------------|-------------|-------------|-------------|-------------------|-------------|-------------|-------------|-------------|--------------------|-------------|-------------|-------------|-------------|
| | 5 Year Supply | | | | | 6- 10 Year Supply | | | | | 11- 15 Year Supply | | | | |
| Windfall Allowance (small sites) | 0 | 0 | 19 | 71 | 71 | 68 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 |
| Windfall Allowance (large sites) | 0 | 0 | 0 | 87 | 168 | 13 | 168 | 168 | 168 | 168 | 168 | 168 | 168 | 168 | 168 |

Allowing for a change in windfall delivery trends

It is difficult to predict how changes to planning policy will impact on the delivery of windfall, particularly given other competing influences (e.g. availability of finance, build costs, sale values). The introduction of more rigorous development management policies could reduce delivery and equally their relaxation or the expansion of the prior approval regime may facilitate the delivery of more windfall supply.

The Development Management Document was adopted by the Council in 2015 and there have also been a number of changes to national policy and legislation over the last few years. Despite this, recent monitoring has shown an increase in housing completions and there is no evidence to suggest that this trend will not continue.

Historic windfall levels experienced during the plan period to date (2001-2017) provides an appropriate and cautious basis for predicting future supply of windfall sites, given that this includes a period of suppression in the housing market during the global recession.

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 (2017 to 2022) is 1,565. An additional 5% would equate to 1,643.

The implementation of all outstanding residential planning permissions would result in an additional 2,739 net additional dwellings, of which 2,219 are predicted to be delivered in the next five years, which is in excess of the 5 year housing supply target + 5% of 1,643.

Past performance and delivery of windfall sites indicates that a windfall allowance of 416 can be applied to the housing delivery in Southend for the next 5 year period, resulting in a supply of 2,635 net additional dwellings, providing sufficient supply of housing to meet the Core Strategy target. This information demonstrates that Southend has a good supply of readily available housing sites to meet a five year housing supply and beyond.

5 Year Land Supply Planning Permissions and identified Windfall

According to the above results an **8.42** year housing land supply can be demonstrated for Southend. [$2,635 / (1,565/5) = 8.42$].

Applying the 5% buffer to the housing target results in an **8.02** year housing land supply [$2,635 / (1,643/5) = 8.02$]

Further, there are a number of sites being brought forward by the Southend Central Area Action Plan (SCAAP) that currently do not have planning permission and are considered to be deliverable at least in part by 2021. These include SHLAA sites CON058, CON127, CON128, CON129. The delivery of all these sites results in an additional 820 dwellings by 2021 and added to the planning permissions and identified windfall set out above results in a supply of 3,455 net additional dwellings.

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

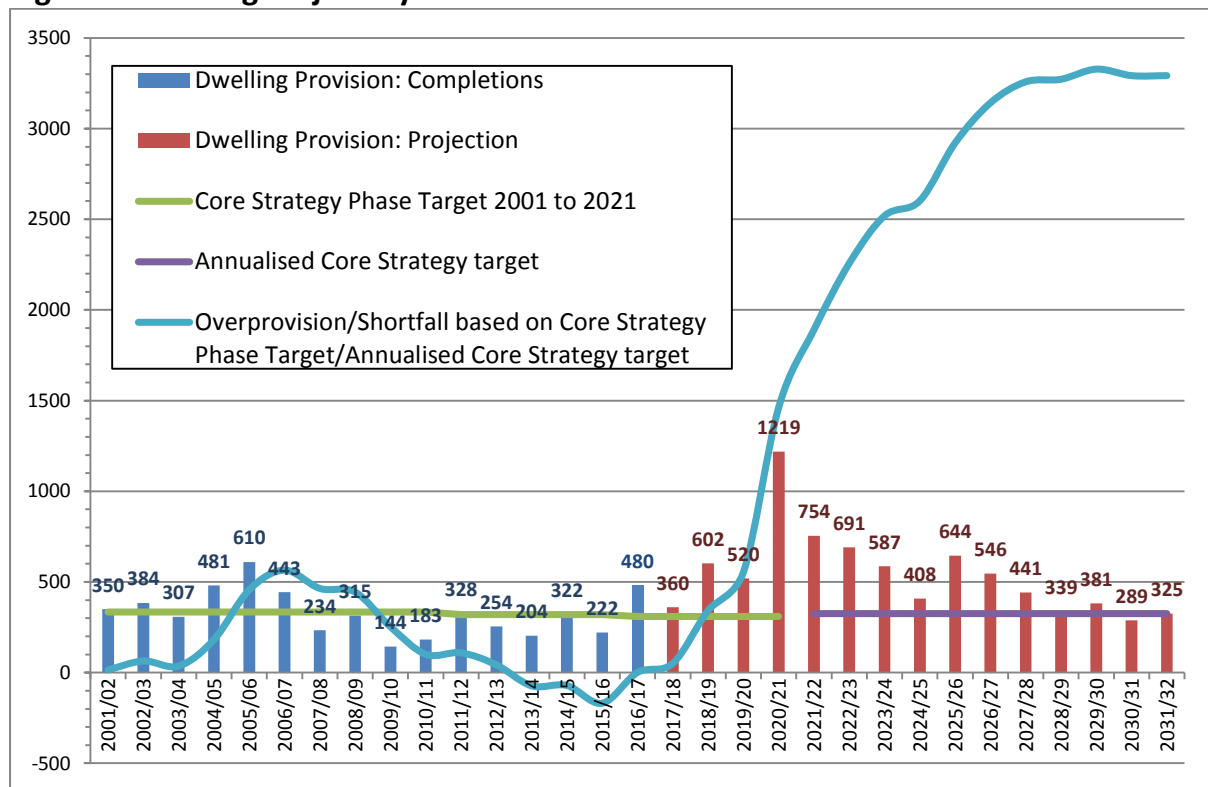
11 year housing land supply can be demonstrated for Southend. [$3,455 / (1,565/5) = 11.04$].

Applying the 5% buffer to the housing target results in a **10.5** year housing land supply [$3,455 / (1,643/5) = 10.51$]

Table 6: Summary of 15-year Dwelling Provision

| | To date | 5 Year Supply 2017/2022 | 10 Year Supply 2022/2027 | 15 Year Supply 2027/2032 |
|--|---------|-------------------------------|--------------------------------|--------------------------------|
| Completions | 5,261 | | | |
| Outstanding Planning Permissions | | 802 | 960 | 960 |
| SHLAA Sites with Planning Permission | | 1,417 | 1,779 | 1,779 |
| SHLAA Sites without Planning Permission | | 820 | 2,139 | 2,719 |
| Windfall (small sites) | | 416 | 1,453 | 2,648 |
| | | | | |
| Total Completions / Projection for period | 5,261 | 3,455 | 6,331 | 8,106 |
| Target for Period* | 5,260 | 1,565 | 3,190 | 4,815 |
| minus over Provision 2001/ 2017 | N/A | 1 | 1 | 1 |
| Target for period amended for overprovision | | 1,564 | 3,189 | 4,814 |
| | | | | |
| Cumulative overprovision | 1 | 1,891 | 3,142 | 3,292 |

Figure 2: 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 2017

| Site ref | Site Address | SHLAA Status | Planning status | Conclusion |
|----------|---|--------------|--------------------|---|
| CON001 | 3a West Street and 9-11 Broadway | Completed | Completed | Development on this site has been completed |
| CON002 | 32 East Street | Accepted | No planning status | The site has been in the planning system but has been refused due to overdevelopment concerns. It is therefore is considered to be developable but for 5 flats which is slightly less than proposed. |
| CON003 | 164 - 167 Eastern Esplanade | Rejected | No planning status | The site is considered suitable. However, owing to lack of planning permission and the issue of multiple ownership, the site is not currently considered developable |
| CON004 | The Ambassador site - Eastern Esplanade | Completed | Completed | The site currently has been completed as a hotel development with no residential provision. |
| CON005 | Roots Hall, Victoria Avenue | Accepted | No planning status | The relocation of the existing football stadium from Roots Hall to Fossetts Farm (CON116) is an objective of the Core Strategy. The site has previously been granted planning permission, but this permission has now expired. |
| CON006 | 11-13 High Street | Completed | Completed | Development on this site has now been completed. |
| CON007 | Former South East College Site, London Road | Completed | Completed | Although the site is in a suitable location for residential development, an alternative scheme for student accommodation has now been built out. |
| CON008 | Nazareth House, 111 London Road | Rejected | No planning status | Although the site does not have any current planning applications, the site has a planning history of approvals for a care village. Therefore the site is not currently considered available for residential accommodation, although it is a suitable location, in principle. |
| CON009 | Jones Memorial Ground | Rejected | No planning status | The site is safeguarded as recreation open space and is within the Greenbelt. The site does not, therefore, currently offer a suitable location for development and would not contribute to the creation of sustainable, mixed communities. |
| CON010 | 185-191 North Road | Completed | Completed | The primary care centre development has now been completed. |
| CON011 | 61-69 Princes Street | Completed | Completed | Development on this site has now been completed. |
| CON012 | 87 Rectory Grove | Completed | Completed | Development on this site has now been completed. |
| CON013 | 25 Riviera Drive | Accepted | No planning status | A previous application for 9 flats was refused on this site due to design grounds. Subject to an amended application coming forward, up to 9 flats may be developed on this site. |
| CON014 | Avenue Works, Southchurch Avenue | Completed | Completed | Development on this site has now been completed. |
| CON015 | 4 Southchurch Road | Accepted | No planning status | Planning permission for 24 flats was granted in the past, however, this permission has now expired. The site is still available, however, it is currently considered the site will be delivered in the medium term. |

