



**Basildon Borough Council  
Five Year Land Supply Report  
1 April 2023 – 31 March 2028**

**June 2023**

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# 1. Introduction to the Calculation

- 1.1. The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing land against their housing requirement. This report provides an update to the Basildon Council Five Year Land Supply position and covers the period 1 April 2023- 31 March 2028.
- 1.2. Paragraph 61 of the NPPF states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. Policies in the NPPF 2021 are material considerations which should be taken into account in dealing with applications from the day of its publication.
- 1.3. The Standard Method is based on 2014-based household growth projections provided by the Office for National Statistics (ONS). Guidance on how to calculate a five year supply following Standard Method is available at PPG Paragraph 004, reference ID 2a-004-20190920 and <http://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>.
- 1.4. This statement provides Basildon Council's current land supply position and highlights how this has been calculated.

## Housing Requirement – Calculating Basildon's Minimum Annual Local Housing Need Figure using Standard Method

### Stage 1 – Setting the Demographic Baseline

- 1.5. The methodology in the Planning Practice Guidance (PPG) follows a 4-stage approach for calculating the minimum annual local housing need figure and has been used below to calculate the figure for Basildon Borough.
- 1.6. The PPG states that the baseline should be set using the 2014 Household Projections published by ONS. The baseline is set over a 10 year period<sup>1</sup> starting from the current year. This figure should be calculated using the population projection figures for 2023 and 2033, and the level of household growth is then divided by 10 to arrive at an annual average. For Basildon these figures are as follows:

- **Household projections for Basildon borough in 2023 = 82,610 households**
- **Household projections for Basildon borough in 2033 = 90,058 households**

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<sup>1</sup> Calculated using the household projections (Table 406) spreadsheet available at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/550803/Household\\_Projections\\_Data\\_-\\_Stage\\_1\\_-\\_Households.xlsx](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/550803/Household_Projections_Data_-_Stage_1_-_Households.xlsx)

The average annual requirement is 90,058-82,610/10 years = 745

## Stage 2: Adjustment to take account of Affordability.

1.7. An adjustment then has to be applied to the average annual projected household growth figure (745), based on the affordability of the area using the most recent median workplace-based affordability ratios, published by the ONS at a local authority level<sup>2</sup>. The affordability data was most recently updated in April 2023 and the median workplace-based affordability ratio for Basildon Borough has increased to 11.18.

1.8. As set out by Paragraph 4 of the PPG, (ID: 2a-004-20190220) the formula is therefore as follows:

- **Adjustment factor = (Local affordability ratio-4/4) x 0.25+1**
- **Adjustment factor calculation = (11.18 - 4/4) x 0.25+1 = 1.44875**

**Minimum annual local housing need figure = 745 x 1.44875 = 1,079 dwellings per annum (dpa)**

## Stage 3: Capping the Level of any Increase

1.9. Caps may then be applied which limits the increase in the minimum annual housing need figure an individual local authority can face. The level of any increase or use of the cap is dependent on the status of the local plan in each authority.

1.10. For those authorities who have adopted a local plan in the last five years, the housing need figure should be capped at 40% above the annual requirement figure currently set out in their local plan. For authorities with a local plan which was adopted more than five years ago, the housing need figure is capped at 40% above whichever is the higher of the household projection or annual housing requirement in the local plan. Basildon Council's adopted local plan is more than 5 years old and does not have an adopted housing requirement figure.

1.11. The cap applied to Basildon borough's minimum annual housing need figure would be calculated as follows:

- The cap is set at 40% above the higher of the most recent average annual housing requirement figure or household growth.
- There is no average annual housing requirement figure in the existing local plan policies. Household growth is therefore used to calculate the cap.
- Average annual household growth over ten years is 745
- The minimum annual local housing need figure is 1,079

**Capped figure: 745 x 1.4 = 1,043**

As the annual local housing need figure identified in Step 2 (1,079 dpa) is higher than 40% above household growth (1,043) the minimum housing need figure is 1,043.