Appendix 1 – Assessment of SHLAA Sites 2017

| Site ref | Site Address | SHLAA Status | Planning status | Conclusion |
|----------|--|--------------|---------------------|--|
| CON016 | 22 The Leas | Completed | Completed | Development on this site has been completed. However, application 16/00328/FUL was granted for 1 single additional net unit in the 2016-17. |
| CON017 | 188 West Road, Westcliff-on-Sea | Rejected | No planning status | Whilst development may be appropriate here, there are currently no planning applications at this site. |
| CON018 | 164-168 Westborough Road | Accepted | Planning permission | Application 16/01575/FUL for 4 dwellings has been granted on this site. This is broadly in line with the estimation of 6 dwellings thought previously, but now below 5, the threshold for this study. |
| CON019 | 155-161 Westborough Road | Completed | Completed | 3 dwelling units were completed during the 2014-15 business year - below the threshold for this study. |
| CON020 | Esplanade House | Accepted | Planning permission | The site has a current planning application for 216 private market and 50 affordable dwellings and a 64 bedroom hotel. This permission expires in the 2017-18 business year, but it is unlikely to come forward under this application. But development would be appropriate here. |
| CON021 | 662 Southchurch Road | Completed | Completed | Development on this site has been completed |
| CON022 | 175 London Road | Accepted | Planning permission | The site is located within an area where residential development is generally appropriate, an application has been granted for mixed use scheme including 27 dwellings. The site is developable and should come forward in the short to medium term. |
| CON023 | 30-32 The Leas | Accepted | No planning status | The site is located within an area where residential development is generally appropriate. Although an application for 21 flats was refused, a revised scheme would be appropriate assuming issues relating to conservation area character and flood risk were satisfied. An application for a 9 unit development was submitted in 2015, but this was refused also. However, 3 new dwellings were completed during the 2014-15 business year - below the threshold for this study. |
| CON024 | Palace Hotel, Church Road / Pier Hill | Completed | Completed | The development is now complete |
| CON025 | 53 Pavilion Drive | Completed | Completed | The development is now complete |
| CON026 | The Bell Hotel and Land Adjacent, Leigh Hill | Accepted | Planning permission | A planning application for 20 new dwellings (net of 19) has been approved, and the 2016-17 notes that these dwellings are expected to be delivered 2017-18 |
| CON027 | 925 London Road | Accepted | No planning status | The site is located within an area where residential development is generally appropriate. Planning applications for 9 dwellings have been refused on this site. A development of 7 dwellings would be more appropriate. |
| CON028 | 322 Rayleigh Road | Completed | Completed | The development is now complete |

Appendix 1 – Assessment of SHLAA Sites 2017

| Site ref | Site Address | SHLAA Status | Planning status | Conclusion |
|----------|---|--------------|---------------------|---|
| CON029 | 48 Alexandra Street | Accepted | Planning permission | A planning application for 9 flats was approved within the 2015-16 business year. This permission is still outstanding but is expected to be delivered in the short term. |
| CON030 | 86-104 Salisbury Ave & 211-213 North Road | Completed | Completed | Planning permission was originally granted for 43 flats, but this permission was superseded by a 27 unit version. This new application was noted as completed within the 2014-15 business year. |
| CON031 | 17-19 Chase Road | Completed | Completed | The development is now complete. But application 16/01047/FUL has been granted for 1 additional net unit, below the threshold of this study. |
| CON032 | Garages South of 68 Derek Gardens | Completed | Completed | The development is now complete |
| CON033 | 10 Woodcote Road | Completed | Completed | The development is now completed |
| CON034 | 2 West Road | Completed | Completed | The development is now complete |
| CON035 | 1a Cricketfield Grove & 1091 - 1097 London Road | Completed | Completed | The development is now complete. But application 15/01061/FUL has been granted for 1 additional net unit, below the threshold of this study. |
| CON036 | 190 Woodgrange Drive | Accepted | No planning status | The site is located within an area where residential development is generally appropriate on upper floors above retail. Although the recent application for 9 flats was refused, a revised scheme may be appropriate. |
| CON037 | 105-107 Shakespeare drive | Accepted | Planning permission | Permission has been granted for 8 new flats. The 2016-17 AMR notes this is due for completion in the 2017-18 business year. |
| CON038 | 382 Rayleigh Road | Completed | Completed | The development is now completed |
| 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. |

Appendix 1 – Assessment of SHLAA Sites 2017

| Site ref | Site Address | SHLAA Status | Planning status | Conclusion |
|----------|------------------------------|--------------|---------------------|--|
| CON043 | Beaver Tower | Rejected | No planning status | This site would be suitable and available for refurbishment and/or redevelopment but, it is unlikely that this programme will lead to a net increase in the overall dwelling stock. |
| CON044 | Bewley Court | Rejected | No planning status | This site would be suitable and available for refurbishment and/or redevelopment but, it is unlikely that this programme will lead to a net increase in the overall dwelling stock. |
| CON045 | Longbow, Sherwood Way | Rejected | No planning status | This site would be suitable and available for refurbishment and/or redevelopment but, it is unlikely that this programme will lead to a net increase in the overall dwelling stock. |
| CON046 | Cluny Square | Rejected | No planning status | This site would be suitable and available for refurbishment and/or redevelopment but, it is unlikely that this programme will lead to a net increase in the overall dwelling stock. |
| CON047 | Coleman Street and Quantock | Rejected | No planning status | This site is now incorporated within CON129 Better Queensway Project. CON047 is for all intent and purposes removed from the SHLAA. |
| CON048 | Blackdown Brecon & Grampian | Rejected | No planning status | This site would be suitable and available for refurbishment and/or redevelopment but, it is unlikely that this programme will lead to a net increase in the overall dwelling stock. |
| CON049 | Land at Short Street | Rejected | No planning status | The site is located adjacent to the town centre commercial area and within an employment area (ELR site EMP005) which is generally in active use. It is most appropriately retained primarily for such uses. Part of the site is now incorporated within CON129 Better Queensway Project and the boundaries have been changed to reflect this. |
| CON050 | Rear of 279 Victoria Avenue | Rejected | No planning status | The site is considered too small to accommodate 5 or more dwellings and is therefore below the threshold of this study |
| CON051 | 33 Hadleigh Road | Rejected | No planning status | The site is not available for development at this time. Permission has been granted and is still outstanding, to build 3 new dwellings on a former garage site - below the threshold for this study. |
| CON052 | 319-321 Sutton Road | Completed | Completed | The site is within an existing employment area (ELR site EMP004) where redevelopment for housing would be appropriate. A development for 34 new flats for supported housing (use class C2) was completed during the 2014-15 business year. |
| CON053 | The Esplanade | Accepted | Planning permission | The site was granted planning permission for 23 flats and a restaurant in the 2016-17 business year. It is considered that the proposal is deliverable in the short term. |
| CON054 | Car parks junction, New Road | Rejected | No planning status | This well used car park is not suitable for residential redevelopment as it would likely worsen local parking problems. |
| CON055 | Car park adj. 20 Leigh Hill | Rejected | No planning status | This well used car park is not suitable for residential redevelopment as it would likely worsen local parking problems. |
| CON056 | Tickfield Avenue Depot | Rejected | No planning status | This site has been developed as the new training centre for Southend Borough Council. The site is not therefore suitable, available or achievable for redevelopment for residential uses. |

Appendix 1 – Assessment of SHLAA Sites 2017

| Site ref | Site Address | SHLAA Status | Planning status | Conclusion |
|----------|---|------------------|--------------------|--|
| CON057 | 121 Ness Road | Rejected | No planning status | This derelict house and garden is suitable for the development of 2 new dwellings. However, this site capacity is below the threshold for this study. |
| CON058 | Tylers Avenue car park | Accepted | No planning status | The site is in a central location where a mixed use redevelopment (including residential) would aid regeneration aims. However, redevelopment will displace parking and the release of this site for development will need to be co-ordinated through a car parks strategy. The boundary of this site has been updated to match SCAAP Opportunity Site PA7.1 |
| CON059 | Seaway car park | Accepted | No planning status | The site is in a central location where a mixed use redevelopment. would aid regeneration aims. It is likely that redevelopment may come forward without residential, although there remains potential for this use on the site. Redevelopment will displace parking and the release of this site for development will need to be co-ordinated through a car parks strategy. The boundary of this site has been updated to match SCAAP Opportunity Site CS1.2 |
| CON060 | Multi storey car park, Baxter Avenue | Rejected | No planning status | The site is currently part of an important employment area and any potential redevelopment of this site has to be considered within the wider context of this area as a whole and the results of the ELR. This site is located within the Victoria Avenue broad location. |
| CON061 | Farringdon Road car park | Completed (Part) | Completed | The new library associated with the college/university is complete. Phase 2 of the site has been updated to match SCAAP Opportunity PA3.1 |
| CON062 | Hinguar County Primary School | Completed | Completed | The development is now completed |
| 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. A permission has been granted and is still outstanding for 2 new dwellings - below the threshold for this study. |
| CON066 | 24-32 Pembury Road, former Erlsmere Hotel | Completed | Completed | Development on this site has been completed |