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<sup>2</sup> Table 5c, row 151 of [House price to workplace-based earnings ratio - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/house-price-to-workplace-based-earnings-ratio)

## Stage 4: Cities and Urban Centres uplift

- 1.12. The uplift was added to the Standard Methodology in 2020. Under the fourth stage, as noted by the PPG<sup>3</sup> (Paragraph 033, Reference ID:2a-033-20201216), a 35% uplift is applied for local authorities within the top 20 cities and urban centres of population. However Basildon is not one of the most 20 populated areas in England, and the 35% uplift does not apply to the borough.
- 1.13. The minimum annual local housing need figure for Basildon is therefore 1,043 and therefore the future housing requirement is 5,215 dwellings over the next 5 years.

**Summary: 1,043 dwellings x 5 years = 5,215 dwellings**

## Applying a buffer

- 1.14. As set out by the PPG (Paragraph: 022 Reference ID: 68-022-20190722) local planning authorities are expected to provide a sufficient land buffer within their five year supply to create flexibility within the markets for housing and land. It expects a minimum buffer of 5% to be provided to ensure choice and competition in the market for land.
- 1.15. It expects 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year. The buffer is increased to 20% in areas where there has been significant under delivery of housing over the previous three years.
- 1.16. In the previous three years, Basildon Borough Council has delivered significantly less than 75% of its minimum annual local housing need. The most recent Housing Delivery Test result published in January 2022 covered the period 2018-2021 and showed a rate of just 41%. Therefore, a 20% buffer should be applied to Basildon's yearly housing requirement as shown below.

**Summary: (5 x 1,043) + 20% buffer (1,043) = 6,258 over 5 years or 1,252 dwellings per annum**

## Final Five Year Requirement

- 1.17. The final calculation, and the total requirement for housing within the next five years in Basildon Borough is therefore:

**(5 x 1,043) + 20% buffer (1,043) = 6,258 over 5 years or 1,252 dwellings per annum**

## 2. Identifying the sources of Housing Supply

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<sup>3</sup> Quoted in <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

2.1. Paragraph 68 of the NPPF 2021 states that Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. It further states that planning policies should identify a supply of specific, deliverable sites for years one to five of the plan period; and specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

2.2. The NPPF 2021 Glossary gives additional clarification on identifying deliverable sites that

*“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years ”.*

2.3. Planning permission has been granted for 247.6<sup>4</sup> homes which are being delivered on sites which do not involve major development. This includes a care facility (3 bed spaces = 1.6 dwellings) where a ratio to translate bedspaces into equivalent dwellings has been applied as set out in Planning Practice Guidance Paragraph: 016a Reference ID: 63-016a-20190626 This figure excludes sites where there is clear evidence that they will not be delivered in 5 years, for example, where sites have been stalled for prolonged periods and there is no clear intention to deliver them. These sites are set out in Appendix A.

2.4. Detailed planning permission has been granted for 22 major development sites which collectively can deliver 1725 homes within five years. This includes sites granted hybrid permission with detailed permission for early phases and outline permission for later development and sites where prior approval of permitted development has been granted. This figure excludes sites where it is the professional opinion of the Planning Strategy and Implementation Team that there is currently insufficient evidence for delivery within 5 years. This includes sites which have been stalled for prolonged periods and there is no clear intention to deliver them in 5 years and later phases of large sites.

2.5. Outline planning permission has been granted for 2 sites with a total capacity for 244 homes. This figure excludes sites where it is the professional opinion of the Planning Strategy and Implementation Team that there is currently insufficient evidence for delivery

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<sup>4</sup> This includes consents for care homes providing bed spaces. A ratio has been applied to translate this into the equivalent number of dwellings.

within 5 years. This includes sites which have been stalled for prolonged periods and there is no clear intention to deliver them in 5 years and later phases of large sites. These sites are set out in Appendix B.

2.6. Basildon Borough does not currently have available sites for housing development allocated in a development plan or sites which have been granted permission in principle.

2.7. The Basildon Borough Brownfield Land Registry identifies Car Park 14 as a suitable site for development. This site is owned by Sempra Homes, the Council House Building Company, and Basildon Council have recently resolved to grant development consent for 105 dwellings. This is, therefore, considered to be deliverable. The Brownfield Land Register identifies a further of 22 sites which are available, suitable and achievable for housing development. These sites would collectively have a capacity for around 398 home and includes 15 sites owned by Basildon Borough Council. However having given consideration to the decision in Appeal Ref: APP/V1505/W/21/3285386 Eastgate Shopping Centre, 85 Southernhay, Basildon SS14 1EB and PP/V1505/W/22/3298599: Land North of Kennel Lane, CM12 9RR, there is currently no clear evidence to support that housing completions on a specific site will start within the next five years.