Appendix 1 – Assessment of SHLAA Sites 2017

| Site ref | Site Address | SHLAA Status | Planning status | Conclusion |
|----------|---|--------------|---------------------|--|
| CON067 | Northumbrian Water site, North Road | Accepted | No planning status | The site does not appear to have any policy or physical constraints that would prevent the site from being redeveloped for housing. The pumping station should be retained and converted into residential accommodation. The site is available although currently occupied by a community arts project (TAP) so may be developed in the medium to long term. |
| CON069 | North Road regeneration area (residual) | Accepted | Planning permission | Permission has been granted and is still outstanding for a new 9 dwelling development. The AMR 2016-17 notes that this may be delivered in the medium term. |
| CON070 | Shorefield Road | Rejected | No planning status | The most appropriate use of this small, poorly accessible site is as garden land associated with the adjacent hotel, or possibly a small extension to the hotel. |
| CON071 | Rear of 25 - 29 Lornes Close | Completed | Completed | Development on this site has been completed |
| CON072 | Rear of 1 - 11 Lincoln Chase | Completed | Completed | Development on this site has been completed |
| CON073 | Between 63 - 65 Alton Gardens | Completed | Completed | Development on this site has been completed |
| CON074 | Side of 109 Alton Gardens | Completed | Completed | Development on this site has been completed |
| CON075 | Car park, North Road | Accepted | No planning status | The site is relatively close to central locations and redevelopment for residential uses, with adjacent site CON022, would aid regeneration aims. However, redevelopment will displace parking and the release of this site for development will need to be co-ordinated through a car parks strategy. |
| CON076 | Car park, Elm Road | Rejected | No planning status | The site contains well used public and private car parks and community buildings which are in active use. The site is therefore not considered suitable, available or achievable for partial or full redevelopment unless sites for alternative provision in the vicinity can be identified. |
| CON077 | Garages, 48 Fraser Close | Rejected | No planning status | Development of 3 units is below the threshold for this study. |
| CON078 | Garages, 5 - 9 & 11 Fraser Close | Rejected | No planning status | The site is suitable for redevelopment for housing, but there will need to be some parking areas retained and enhanced to replace spaces lost from other sites. This site is larger and better located to provide a role as a parking court. |
| CON079 | Garages, 2 - 8 Fraser Close | Rejected | No planning status | The site is suitable for redevelopment for housing, but there will need to be some parking areas retained and enhanced to replace spaces lost from other sites. This site is larger and better located to provide a role as a parking court. |
| CON080 | Garages, 29 Fraser Close | Rejected | No planning status | The site is suitable for redevelopment for housing, but there will need to be some parking areas retained and enhanced to replace spaces lost from other sites. This site is larger and better located to provide a role as a parking court. |
| CON081 | Garages, 52 Fraser Close | Rejected | No planning status | The site is too small to be able to accommodate 5+ dwellings and is therefore below the threshold for this study. |

Appendix 1 – Assessment of SHLAA Sites 2017

| Site ref | Site Address | SHLAA Status | Planning status | Conclusion |
|----------|---|--------------|--------------------|---|
| CON082 | Corner site between 28 - 29 Jones Close | Rejected | No planning status | The site is potentially suitable, available and achievable for housing development, but the site is too small to be considered in this SHLAA. |
| CON083 | Christchurch Court, Southchurch Road | Rejected | No planning status | The proposed development of 3 dwellings on this site indicates it is too small to be considered for this study |
| CON084 | 214-224 Caulfield Road | Rejected | No planning status | The proposed development of 2 dwellings on this site indicates it is too small to be considered for this study |
| CON085 | 65 - 81 Delaware Road | Rejected | No planning status | The proposed development of 2 dwellings on this site indicates it is too small to be considered for this study |
| CON086 | Rear Of 36 - 50 Hudson Crescent | Rejected | No planning status | The proposed development of 3 dwellings on this site indicates it is too small to be considered for this study |
| CON087 | Parking area at Bewley Court | Rejected | No planning status | The proposed development of 4 dwellings on this site indicates it is too small to be considered for this study |
| CON088 | Finchley Road Synagogue | Accepted | No planning status | The site is located within a current residential area where redevelopment for housing is suitable, subject to the satisfactory relocation of the synagogue premises. Therefore it is considered that, subject to a recovery of the market, and relocation requirements, a relatively high density development may be achievable in the medium term. |
| CON089 | Christchurch Mews | Rejected | No planning status | The site is a more appropriate location for residential development than commercial use and the site has previously been promoted by the landowner with developer interest. However, the site is too small to be able to accommodate 5+ dwellings and is therefore below the threshold for this study. |
| CON090 | 327 Southchurch Road | Accepted | No planning status | The site is more suitable for future residential use than continued employment use (ELR site EMP007) and has been promoted for development through the call for sites exercise. The site could come forward, together with site CON123, in the medium term, subject to a recovery in the housing market. |
| CON091 | Land at Westcliff Station | Accepted | No planning status | The site is within a residential area and there appear to be no major constraints that would prevent development of this site for a development of about 12 flats in the medium term. |
| CON092 | Land at Prittlewell Station | Accepted | No planning status | The site is suitable and available for development, although the type of development proposed and the awkward nature of the site may delay the implementation of a viable scheme. |
| CON093 | Land off Hastings Road | Rejected | No planning status | The site may have potential for development, but the on-site constraints in layout terms suggest a development of less than 5 dwellings and therefore would be below the threshold for this study |

Appendix 1 – Assessment of SHLAA Sites 2017

| Site ref | Site Address | SHLAA Status | Planning status | Conclusion |
|----------|--|--------------|---------------------|--|
| CON094 | Land at Southend East Station | Rejected | No planning status | The site is suitable for development and has previously been promoted by the owner, but development relies on agreement with an adjoining owner. Development of this site is likely to be under the threshold for this SHLAA. |
| CON095 | Sweyne Avenue | Completed | Completed | Development on this site for a residential care home has been completed |
| CON096 | Land at Brunel Road | Rejected | No planning status | The site is within an established employment area (ELR site EMP003) and the most suitable use would be redevelopment for employment purposes. It has been acquired and is being promoted for these purposes. Residential development would therefore be inappropriate. |
| CON097 | Land at Wakering Road | Rejected | No planning status | The site is outside the Southend-on-Sea Borough boundary and therefore outside the scope of this SHLAA. |
| CON098 | Dairy Crest, Southchurch Boulevard | Completed | Completed | Development on this site for 32 flats has been completed. |
| CON099 | National Grid Gas Holder site, Elm Road | Rejected | No planning status | The site is in a suitable location for housing, but the decommissioning of the gas holder in the longer term is uncertain and removal of equipment and contamination are likely to make the site economically unviable for the foreseeable future. |
| CON100 | Adj. National Grid Gas Holder site, Elm Road | Rejected | No planning status | The site is suitable for development, subject to addressing contamination and noise constraints. However, development appears to depend upon the availability and achievability of the adjacent gas holder site, from which this site gains its access. The adjacent site has significant constraints and a question mark over its long term availability. |
| CON101 | Albany Court | Completed | Completed | Development on this site completed during the 2016-17 business year. |
| CON102 | Former Albany Laundry premises | Completed | Completed | Development on this site completed during the 2016-17 business year. |
| CON103 | Chartwell House | Accepted | Planning permission | Planning permission has been granted and is still outstanding for a 108 new flats. This site could be delivered in the short term. |
| CON104 | Carnarvon Road | Accepted | Planning permission | Permission has been granted to demolish the former College building and erect a total of 158 new flats. The development is considered to be deliverable in the short term. The existing building has been demolished and the new buildings are starting to go up. |
| 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 2017

| 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 | Accepted | Planning permission | An Outline application was granted on this during the 2016-17 business year for 172 new dwellings and employment uses. |
| CON112 | Sunray Works, Grainger Close | Rejected | No planning status | The site is part of an employment site (ELR site EMP003) which the ELR considers should be retained for predominantly employment purposes, although there may be potential for other uses as part of a phased redevelopment programme. |
| CON113 | 666-687 London Road | Completed | Completed | The site has been redeveloped incorporating a retail store and offices. |
| CON114 | Land North of Bournes Green Chase | Rejected | No planning status | Currently development on this site would contravene Green Belt policy and the Core Strategy which seeks to concentrate development within the built up area and is therefore not currently suitable. In terms of future potential, the site is not well contained in landscape terms and development would constitute urban sprawl which would require extensive landscaping to mitigate. The conclusion is that development here is likely to compromise the purposes of the Green Belt. |
| CON115 | Thorpe Hall Golf Club | Rejected | No planning status | Relocation of the golf course may provide some justification for this site's release for other uses, but this appears to be part of a network of significant open spaces which the Core Strategy seeks to protect. There is therefore an opportunity to enhance public open space within Southend-on-Sea particularly to serve parts of the Southchurch/West Shoebury wards which may be deficient in open space and new playing pitches to meet the growing needs of the town. The site also contains nature conservation interest and has flooding issues. The site is therefore considered unsuitable for housing development. |