### **Build Rates and Lead-in Times**

2.8. The assumptions for build rates and lead-in times applied by the Council are shown in Table 1 overleaf. The formula has been developed using various evidence available to the Council, including a specific analysis of historical build rates within the Borough. The formula provides a general guide to expected build out rates. Where a more accurate trajectory is available for specified sites this has been used.

**Table 1: Build rates and lead-in times**

Standard build rates and lead-in times									
Site Status	Site Size / Number of Dwellings								Notes
		1 -20 Dwellings	21 - 50	51 -200	201 - 500	501 - 1000	1001 - 2000	2001+	
Under construction	Commencement Year	Year 1	Year 1	Year 1	Year 1	Year	Year 1	Year 1	Sites where construction has commenced
	Build Rate (per annum)	10	20	30	50	75	100	150	
Full Planning Permission / Reserved Matters	Commencement Year	Year 1	Year 1	Year 1 ( 15), Year 2 (30)	Year 2	Year 2	Year 2	Year 2	Allows for discharge of conditions and infrastructure provision on larger sites
	Build Rate (per annum)	10	20	30	50	75	100	150	
Outline Planning Permission	Commencement Year	Year1.5	Year 2	Year 2	Year 2 (25), Year 3 (50)	Year 2 (35), Year 3 (75)	Year 2(50), Year 3(100)	Year 2(50), Year 3 (100)	Allows full permission/ Reserved matters and for discharge of conditions and infrastructure provision.
	Build Rate (per annum)	10	20	30	50	75	100	150	
Urban HELAA Site	Commencement Year	Year 3	Year 3	Year 4	Year 4 (25), Year 5 (50)	Year 4(35), Year 5 (75)	Year 4 (50), Year 5 (100)	Year 4 (50), Year 5 (100)	Allows for planning permission and for larger sites allows full permission/ Reserved matters, discharge of conditions and infrastructure provision.
	Build Rate (per annum)	10	20	30	50	75	100	150	
Strategic HELAA Site	Commencement Year	Year 6	Year 6	Year 7	Year 8 (25), Year 9 (50)	Year 9 (35), Year 10 (75)	Year 9 (50), Year 10 (100)	Year 9 (50), Year 10 (100)	Allows for change of Policy. After Policy change, allows for planning permission and for larger sites allows full permission/ Reserved matters, discharge of conditions and infrastructure provision.
	Build Rate (per annum)	10	20	30	50	75	100	150	
									* Slower build rate at beginning of construction on larger sites due to construction start up.

\*Strategic sites that require significant infrastructure investment in order to mitigate the impact of growth have been placed beyond Year 10



### 3. Five Year Housing Land Supply Position

3.1 A full lists of sites that contribute to supply for the next five years (2022-27) is set out in Appendix A.

**Summary: Total Identified Supply = 2,322 dwellings (Rounded to the nearest whole dwelling)**

3.2 The current total supply of housing for the next five years is therefore 2,322 dwellings. This represents 37% of the total housing required over the same period (6,258). This demonstrates that there is currently a shortfall in the Borough's housing land supply.

**Calculation:  $2,322 \text{ dwellings} / 6,258 \text{ dwellings} \times 100 = 37\%$**

3.3 It is common, particularly in appeal situations for the supply of deliverable sites to be expressed as a number of years' supply against the borough's total annualized housing requirement.

3.4 For the purposes of dealing with planning applications and appeals, it is therefore considered that there is 1.85 years of deliverable housing supply in Basildon borough.