Appendix 1 – Assessment of SHLAA Sites 2017

| 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 | The 2016-17 AMR saw part of the development completed within the 2016-17 business year, with around a third of the development still to go (65/97 completed). The site spans both CON117 and CON122. |
| CON118 | 1355 - 1369 London Road | Completed | Completed | Development of this site has been completed |
| CON119 | 35-47 Milton Road | Completed | Completed | Development of this site has been completed |
| CON120 | Land at Southchurch Ave / Marine Parade | Accepted | Planning permission | Planning Permission has been granted and is still outstanding for a development of 282 new dwellings (a net of 278) comprising of 6 large blocks which range in size from 14 stories to 2/4 stories. Some of the blocks will also have employment. It is considered that this development will be delivered within the short term. The boundary of this site has been updated to reflect the planning permission and match SCAAP Opportunity Site CS1.3 |
| CON121 | The Golden Mile | Accepted | No planning status | The redevelopment and refurbishment, where appropriate, of the Golden Mile to provide for a mix of high quality tourist related facilities and other uses including residential flats is appropriate. The scheme is considered developable in the long term. Planning Permission has been granted and is still outstanding for the formation of 4 self contained flats - below the threshold of the study. |
| CON122 | 285 Sutton Road | Accepted | Planning permission | An extant planning permission is due for completion in the first half of the 2016-17 business year for 97 dwellings. The site spans both CON117 and CON122. |
| CON123 | Maybrook site, Southchurch Road | Completed | Completed | The 2014-15 AMR notes that works on 48 new dwellings were completed. |
| CON124 | Warrior Square | Accepted | No planning status | Residential development as part of a mixed use scheme would be appropriate in this location. The site has been cleared and is currently being used as open green space. Residential development would consist of 3-4 storey flatted development, to be completed in the medium term, subject to a recovery in the housing market. |
| CON125 | London Road | Accepted | No planning status | If the site was to become available it would be appropriate for a mixed use redevelopment including 4-5 storey flatted development, office and leisure uses. There is an opportunity to utilise the existing multi-storey car park as public parking. Deliverability of the site would be in the longer term. |
| CON126 | Land to Rear of 161 to 177 North Road | Completed | Completed | Development of this site has been completed |

Appendix 1 – Assessment of SHLAA Sites 2017

| Site ref | Site Address | SHLAA Status | Planning status | Conclusion |
|----------|--------------------------------|--------------|--------------------------|--|
| CON127 | Guildford Road | Accepted | No planning status | This site has been identified during the SCAAP preparation process as Opportunity Site PA9.2. Redevelopment of the site is considered appropriate provided the façade is retained. It is considered that the site can be delivered in the short term. |
| CON128 | Baxter Avenue | Accepted | No planning status | This site has been identified during the SCAAP preparation process as Opportunity Site PA8.2. Redevelopment of the site is considered appropriate provided the façade is retained. It is considered that the site can be delivered in the short term to medium term. |
| CON129 | Queensway | Accepted | Planning permission | This site has been identified during the SCAAP preparation process as Opportunity Site PA4.1. Redevelopment of the site is considered appropriate provided the façade is retained. It is considered that the site can be delivered in the short term. There is currently an outstanding permission for 16 units under application 14/01746/PA3COU, as well as 2 smaller developments for 1 dwelling each under 16/01291/PA3COU and 16/01292/PA3COU |
| BLVA | Broad Location Victoria Avenue | Accepted | Some planning permission | This large area covers the western edge of Victoria Avenue. The SHLAA suggested that this area has the potential to delivery 638 residential units. There are a number of permissions within this area which are considered to be deliverable in the short term. |
| BLS1 | Broad Location Sutton 1 | Accepted | Some planning permission | Located on the western edge of Sutton Rd between Redstock Rd and Oakhurst Rd. It is identified as being able to deliver 126 units. 6 dwellings remain outstanding from previous years, and 44 new units were approved in the 2016-17 business year under application 16/01503/FULM. |
| 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 | Completed | Completed | Development of this site completed during the 2016-17 business year. 15/00468/FULM had a net gain of 50 dwellings. |

Appendix 2 – Details of SHLAA Site Delivery 2017

| Details of SHLAA sites with Planning Permission | | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | Total Yield | Site Area (Ha) |
|--|--|---------------|---------|---------|---------|---------|--------------------|---------|---------|---------|---------|---------------------|---------|---------|---------|---------|-------------|----------------|
| Site Ref | Full Address | 5 Year Supply | | | | | 6 – 10 Year Supply | | | | | 11 – 15 Year Supply | | | | | | |
| CON016 | 22 - 23 (The Shore) The Leas, Westcliff-on-Sea, Essex, SS0 8FF | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0.338 |
| CON018 | 164 - 168 Westborough Road, Westcliff-on-Sea, Essex, SS0 9JD | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0.065 |
| CON020 | Esplanade House Eastern Esplanade, Southend-On-Sea, Essex, SS99 1YY | 0 | 0 | 0 | 0 | 0 | 72 | 72 | 72 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 216 | 1.416 |
| CON022 | 175 London Road, Southend-On-Sea, Essex, SS1 1PW | 0 | 0 | 0 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 0.770 |
| CON026 | 20 (The Bell Hotel And Land Adjacent) Leigh Hill, Leigh-on-Sea, Essex, SS9 2DN | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 0.190 |
| CON029 | 48 Alexandra Street, Southend-On-Sea, Essex, SS1 1BJ | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0.053 |
| CON031 | 13 Chase Road, Southend-On-Sea, Essex, SS1 2RE | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0.011 |
| CON037 | 105 - 107 Shakespeare Drive, Westcliff-on-Sea, Essex, SS0 9AE | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0.158 |
| CON051 | 33 (Land At) Hadleigh Road, Leigh-on-Sea, Essex, SS9 2DY | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0.297 |
| CON053 | The Esplanade Western Esplanade, Southend-on-Sea, Essex, SS1 1EE | 0 | 0 | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 0.123 |
| CON065 | 16 Royal Mews, Southend-On-Sea, Essex, SS1 1DB | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0.030 |
| CON069 | 215 - 215A North Road, Westcliff-on-Sea, Essex, SS0 7AF | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0.103 |
| CON103 | Chartwell House Chartwell Square (Plaza Centre), Southend-On-Sea, Essex, SS2 5SP | 0 | 0 | 58 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 108 | 0.189 |
| CON104 | Former College Building Carnarvon Road, Southend-On-Sea, Essex, SS2 6LR | 0 | 50 | 50 | 58 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 158 | 0.896 |
| CON111 | Land Between Barge Pier Road And Ness Road Barge Pier Road/Ness Road, Shoeburyness, Essex | 0 | 0 | 0 | 50 | 50 | 50 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 172 | 9.615 |
| CON117 & CON122 | 257 - 285 Sutton Road, Southend-On-Sea, Essex, SS2 5PF | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 0.420 |
| CON120 | Marine Plaza Land Between Southchurch Avenue And Pleasant Road Fronting Marine Parade Marine Parade, Southend-On-Sea, Essex, SS1 2EN | 0 | 0 | 75 | 57 | 72 | 74 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 278 | 1.104 |
| CON121 | 48 - 49 (Circus Circus) Marine Parade, Southend-On-Sea, Essex, SS1 2EN | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0.168 |
| CON129 | 93 - 99 (The Southchurch Centre) Southchurch Road, Southend-On-Sea, Essex, SS1 2NL | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0.075 |
| CON129 | Venture House (First Floor) Essex Street, Southend-On-Sea, Essex, SS1 2NY | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0.009 |
| CON129 | Venture House (Ground Floor) Essex Street, Southend-On-Sea, Essex, SS1 2NY | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0.009 |
| BLS1 | 411 - 415 (Crown Secretarial College Ltd) Sutton Road, Southend-On-Sea, Essex, SS2 5PH | 0 | 0 | 0 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 44 | 0.332 |
| BLS1 | 427 Sutton Road, Southend-On-Sea, Essex, SS2 5PQ | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0.039 |
| BLVA | Heath House And Carby House Victoria Avenue, Southend-On-Sea, Essex, SS2 6EZ | 52 | 228 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 280 | 1.070 |
| BLVA | 47 (Victoria House) Victoria Avenue, Southend-On-Sea, Essex, SS2 6DR | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 0.232 |
| BLVA | 59 (The Pinnacle) Victoria Avenue, Southend-On-Sea, Essex, SS2 6DN | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 0.203 |
| BLVA | Baryta House Victoria Avenue, Southend-On-Sea, Essex, SS2 6AZ | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0.312 |
| BLVA | Baryta House Victoria Avenue, Southend-On-Sea, Essex, SS2 6AZ | 0 | 50 | 50 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 104 | 0.312 |
| BLVA | 33 - 41 (Thamesgate House) Victoria Avenue, Southend-On-Sea, Essex, SS2 6DF | 0 | 0 | 0 | 78 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 128 | 0.673 |
| BLVA | 33 - 41 (Thamesgate House) Victoria Avenue, Southend-On-Sea, Essex, SS2 6DF | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0.673 |
| Broad locations in SHLAA with Planning Permission | | 52 | 402 | 56 | 128 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 688 | 3.848 |
| Total SHLAA sites with Planning Permission | | 132 | 463 | 239 | 397 | 186 | 196 | 94 | 72 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1779 | 19.886 |