**Calculation:  $2,322 \text{ dwellings} / 1,252 \text{ dwellings per annum} = 1.85 \text{ years supply}$**

3.5 Consequently, the Council has a shortfall of 3,936.4 homes against its five year requirement.

**Table 2: Summary of Five Year Land Supply Position Calculation**

Stages	Dwellings
Future Housing Requirement	5,215
Buffer	1,043
<b>Total 5 Year Supply Requirement</b>	<b>6,258</b>
Supply from minor development	248
Supply from Major development	1,969
Supply from Brownfield Land Register	105
<b>Total Identified Supply</b>	<b>2322</b>

Five Year Land Supply	1.85 years
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**Future Increase to Housing Supply**

3.6 As set out in paragraph 2.6 Basildon Council has 22 small sites of brownfield land which have been found to be suitable, available, and achievable for residential development. There is currently insufficient evidence to demonstrate that housing will be delivered in the next 5 years, however if there is sufficient progress on delivering these sites by the next base date, which will be 1<sup>st</sup> April 2024 it may be possible to include these sites in a future housing land supply.

3.7 Hybrid consent has been granted for up to 700 homes at Land at Gardiners Lane South. However, this is a large infrastructure led scheme requiring a lead in time for construction. Only 150 of these homes are included in this 5 year housing land supply.

3.8 Full consent was granted for 492 homes at Land at Market Square. This is a complex brownfield site and will require time for construction. Therefore only 246 homes are included in this 5 year housing land supply.

3.9 Land at Town Square was granted hybrid consent for 495 units to be delivered in two phases. However, it is currently expected that this consent will not be delivered, and there may be further applications to resolve design issues. It may be possible to include this site in the future but there is currently insufficient evidence for delivery in the next five years.

3.10 Outline consent was granted on appeal for up to 2,800 homes at Eastgate. This site has recently been sold. There is no clear evidence of when construction will begin or if the new owner will seek to develop the site differently. This site will require significant lead in time for discharge of conditions and infrastructure provision and demolition of existing buildings. Therefore, the majority of delivery will be in years 6-10. Potentially some homes could be included in the next housing land supply.

3.11 Full consent was granted for 224 homes at Laindon Shopping Centre. This site has recently been acquired by Sanctuary Housing Association. A revised application is expected. There is currently insufficient evidence to demonstrate that housing will be delivered in the next 5 years, however if there is sufficient progress on delivering these sites by the next base date, which will be 1<sup>st</sup> April 2024 it may be possible to include these sites in a future housing land supply.

3.12 Planning permission has expired on 10 sites delivering a total of 24 homes.

3.13 There are five sites in the borough which have been stalled for a significant period of time and, there is currently no evidence of delivery in the future. Collectively these have been granted consent for 479 homes. These are Laindon 14 and 1b (84 dwellings), 1-29 Lower Southend Road (111 dwellings), 155 Southend Road (7 dwellings), The Wick, phases 2 and 3 (276 dwellings) and Land off Elizabeth Drive (1 dwelling).

3.14 Should the build-out rates be accelerated, this would of course slightly increase the

delivery rate in units and overall supply. However, the Council is aware that this will not change the fundamental conclusion that there will be a significant shortfall against the five year supply. There are intentions within the emerging Levelling up and Regeneration Bill will aim to address the issues to deal with underperforming sites. However, the slow movement of this through the Lords will not impact any delivery during 2023/24 and 2024/25.

3.15 Basildon Council has resolved to granted consent subject to conditions for more modest major development. This includes Fairview, Coxes Farm Road and Trafford House. These sites cannot be included until conditions are met and development consent is granted. However, these are likely to balance the supply from previous planning permissions which are close to completion and, therefore, are unlikely to result in significant improvements in the five year housing land supply.

3.16 A small number of additional dwellings are delivered annually through windfall development and lawful development certificates. However, these cannot be included in the 5 year housing land supply as specific sites cannot be identified.

3.17 In conclusion, the five year housing land supply should improve in the future.

## Appendix A: Minor Development Delivering in 2023-2028

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	20/00120/FULL	100 Burnt Mills Road Pitsea Essex SS13 1DY	0.22	574538	190180	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	19/01595/FULL	Land At Bourne Close Laindon Essex	0.67	567293	189714	3	3	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	19/01594/FULL	41 Vowler Road Langdon Hills Basildon SS16 6AQ	0.44	567872	187924	1	1	Detailed planning permission which has not expired. Initial Notice has been served.
RLA 2023	19/01150/FULL	The Cornerstone High Road Langdon Hills Basildon SS16 6HG	4.4857	567971	187592	6	6	Detailed planning permission which has not expired. Previous building demolished. Initial Notice has been served.
RLA 2023	19/01324/FULL	Land Rear Of 215 Pound Lane Bowers Gifford Basildon Essex	4.4852	575570	189356	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	19/00698/FULL	Raybourne Cottage Rectory Road Billericay Essex CM12 9UA	4.4827	567052	190871	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	22/01624/FULL	Elmbank Crays Hill Road Billericay Essex CM11 2YR		571226	192180	1	1	Detailed planning permission which has not expired. Under construction in 2023.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	20/01146/FULL	Eldorado Thames View Langdon Hills Basildon Essex SS16 5LN	1.3061	568399	186208	1	1	Detailed planning permission which has not expired. Initial Notice has been served.
RLA 2023	21/00454/FULL	Botney Hill Farm Botney Hill Road Billericay CM12 9SJ	0.515	565276	191730	2	2	Detailed planning permission which has not expired.
RLA 2023	20/01011/FULL	Brambletye Cranfield Park Road Wickford Essex SS12 9EP	0.5	574864	191858	2	2	Detailed planning permission which has not expired.
RLA 2023	15/00554/FULL	Barn Farm Cranfield Park Road Wickford Essex SS12 9ES	0.48	575315	191819	4	4	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	20/01162/FULL	Lindens Farm Cranfield Park Road Wickford SS12 9ES	0.47 <sup>13</sup>	575406	191571	5	5	Detailed planning permission which has not expired.
RLA 2023	20/00785/FULL	Blackthorn Stud Kennel Lane Billericay Essex CM12 9RS	0.47	567780	193257	3	3	Detailed planning permission which has not expired. Under construction in 2023.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	21/00762/FULL	Land On The East Side Of Newhouse Avenue Wickford Essex	0.39	572882	193174			Detailed planning permission which has not expired. Initial Notice has been served.
RLA 2023	21/01814/FULL	Hygro Farm Kennel Lane Billericay CM11 2SU	0.356	568168	192557	1	1	Detailed planning permission which has not expired. LDC issued.
RLA 2023	21/00561/FULL	Tudor Lodge Bromfords Drive Wickford Essex SS12 0PW	0.3171	573746	192374	2	2	Detailed planning permission which has not expired.
RLA 2023	20/00775/FULL	Crays Hall Farm Church Lane Ramsden Crays Billericay Essex CM11 2UN	0.08	570831	192981	1	1	Detailed planning permission which has not expired.
RLA 2023	20/00432/FULL	204 Norsey Road Billericay Essex CM11 1DB	0.283 <sup>14</sup>	568840	196031	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	20/00093/FULL	Claremont Burnt Mills Road North Benfleet Basildon Essex SS12 9JX	0.2792	575209	190310	4	4	Detailed planning permission which has not expired. Initial Notice has been served.
RLA 2023	20/00387/FULL	Jessomine Hovefields Avenue Wickford Essex SS12 9JA	0.2768	574707	191111	3	3	Detailed planning permission which has not expired.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	21/00573/FULL	Oak Lodge Buckwyns Chase Billericay Essex CM12 0TN	0.2354	566617	197277	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	20/00510/FULL	Sunnydene Hovefields Avenue Wickford Essex SS12 9JA	0.2337	574717	191123	4	4	Detailed planning permission which has not expired.
RLA 2023	21/00756/FULL	Land Between The Willows And Cranbourne Broomhills Chase Billericay Essex	0.2	567127	192068	1	1	Detailed planning permission which has not expired.
RLA 2023	19/00239/FULL	Land Rear Of Valkyrie Broomhills Chase Billericay Essex CM12 9TE	0.2	567142	192319	2	2	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	20/00789/FULL	Adelaide Villas 1 Gardiners Lane North Billericay Essex CM11 2XA	0.1542	571964	192253	1	1	Detailed planning permission which has not expired.
RLA 2023	20/01147/FULL	Charal Meadow Way Wickford Essex SS12 9HA	0.1166	575022	191472	1	1	Detailed planning permission which has not expired.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	21/01209/FULL	39 Runwell Road Wickford Essex SS11 7HG	0.11	574998	193926	2	2	Detailed planning permission which has not expired.
RLA 2023	16/01070/FULL	65 Friern Gardens Wickford Essex SS12 0HD	0.11	573855	192876	1	1	Detailed planning permission which has not expired. Applied to discharge pre-Comencement Conditions
RLA 2023	06/00244/FULL	Madley Lodge, 304 London Road, Wickford.	0.1	572668	193005	8	8	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	21/01269/FULL	Patricia Meadow Way Wickford SS12 9HA	0.09	575129	191452	2	2	Detailed planning permission which has not expired.
RLA 2023	20/00950/FULL	Eastgate Business Centre Southernhay Basildon Essex SS14 1EB	0.085 <sup>16</sup>	570685	188537	1	1	Detailed planning permission which has not expired.
RLA 2023	21/01390/FULL	17 Tyler Avenue Laindon Basildon Essex SS15 5UR	0.0796	568507	188540	2	2	Detailed planning permission which has not expired. Under construction in 2023. Demolition recorded in 2022.
RLA 2023	21/00697/FULL	21 Fanton Chase Shotgate Wickford SS11 8QX	0.0793	576455	192773	1	1	Detailed planning permission which has not expired. Under construction in 2023.



Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	20/01226/FULL	19 Cromwell Avenue Billericay Essex CM12 0AE	0.0764	567542	195161	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	21/00664/FULL	Warehouse Rear Of Basilica House 334 Southend Road Wickford Essex SS11 8QS	0.075	576599	193039	4	4	Detailed planning permission which has not expired
RLA 2023	19/01617/FULL	Land Rear Of 14 Western Road Billericay Essex	0.072	567478	194868	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	21/00369/FULL	1 Bromfords Drive Wickford Essex SS12 0NZ	0.0717	574258	192229	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	21/00233/FULL	7 Fanton Chase Shotgate Wickford Essex SS11 8QX	0.07 <sup>17</sup>	576534	192782	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	20/00185/FULL	34 Ozonia Avenue Wickford Essex SS12 0PJ	0.068	574091	192405	2	2	Detailed planning permission which has not expired. Under construction in 2023. Demolition recorded in 2022.
RLA 2023	20/00201/FULL	Garages At Swan Close Laindon Basildon Essex	0.0623	569255	188850	6	6	Detailed planning permission which has not expired. Under construction in 2023.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	19/01307/FULL	24 High Street Wickford Essex SS12 9AZ	0.0557	574645	193455	9	9	Detailed planning permission which has not expired
RLA 2023	21/00802/FULL	30 Berry Lane Langdon Hills Basildon Essex SS16 6AZ	0.0512	567883	187564	1	1	Detailed planning permission which has not expired
RLA 2023	20/00977/FULL	134 Mountnessing Road Billericay Essex CM12 9HA	0.0455	566804	195026	1	1	Detailed planning permission which has not expired
RLA 2023	20/00930/FULL	Dove Cottage 6 Noak Hill Road Great Burstead Billericay Essex CM12 9UG	0.045	567439	192594	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	20/01025/FULL	1A Lake Avenue Billericay Essex CM12 0AJ	0.044	567659	195208	3	3	Detailed planning permission which has not expired
RLA 2023	21/01029/FULL	111 High Street Billericay Essex CM12 9AJ	0.0435	567356	194511	2	2	Detailed planning permission which has not expired. Under construction in 2023.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	21/00700/FULL	107 Station Avenue Wickford Essex SS11 7AY	0.0413	574395	193928	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	21/01246/FULL	239 Great Gregorie Basildon Essex SS16 5QX	0.0404	569480	188020	2	2	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	20/00461/FULL	18 Kathleen Ferrier Crescent Laindon Essex SS15 5RA	0.0382	568375	189775	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	17/01233/FULL	43 School Road Billericay Essex CM12 9LH	0.04	567590	193947	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	20/00369/FULL	116 Waldegrave Basildon Essex SS16 5EJ	0.0314	570531	187801	1	1	Detailed planning permission which has not expired. Initial Notice has been served.
RLA 2023	20/00568/FULL	93 Pound Lane Laindon Essex SS15 5SP	0.03	568621	189884	1	1	Detailed planning permission which has not expired. Under construction in 2023.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	21/00860/FULL	Afflets Court Moat Field Basildon Essex SS14 2LE	0.0277	571286	189720	6	6	Detailed planning permission which has not expired.
RLA 2023	20/00105/FULL	Garage Block Cadogan Terrace Pitsea Basildon Essex	0.025	574433	189060	5	5	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	20/00365/FULL	179 Falstones Basildon Essex SS15 5DP	0.0225	568952	188487	1	1	Detailed planning permission which has not expired.
RLA 2023	20/00159/FULL	16 Doublet Mews Billericay Essex CM11 1ER	0.022	568574	196311	2	2	Detailed planning permission which has not expired. Initial Notice has been served.