Appendix 2 – Details of SHLAA Site Delivery 2017

| Details of SHLAA sites without Planning Permission | | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | Total Yield | Site Area (Ha) |
|--|--|---------------|------------|------------|------------|------------|--------------------|------------|------------|------------|------------|---------------------|------------|------------|-----------|-----------|-------------|----------------|
| Application Ref | Full Address | 5 Year Supply | | | | | 6 – 10 Year Supply | | | | | 11 – 15 Year Supply | | | | | | |
| CON002 | 32 East Street | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0.04 |
| CON005 | Roots Hall, Victoria Avenue | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 100 | 72 | 0 | 0 | 0 | 0 | 272 | 4.24 |
| CON013 | 25 Riviera Drive | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0.10 |
| CON015 | 4 Southchurch Road | 0 | 0 | 0 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | 0.07 |
| CON023 | 30-32 The Leas | 0 | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 0.23 |
| CON027 | 925 London Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0.13 |
| CON036 | 190 Woodgrange Drive | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0.08 |
| CON042 | Civic Centre Car park | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 30 | 0 | 0 | 0 | 0 | 70 | 0.38 |
| CON058 | Tylers Avenue car park | 0 | 0 | 0 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 | 1.81 |
| CON059 | Seaway car park | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2.27 |
| CON064 | Clarence Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 38 | 0.35 |
| CON065 | Alexandra Street | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 57 | 0 | 0 | 0 | 0 | 0 | 0 | 57 | 0.32 |
| CON067 | Northumbrian Water site, North Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0.47 |
| CON075 | Car park, North Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 0.24 |
| CON088 | Finchley Road Synagogue | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 0.30 |
| CON090 | 327 Southchurch Road | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 0.69 |
| CON091 | Land at Westcliff Station | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0.14 |
| CON092 | Land at Prittlewell Station | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0.13 |
| CON116 | Fossetts Farm | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 37 | 0 | 0 | 0 | 0 | 0 | 67 | 12.77 |
| CON121 | The Golden Mile | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 50 | 50 | 50 | 250 | 1.14 |
| CON124 | Warrior Square | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 40 | 24 | 0 | 0 | 0 | 0 | 0 | 94 | 1.39 |
| CON125 | London Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 50 | 0 | 0 | 150 | 1.54 |
| CON127 | Guildford Road | 0 | 0 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 0.37 |
| CON128 | Baxter Avenue | 0 | 0 | 120 | 120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 240 | 2.13 |
| CON129 | Queensway | 0 | 0 | 0 | 190 | 190 | 190 | 190 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 760 | 6.14 |
| BLVA | Broad Location Victoria Avenue | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 106 | 0 | 0 | 0 | 0 | 0 | 206 | |
| BLS1 | Broad Location Sutton 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 0 | 0 | 42 | |
| BLS2 | Broad Location Sutton 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36 | 36 | |
| | Broad locations in SHLAA without Planning Permission | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 106 | 0 | 0 | 42 | 0 | 36 | 284 | |
| | Total SHLAA sites without Planning Permission | 0 | 0 | 120 | 510 | 190 | 256 | 254 | 97 | 405 | 307 | 202 | 100 | 142 | 50 | 86 | 2719 | 37.68 |
| | Grand Total - All SHLAA sites | 293 | 240 | 548 | 793 | 347 | 328 | 326 | 169 | 405 | 307 | 202 | 100 | 142 | 50 | 86 | 4336 | 48.24 |

Appendix 3 – Housing Trajectory 2017

| Permitted Large Sites (>4 gross units and not including those identified in the SHLAA) | | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | Total Yield |
|---|---|---------------|---------|---------|---------|---------|--------------------|---------|---------|---------|---------|---------------------|---------|---------|---------|---------|-------------|
| Application Ref | Full Address | 5 Year Supply | | | | | 6 – 10 Year Supply | | | | | 11 – 15 Year Supply | | | | | |
| 16/01727/FUL | 13 - 17 Alexandra Street, Southend-On-Sea, Essex, SS1 1BX | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| 11/01192/FUL | 112 Bellhouse Road, Leigh-on-Sea, Essex, SS9 5NG | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| 13/00551/FUL | 55 Carlton Avenue, Westcliff-on-Sea, Essex, SS0 0QN | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| 16/02207/BC4M | Car Park Centurion Close, Shoeburyness, Essex, SS3 9UT | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| 10/02012/EXTM | Part Of Former Keddies Building & Maitland House Chichester Rd, Southend-On-Sea, Essex, SS1 2JY | 0 | 0 | 0 | 0 | 0 | 98 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 98 |
| 14/01209/PA3COU | 8 (Central House) Clifftown Road, Southend-On-Sea, Essex, SS1 1AB | 0 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| 16/02277/FUL | 6 (The Britannia) Eastern Esplanade, Southend-On-Sea, Essex, SS1 2ER | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| 16/01572/FUL | 57 - 59 (The Sarah Moore Public House) Elm Road, Leigh-on-Sea, Essex, SS9 1SP | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| 16/02228/PA3COU | 9 Elmer Approach, Southend-On-Sea, Essex, SS1 1NE | 0 | 0 | 0 | 50 | 50 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 140 |
| 16/01825/PA3COU | 152 (First And Second Floor) Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7LJ | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| 11/01183/EXT | 67C - 67G Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7EU | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| 16/01544/PA3COU | 157 (Mariner House) High Street, Southend-on-Sea, Essex, SS1 1LL | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| 15/01139/FUL | 195 - 197 High Street, Southend-on-Sea, Essex, SS1 1LL | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| 15/01125/FULM | 13 - 15 (St Hildas School) Imperial Avenue, Westcliff-on-Sea, Essex, SS0 8NE | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| 16/01059/PA3COU | 177 London Road, Southend-On-Sea, Essex, SS1 1PW | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| 16/00095/FUL | 459 London Road, Westcliff-on-Sea, Essex, SS0 9LG | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| 15/01591/FUL | 658 London Road, Westcliff-on-Sea, Essex, SS0 9HQ | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| 16/01139/FUL | 1026 London Road, Leigh-on-Sea, Essex, SS9 3NE | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| 16/02180/PA3COU | 13 - 15 (The Royal Bank Of Scotland) London Road, Southend-On-Sea, Essex, SS1 1PE | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| 14/02033/FUL | 1373 (Royal Mail Leigh On Sea Delivery Office) London Road, Leigh-on-Sea, Essex, SS9 2AB | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| 14/01997/FUL | 1771 (Orchard Motor Co) London Road, Leigh-on-Sea, Essex, SS9 2ST | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| 14/01552/FUL | 565 - 569 London Road, Westcliff-on-Sea, Essex, SS0 9PQ | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| 16/00204/FULM | 659 - 665 London Road, Westcliff-on-Sea, Essex, SS0 9PD | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| 16/00673/PA3COU | 700 (Chalkwell Park House) London Road, Westcliff-on-Sea, Essex, SS0 9HQ | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| 16/01210/RESM | 845 - 849 London Road, Westcliff-on-Sea, Essex, SS0 9SZ | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| 16/00889/FUL | Unit 6 New Garrison Road, Shoeburyness, Essex, SS3 9BF | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| 16/00688/FUL | 12 Bridge Cottages (Land Adjacent) North Shoebury Road, Shoeburyness, Essex, SS3 8UN | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| 15/00256/FUL | 573 Prince Avenue, Westcliff-on-Sea, Essex, SS0 0JL | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| 15/02100/FUL | 520 - 524 (Besafe Ltd) Prince Avenue, Westcliff-on-Sea, Essex, SS0 0ER | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| 14/00943/FULM | Prittlebrook Industrial Estate Priory Crescent, Southend-On-Sea, Essex, SS2 6QN | 40 | 40 | 40 | 40 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 172 |
| 11/01005/EXTM | 97 - 99 Rochford Road, Southend-On-Sea, Essex, SS2 6SR | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| 15/01437/FUL | 15 Royal Terrace, Southend-On-Sea, Essex, SS1 1DY | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| 15/02132/FUL | 8 (Terrace Hotel) Royal Terrace, Southend-On-Sea, Essex, SS1 1DY | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| 16/00806/OUT | 22 (The Eagle Working Mans Club) Seaview Road, Shoeburyness, Essex, SS3 9DX | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |

Appendix 3 – Housing Trajectory 2017

| Permitted Large Sites (>4 gross units and not including those identified in the SHLAA) | | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | Total Yield | |
|--|--|---------------|-----------|------------|------------|------------|--------------------|----------|----------|----------|----------|---------------------|----------|----------|----------|----------|-------------|------------|
| Application Ref | Full Address | 5 Year Supply | | | | | 6 – 10 Year Supply | | | | | 11 – 15 Year Supply | | | | | | |
| 14/01744/BC4M | 20 (Saxon Lodge) Smith Street, Shoeburyness, Essex, SS3 9AL | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| 15/01131/FUL | 191 (Grove Court) Southbourne Grove, Westcliff-on-Sea, Essex, SS0 0AA | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| 13/00484/FULM | 18 - 20 (Frankie And Bennys) Southchurch Road, Southend-On-Sea, Essex, SS1 2ND | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| 15/00024/PA3COU | 742 (Strand House) Southchurch Road, Southend-On-Sea, Essex, SS1 2PS | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| 16/00585/FUL | 96 (Acorn Stationers) Southchurch Road, Southend-On-Sea, Essex, SS1 2LX | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| 14/01575/FUL | 104 - 112 Sutton Road, Southend-On-Sea, Essex, SS2 5ER | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| 13/00443/RES | 77 The Ridgeway, Westcliff-on-Sea, Essex, SS0 8PX | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| 13/00417/FUL | 57 York Road, Southend-On-Sea, Essex, SS1 2BZ | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Total Large Sites | | 178 | 78 | 100 | 128 | 113 | 155 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 752 |

| Permitted Small Sites (<5 gross units and not including those identified in the SHLAA) | | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | Total Yield | |
|--|--|---------------|---------|---------|---------|---------|--------------------|---------|---------|---------|---------|---------------------|---------|---------|---------|---------|-------------|----|
| Application Ref | Full Address | 5 Year Supply | | | | | 6 – 10 Year Supply | | | | | 11 – 15 Year Supply | | | | | | |
| 16/01368/PA3COU | 45 Alexandra Street, Southend-On-Sea, Essex, SS1 1BW | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 17/00118/FUL | 84 Archer Avenue, Southend-On-Sea, Essex, SS2 4QT | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/00189/FUL | 43 Barnard Road, Leigh-on-Sea, Essex, SS9 3PH | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00580/FUL | 106 Boscombe Road, Southend-On-Sea, Essex, SS2 4JP | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 14/01487/FUL | 57 Boston Avenue, Southend-On-Sea, Essex, SS2 6JH | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15/00439/FUL | 72 Bournemouth Park Road, Southend-On-Sea, Essex, SS2 5LP | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 16/01315/PA3COU | 72 (Ground Floor Shop) Bournemouth Park Road, Southend-On-Sea, Essex, SS2 5LP | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00342/FUL | 1 Bristol Road, Southend-On-Sea, Essex, SS2 6XA | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 13/00883/FUL | 116 Burges Road, Southend-on-Sea, Essex, SS1 3JL | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 12/00699/FUL | 146 Burges Road, Southend-On-Sea, Essex, SS1 3JN | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 12/00893/FUL | 65 Cambridge Road, Southend-On-Sea, Essex, SS1 1EP | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 14/01273/FUL | 131 Carlton Avenue, Westcliff-on-Sea, Essex, SS0 0QH | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/02223/FUL | 1 Chadwick Road, Westcliff-on-Sea, Essex, SS0 8LS | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 09/00698/FUL | 129 Chalkwell Avenue, Westcliff-on-Sea, Essex, SS0 8HN | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 12/01644/FUL | 3 (Ann Blyth-Cook And Co Solicitors) Chase Road, Southend-On-Sea, Essex, SS1 2RE | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 12/01186/FUL | 27 Cheltenham Road, Southend-On-Sea, Essex, SS1 2SA | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01819/PA3COU | 31 Clarence Street, Southend-On-Sea, Essex, SS1 1BH | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| 16/01757/FUL | 10 Clieveden Road, Thorpe Bay, Essex, SS1 3BL | 0 | -1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -1 |
| 13/01046/FUL | 14 Cliff Parade, Leigh-on-Sea, Essex, SS9 1AS | -1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -1 |

Appendix 3 – Housing Trajectory 2017

| Permitted Small Sites (<5 gross units and not including those identified in the SHLAA) | | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | Total Yield |
|---|--|---------------|---------|---------|---------|---------|--------------------|---------|---------|---------|---------|---------------------|---------|---------|---------|---------|-------------|
| Application Ref | Full Address | 5 Year Supply | | | | | 6 – 10 Year Supply | | | | | 11 – 15 Year Supply | | | | | |
| 16/01632/FUL | 30 - 31 Cliff Parade, Leigh-on-Sea, Essex, SS9 1BB | 0 | 0 | -1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -1 |
| 14/01770/PA3COU | 15 Clifftown Road, Southend-On-Sea, Essex, SS1 1AB | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 14/00872/FUL | 22 (First And Second Floors) Clifftown Road, Southend-On-Sea, Essex, SS1 1AB | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 16/00221/FUL | 1 Clifton Mews, Southend-On-Sea, Essex, SS1 1FL | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/00948/FUL | Crescent Court Crescent Road, Leigh-on-Sea, Essex, SS9 2PY | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/01622/FUL | 21 Daines Way, Thorpe Bay, Essex, SS1 3PF | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17/00001/FUL | 99 Danescroft Drive, Leigh-on-Sea, Essex, SS9 4NQ | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 14/01776/FUL | 112 East Street, Southend-On-Sea, Essex, SS2 5EE | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 16/01878/PA3COU | 120 East Street, Southend-On-Sea, Essex, SS2 5EE | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/01134/FUL | 199 (Thorpe Bay Marine) Eastern Esplanade, Southend-On-Sea, Essex, SS1 3AD | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00242/FUL | 95 Eastwood Boulevard, Westcliff-on-Sea, Essex, SS0 0BY | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01554/FUL | 57 Eastwoodbury Lane, Southend-On-Sea, Essex, SS2 6XE | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01137/FUL | 62 Elm Grove, Thorpe Bay, Essex, SS1 3EZ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15/01982/PA3COU | 83 Elm Road, Leigh-on-Sea, Essex, SS9 1SP | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00453/FUL | 217 - 219 Elm Road, Leigh-on-Sea, Essex, SS9 1SA | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| 16/01237/FUL | 274 Elmsleigh Drive, Leigh-on-Sea, Essex, SS9 4JR | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16/00063/FUL | 28 Gainsborough Drive, Westcliff-on-Sea, Essex, SS0 9AJ | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 16/01805/FUL | 11 Galton Road, Westcliff-on-Sea, Essex, SS0 8LE | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/01704/FUL | 42 Glendale Gardens, Leigh-on-Sea, Essex, SS9 2AS | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01378/FUL | 49 - 51 (Futura House) - City And Essex Ltd Glendale Gardens, Leigh-on-Sea, Essex, SS9 2AT | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| 15/01533/FUL | Elm Cottage (Land Adjacent) Grosvenor Mews, Westcliff-on-Sea, Essex, SS0 8EW | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 13/01814/FUL | 11 Hamboro Gardens, Leigh-on-Sea, Essex, SS9 2NR | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15/00222/FUL | 38 Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7LX | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00757/PA3COU | 38 Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7LX | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 10/02057/FUL | 157 Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7EL | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 14/01300/FUL | 191 Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7EL | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00871/FUL | 120 (Rear of) Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7LP | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 15/00042/PA3COU | 148 - 150 Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7LN | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 15/00832/PA3COU | 28 - 30 Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7LX | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/00831/PA3COU | 28 - 30 Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7LX | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 14/01528/FUL | 28 - 30 Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7LX | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00958/PA3COU | 39 (NatWest Bank) Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7EZ | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| 15/01110/FUL | 35 Harridge Road, Leigh-on-Sea, Essex, SS9 4HA | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/02134/FUL | 28 Hartington Road, Southend-On-Sea, Essex, SS1 2HS | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/02283/FUL | 85 Herschell Road, Leigh-on-Sea, Essex, SS9 2PU | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Appendix 3 – Housing Trajectory 2017

| Permitted Small Sites (<5 gross units and not including those identified in the SHLAA) | | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | Total Yield |
|---|---|---------------|---------|---------|---------|---------|--------------------|---------|---------|---------|---------|---------------------|---------|---------|---------|---------|-------------|
| Application Ref | Full Address | 5 Year Supply | | | | | 6 – 10 Year Supply | | | | | 11 – 15 Year Supply | | | | | |
| 16/00174/FUL | 70 Heygate Avenue, Southend-On-Sea, Essex, SS1 2AR | -1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -1 |
| 15/01160/FUL | 69 High Street, Southend-on-Sea, Essex, SS1 1HZ | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 14/01077/PA3COU | 84 High Street, Southend-on-Sea, Essex, SS1 1JN | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 17/00023/CLP | 169 - 171 (The Works) High Street, Southend-on-Sea, Essex, SS1 1LL | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 13/00125/FUL | 17 - 18 High Street, Leigh-on-Sea, Essex, SS9 2EN | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 16/00747/FUL | 17 (Sunglasses Shop) High Street, Southend-on-Sea, Essex, SS1 1JE | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 14/00121/PA3COU | 71 (Rooms 3 4 6 And 8) High Street, Southend-on-Sea, Essex, SS1 1HZ | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 16/01582/PA3COU | 84 (First Floor) High Street, Southend-on-Sea, Essex, SS1 1JN | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 16/01861/PA3COU | 94 (T-Mobile) High Street, Southend-on-Sea, Essex, SS1 1JN | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/00505/FUL | Land Rear Of 106 To 112 High Street, Shoeburyness, Essex, SS3 9AS | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/00794/FUL | 8 Holyrood Drive, Westcliff-on-Sea, Essex, SS0 9XY | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| 16/02213/FUL | 7 - 9 Lansdowne Avenue, Leigh-on-Sea, Essex, SS9 1LJ | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 16/00214/FUL | 58 Leigh Cliff Road, Leigh-on-Sea, Essex, SS9 1DN | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01601/FUL | 129 Leigh Hall Road, Leigh-on-Sea, Essex, SS9 1QY | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01446/FUL | 18 (Medivet Group) Leigham Court Drive, Leigh-on-Sea, Essex, SS9 1PS | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 14/01146/FUL | 39 Leighwood Avenue, Leigh-on-Sea, Essex, SS9 4LF | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 15/01392/FUL | 54 Leirim Avenue, Shoeburyness, Essex, SS3 9HF | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14/01491/FUL | 66 Leirim Avenue, Shoeburyness, Essex, SS3 9HF | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13/00601/FUL | 10 Lodwick, Shoeburyness, Essex, SS3 9HW | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15/01031/FUL | 22 Lodwick, Shoeburyness, Essex, SS3 9HW | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13/01588/PA3COU | 54 London Road, Southend-On-Sea, Essex, SS1 1NX | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00156/FUL | 348 London Road, Westcliff-on-Sea, Essex, SS0 7JJ | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 16/00229/PA3COU | 451 London Road, Westcliff-on-Sea, Essex, SS0 9LG | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 14/01148/FUL | 1066 London Road, Leigh-on-Sea, Essex, SS9 3NA | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 14/01147/FUL | 1066 London Road, Leigh-on-Sea, Essex, SS9 3NA | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 14/00718/FUL | 1084 London Road, Leigh-on-Sea, Essex, SS9 3NA | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01488/FUL | 1104 London Road, Leigh-on-Sea, Essex, SS9 2AJ | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/01856/PA3COU | 1164 London Road, Leigh-on-Sea, Essex, SS9 2AH | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/02104/PA3COU | 1176 London Road, Leigh-on-Sea, Essex, SS9 2AH | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/02245/PA3COU | 1333 London Road, Leigh-on-Sea, Essex, SS9 2AD | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/02072/FUL | 1032 (S Stibbards & Sons Ltd) London Road, Leigh-on-Sea, Essex, SS9 3ND | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/00243/FUL | 1305 (Southend Kebab And Pizza House) London Road, Leigh-on-Sea, Essex, SS9 2AD | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 14/01781/FUL | 573A London Road, Westcliff-on-Sea, Essex, SS0 9PQ | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/02296/FUL | 687 - 693 (The Reach) London Road, Westcliff-on-Sea, Essex, SS0 9PA | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| 16/00656/FUL | 700 (Chalkwell Park House) London Road, Westcliff-on-Sea, Essex, SS0 9HQ | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |

Appendix 3 – Housing Trajectory 2017

| Permitted Small Sites (<5 gross units and not including those identified in the SHLAA) | | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | Total Yield |
|---|--|---------------|---------|---------|---------|---------|--------------------|---------|---------|---------|---------|---------------------|---------|---------|---------|---------|-------------|
| Application Ref | Full Address | 5 Year Supply | | | | | 6 – 10 Year Supply | | | | | 11 – 15 Year Supply | | | | | |
| 15/01140/FUL | 733 (Sky Blues Café) London Road, Westcliff-on-Sea, Essex, SS0 9ST | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00448/FUL | 826 (Anglia Battery & Filter Co Limited) London Road, Leigh-on-Sea, Essex, SS9 3NH | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01901/FUL | 1 Mayfair Place, Southend-On-Sea, Essex, SS1 2FR | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/01874/FUL | 58 Milton Road, Westcliff-on-Sea, Essex, SS0 7JX | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 14/00375/FUL | 97 Mountdale Gardens, Leigh-on-Sea, Essex, SS9 4AJ | 0 | -1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -1 |
| 16/00857/FUL | 10 And 11 (Land Adjacent To) New Garrison Road, Shoeburyness, Essex, SS3 9BF | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 15/01990/FUL | 75 Newington Avenue, Southend-On-Sea, Essex, SS2 4RD | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00051/PA3COU | 2 North Avenue, Southend-On-Sea, Essex, SS2 5HU | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 15/01985/FUL | 221 North Avenue, Southend-On-Sea, Essex, SS2 4ET | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 13/00964/FUL | 174 North Road, Westcliff-on-Sea, Essex, SS0 ZAB | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/01524/FUL | 1 (Rear Of) Northview Drive, Westcliff-on-Sea, Essex, SS0 9NG | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 14/00398/FUL | 178 - 180 Pall Mall, Leigh-on-Sea, Essex, SS9 1RB | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 15/02068/FUL | 6 Palmeira Avenue, Westcliff-on-Sea, Essex, SS0 7RP | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 13/00517/FUL | 42 Park Road, Westcliff-on-Sea, Essex, SS0 7PQ | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00317/FUL | 48 Picketts Avenue, Leigh-on-Sea, Essex, SS9 4HW | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00141/FUL | 15 Portland Avenue, Southend-On-Sea, Essex, SS1 2DD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17/00139/FUL | 1 (rear of) Preston Road, Westcliff-on-Sea, Essex, SS0 7NB | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00893/FUL | 289A Prince Avenue, Westcliff-on-Sea, Essex, SS0 0JP | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/01518/FUL | 18 Queens Road, Southend-On-Sea, Essex, SS1 1LU | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/02071/FUL | The Rifle Shed Rampart Street, Shoeburyness, Essex, SS3 9GE | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00218/PA3COU | 50B (Paul Shiers Construction Ltd) Ramuz Drive, Westcliff-on-Sea, Essex, SS0 9JB | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/01459/FUL | 543 Rayleigh Road, Leigh-on-Sea, Essex, SS9 5HP | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 14/00277/FUL | 553 - 555 (Land Rear Of) Rayleigh Road, Eastwood, Essex, SS9 5HP | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 14/01376/PA3COU | 43 - 45 Rectory Grove, Leigh-on-Sea, Essex, SS9 2HA | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 14/00360/FUL | 43 - 45 Rectory Grove, Leigh-on-Sea, Essex, SS9 2HA | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/02119/FUL | 55 Riviera Drive, Southend-On-Sea, Essex, SS1 2QH | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 17/00071/FUL | 97 Salisbury Road, Leigh-on-Sea, Essex, SS9 2JN | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/00643/OUT | 32 Sandleigh Road, Leigh-on-Sea, Essex, SS9 1JU | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01951/FUL | 49 Seaforth Grove, Southend-On-Sea, Essex, SS2 4EW | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/01017/FUL | 49 (Land Adjacent) Seaview Road, Shoeburyness, Essex, SS3 9DX | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 16/02259/FUL | 2 Selbourne Road, Southend-On-Sea, Essex, SS2 4AH | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01266/FUL | 164 Southbourne Grove, Westcliff-on-Sea, Essex, SS0 0AA | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/00265/FUL | 102E - 102F Southchurch Avenue, Southend-On-Sea, Essex, SS1 2RR | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00662/FUL | 1A (Sandy Lodge) Southchurch Avenue, Shoeburyness, Essex, SS3 9BA | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01692/PA3COU | 593 - 599 Southchurch Road, Southend-On-Sea, Essex, SS1 2PN | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |

Appendix 3 – Housing Trajectory 2017

| Permitted Small Sites (<5 gross units and not including those identified in the SHLAA) | | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | Total Yield |
|---|---|---------------|-----------|-----------|-----------|-----------|--------------------|----------|----------|----------|----------|---------------------|----------|----------|----------|----------|-------------|
| Application Ref | Full Address | 5 Year Supply | | | | | 6 – 10 Year Supply | | | | | 11 – 15 Year Supply | | | | | |
| 16/01754/FUL | 593 - 599 Southchurch Road, Southend-On-Sea, Essex, SS1 2PN | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00866/FUL | 2 St Andrews Road, Shoeburyness, Essex, SS3 9HX | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/00669/OUT | 315 Station Road, Westcliff-on-Sea, Essex, SS0 8DZ | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 16/00570/FUL | 87 (Abandale Lodge), Station Road, Leigh-on-Sea, Essex, SS9 1ST | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 15/01119/FUL | 264 Sutton Road, Southend-On-Sea, Essex, SS2 5ET | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01658/FUL | 396 (Meridian Court) Sutton Road, Southend-On-Sea, Essex, SS2 5EY | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 14/01907/FUL | 32 (Land Adjacent To) Tennyson Avenue, Southend-On-Sea, Essex, SS2 5HD | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01136/FUL | 18B (Thames Drive Dental Practise/Rear Of) Thames Drive, Leigh-on-Sea, Essex, SS9 2XD | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01683/FUL | 147 The Broadway, Thorpe Bay, Essex, SS1 3EX | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15/00497/FUL | 173 (The Breadwinner) The Broadway, Thorpe Bay, Essex, SS1 3EX | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 16/00367/FUL | 14 The Crossways, Westcliff-on-Sea, Essex, SS0 8PU | 0 | -1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -1 |
| 15/00311/FUL | 112 The Fairway, Leigh-on-Sea, Essex, SS9 4QS | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01436/FUL | 73 The Ridgeway, Westcliff-on-Sea, Essex, SS0 8PX | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 12/01380/FUL | 25 Thorpe Esplanade, Thorpe Bay, Essex, SS1 3BB | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00543/FUL | 16 Torrington, Shoeburyness, Essex, SS3 8DD | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00382/FUL | 108 Trinity Road, Southend-On-Sea, Essex, SS2 4HJ | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00341/FUL | 37 Tunbridge Road, Southend-On-Sea, Essex, SS2 6LT | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| 15/01801/NON | 74 Undercliff Gardens, Leigh-on-Sea, Essex, SS9 1ED | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01126/FUL | 50 Vernon Road, Leigh-on-Sea, Essex, SS9 2NG | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/01109/OUT | Between 143 And 147 Victoria Avenue, Southend-On-Sea, Essex, SS2 6EL | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 17/00048/PA3COU | 70 West Road, Shoeburyness, Essex, SS3 9DP | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 16/00717/FUL | 97 West Road, Westcliff-on-Sea, Essex, SS0 9AY | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 16/02157/FUL | 137 West Road, Westcliff-on-Sea, Essex, SS0 9DH | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00468/FUL | 171 West Road, Westcliff-on-Sea, Essex, SS0 9DH | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 14/00092/FUL | 97 (E.K Mechanical Services) West Road, Westcliff-on-Sea, Essex, SS0 9AY | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 13/01654/FUL | 23 (Planet Pizzas) West Street, Southend-On-Sea, Essex, SS2 6HH | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00711/FUL | 338 Westborough Road, Westcliff-on-Sea, Essex, SS0 9TR | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 16/00143/FUL | 118 (Snaps Nursery) Westborough Road, Westcliff-on-Sea, Essex, SS0 9JG | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 12/01177/FUL | St Andrews Church Westborough Road, Westcliff-on-Sea, Essex, SS0 9PR | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 15/01828/FUL | 161 Westbury Road, Southend-On-Sea, Essex, SS2 4DL | -1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -1 |
| 14/00368/FUL | 1 (Westerley) Winton Avenue, Westcliff-on-Sea, Essex, SS0 7QU | -1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -1 |
| 14/00803/FUL | 44 (Land Adjacent) Woodcutters Avenue, Leigh-on-Sea, Essex, SS9 4PL | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Total Small Sites with Planning Permission (<5 Gross Units) | | 50 | 61 | 42 | 26 | 26 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 208 |

Appendix 4 – Housing Trajectory 2017

| | Previous Years | | | | | | | | | | | | | | | Reporting Year 2016- 2017 | 5 Year Supply | | | | | 6 to 10 Year Supply | | | | | 11 to 15 Year Supply | | | | | 5 Year Supply | 15 Year Supply | | | | | |
|---|----------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------------------------------|------------------------------|---------------|------------|------------|------------|------------|---------------------|------------|------------|------------|------------|----------------------|------------|------------|------------|------------|---------------|----------------|---|---|---|-------|-------|
| | 2001- 2002 | 2002- 2003 | 2003- 2004 | 2004- 2005 | 2005- 2006 | 2006- 2007 | 2007- 2008 | 2008- 2009 | 2009- 2010 | 2010- 2011 | 2011- 2012 | 2012- 2013 | 2013- 2014 | 2014- 2015 | 2015- 2016 | | 2017- 2018 | 2018- 2019 | 2019- 2020 | 2020- 2021 | 2021- 2022 | 2022- 2023 | 2023- 2024 | 2024- 2025 | 2025- 2026 | 2026- 2027 | 2027- 2028 | 2028- 2029 | 2029- 2030 | 2030- 2031 | 2031- 2032 | | | | | | | |
| Completions | 350 | 384 | 307 | 481 | 610 | 443 | 234 | 315 | 144 | 183 | 328 | 254 | 204 | 322 | 222 | 480 | | | | | | | | | | | | | | | | | | | | | - | - |
| Outstanding Planning Permissions | | | | | | | | | | | | | | | | | 228 | 139 | 142 | 154 | 139 | 158 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 802 | 960 |
| SHLAA Sites with Planning Permission | | | | | | | | | | | | | | | | | 132 | 463 | 239 | 397 | 186 | 196 | 94 | 72 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,417 | 1,779 |
| SHLAA Sites without Planning Permission | | | | | | | | | | | | | | | | | 0 | 0 | 120 | 510 | 190 | 256 | 254 | 97 | 405 | 307 | 202 | 100 | 142 | 50 | 86 | 820 | 2,719 | | | | | |
| Windfall | | | | | | | | | | | | | | | | | 0 | 0 | 19 | 158 | 239 | 81 | 239 | 239 | 239 | 239 | 239 | 239 | 239 | 239 | 239 | 416 | 2,648 | | | | | |
| Completions/ Projection | 350 | 384 | 307 | 481 | 610 | 443 | 234 | 315 | 144 | 183 | 328 | 254 | 204 | 322 | 222 | 480 | 360 | 602 | 520 | 1219 | 754 | 691 | 587 | 408 | 644 | 546 | 441 | 339 | 381 | 289 | 325 | 3,455 | 8,106 | | | | | |
| Annual target | 335 | 335 | 335 | 335 | 335 | 335 | 335 | 335 | 335 | 335 | 320 | 320 | 320 | 320 | 320 | 310 | 310 | 310 | 310 | 310 | 325 | 325 | 325 | 325 | 325 | 325 | 325 | 325 | 325 | 325 | 325 | 1,565 | 4,815 | | | | | |
| Core Strategy Phase Target 2001 to 2021 | | | | | | | | | | | | | | | Annualised Core Strategy target | | | | | | | | | | | | | | | | | | | | | | | |
| Cumulative Completions/ Projection | 350 | 734 | 1,041 | 1,522 | 2,132 | 2,575 | 2,809 | 3,124 | 3,268 | 3,451 | 3,779 | 4,033 | 4,237 | 4,559 | 4,781 | 5,261 | 5,621 | 6,223 | 6,743 | 7,962 | 8,716 | 9,407 | 9,994 | 10,402 | 11,046 | 11,592 | 12,033 | 12,372 | 12,753 | 13,042 | 13,367 | | | | | | | |
| Cumulative target | 335 | 670 | 1,005 | 1,340 | 1,675 | 2,010 | 2,345 | 2,680 | 3,015 | 3,350 | 3,670 | 3,990 | 4,310 | 4,630 | 4,950 | 5,260 | 5,570 | 5,880 | 6,190 | 6,500 | 6,825 | 7,150 | 7,475 | 7,800 | 8,125 | 8,450 | 8,775 | 9,100 | 9,425 | 9,750 | 10,075 | | | | | | | |
| Cumulative overprovision/ Shortfall | 15 | 64 | 36 | 182 | 457 | 565 | 464 | 444 | 253 | 101 | 109 | 43 | -73 | -71 | -169 | 1 | 51 | 343 | 553 | 1,462 | 1,891 | 2,257 | 2,519 | 2,602 | 2,921 | 3,142 | 3,258 | 3,272 | 3,328 | 3,292 | 3,292 | | | | | | | |

^a – The annual target consists of: 2001 to 2021 - Adopted Core Strategy Phase Target; 2021 to 2032 – Annualised Core Strategy target (325 per annum).