RLA 2023	20/00879/FULL	105 Elder Avenue Wickford Essex SS12 0LR	0.02	573874	192747	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	16/01784/FULL	Land At The Junction Of Stock Road & Radford Way Billericay Essex	0.02	567577	195005	2	2	Detailed planning permission which has not expired.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	21/01460/REM	41 Rochester Way Fryerns Basildon Essex SS14 3QG	0.0157	572902	189560	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	20/00092/FULL	Land At Cattawade End Fryerns Basildon Essex	0.0146	571773	189390	2	2	Detailed planning permission which has not expired.
RLA 2023	21/01662/PACU	2 Noak Hill Road Great Burstead Billericay Essex CM12 9UG	0.0092	567449	192635	1	1	Prior approval for permitted development which has not expired.
RLA 2023	21/01328/PACU	First Floor Mayflower House 128A High Street Billericay Essex CM12 9DF	21	567410	194358	2	2	Prior approval for permitted development which has not expired.
RLA 2023	21/01053/PACU	49 High Street Wickford Essex SS12 9AE		574587	193423	3	3	Prior approval for permitted development which has not expired.
RLA 2023	21/00870/PACU	Dunton Hall Church Road Dunton Basildon Essex CM13 3SS		565351	188264	2	2	Prior approval for permitted development which has not expired.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	22/00232/PAND	D C K House Station Court Radford Way Billericay Essex CM12 0DZ		567148	195115	9	9	Detailed planning permission which has not expired.
RLA 2023	20/00839/FULL	Buers Cottage London Road Bowers Gifford Basildon Essex SS13 2EU		575313	188278	1	1	Detailed planning permission which has not expired.
RLA 2023	21/01661/FULL	21 Rectory Gardens Pitsea Basildon Essex SS13 2EL	0.0021	574291	188503	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	21/00016/FULL	Cranfield Boarding Kennels Cranfield Park Road Wickford Essex SS12 9LG	0.5	575441	191464	4	4	Detailed planning permission which has not expired.
RLA 2023	21/01474/FULL	Land North Of Britannia Close Billericay Essex	0.09	567903	194982	2	2	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	21/01534/FULL	93 Pound Lane Bowers Gifford Basildon SS13 2HN	0.11	575556	188766	1	1	Detailed planning permission which has not expired. Under construction in 2023.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	21/01780/PAND	49 High Street Wickford Essex SS12 9AE		574587	193423	5	5	Detailed planning permission which has not expired.
RLA 2023	22/00287/FULL	The Hollies High Road Pitsea Essex SS13 3BL	290	573543	188025	1.6	1.6	Detailed planning permission which has not expired.
RLA 2023	22/00355/FULL	2 Rectory Gardens Pitsea Basildon Essex SS13 2EL	0.03	574103	188526	1	1	Detailed planning permission which has not expired.
RLA 2023	22/00478/FULL	259 Noak Hill Road Great Burstead Billericay Essex CM12 9UN	0.6 23	568389	191113	1	1	Detailed planning permission which has not expired.
RLA 2023	21/01637/FULL	Chase Farm Botney Hill Road Billericay Essex CM12 9SJ	0.1	565854	191523	1	1	Detailed planning permission which has not expired.
RLA 2023	20/01480/FULL	Land West Of Stilemans Lower Southend Road Wickford Essex	0.08	574800	193563	7	7	Detailed planning permission which has not expired.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	22/00750/REM	87 Berry Lane Langdon Hills Basildon Essex SS16 6AP	0.036	567682	187865	1	1	Detailed planning permission which has not expired.
RLA 2023	22/00091/FULL	99 Southend Road Wickford Essex SS11 8DZ	0.14	575355	193543	1	1	Detailed planning permission which has not expired. Initial Notice has been served.
RLA 2023	21/01813/FULL	Land To The East Of Ballards Walk Basildon Essex	0.3	569105	189318	2	2	Detailed planning permission which has not expired.
RLA 2023	21/01451/FULL	Tudor Mansions High Road Pitsea Essex SS13 3BJ	0.1	573634	188052	2	2	Detailed planning permission which has not expired.
RLA 2023	21/00971/FULL	Maisron Eversley Road Pitsea Basildon Essex SS13 2DJ	0.1	574801	188481	1	1	Detailed planning permission which has not expired.
RLA 2023	22/00564/FULL	19 Rosilyn Road Billericay Essex CM12 9JN	0.06	566785	194602	1	1	Detailed planning permission which has not expired.



Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	22/00416/FULL	Land Adjacent Ryedene Vange Basildon Essex	0.23	572586	187456	9	9	Detailed planning permission which has not expired.
RLA 2023	22/01267/FULL	Land South Of 9 Cherry Tree Court Pound Lane Central Laindon Basildon Essex	0.06	568679	190280	2	2	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	22/01364/FULL	Kenleigh High Road Laindon Basildon Essex SS15 6BU	600	567973	189698	1	1	Detailed planning permission which has not expired.
RLA 2023	22/00811/FULL	Oak Hill Farm Coxes Farm Road Billericay Essex CM11 2UA	4300 25	569461	193642	4	4	Detailed planning permission which has not expired.
RLA 2023	22/01148/PIPTDC	Lyndhurst Broomhills Chase Billericay Essex CM12 9TG	3000	567064	192075	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	22/01409/FULL	Dunton Lodge Church Road Dunton Basildon Essex CM13 3SS	1153	565415	188297	1	1	Detailed planning permission which has not expired.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	22/00364/FULL	Pagets Tye Common Road Billericay Essex CM12 9NX	1060	566684	193889	1	1	Detailed planning permission which has not expired.
RLA 2023	22/01455/FULL	248 Noak Hill Road Great Burstead Billericay Essex CM12 9UX	632	568308	191146	4	4	Detailed planning permission which has not expired.
RLA 2023	22/00775/FULL	17 St Agnes Road Billericay Essex CM12 9UR	1524	568173	191056	1	1	Detailed planning permission which has not expired. Under construction in 2023.
RLA 2023	22/00699/FULL	Adelaide Villas 2 Gardiners Lane North Billericay Essex CM11 2XA	3500 26	571965	192249	6	6	Detailed planning permission which has not expired. Intial notice has been served.
RLA 2023	22/01426/FULL	Land At 95 Chapel Street Billericay Essex	531	567545	194318	1	1	Detailed planning permission which has not expired.
RLA 2023	18/01657/FULL	Land At Readers Yard And The Willows Off Fobbing High Road And and Moores Avenue		571287	186247	3	3	Detailed planning permission which has not expired.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	21/01162/FULL	Land South Of New Road Little Burstead Billericay Essex	0.29	567426	190997	2	2	Detailed planning permission which has not expired.
RLA 2023	21/00375/FULL	Land Adjacent To Woodlands Branksome Avenue Wickford Essex	0.07	572911	193449	1	1	Detailed planning permission which has not expired.
RLA 2023	21/00211/FULL	Pickwick Gardiners Lane North Billericay Essex CM11 2XA	0.08	571923	192560	1	1	Detailed planning permission which has not expired.
RLA 2023	21/00747/FULL	Valkyrie Broomhills Chase Billericay Essex CM12 9TE	0.01	567112	192265	1	1	Detailed planning permission which has not expired.
RLA 2023	21/01243/FULL	2 Littlehurst Lane Noak Bridge Basildon Essex SS15 4JT	0.01	569802	190646	1	1	Detailed planning permission which has not expired.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	21/01598/FULL	Clovelly Studland Avenue Wickford Essex SS12 0JF	0.04	572761	193577	1	1	Detailed planning permission which has not expired.
RLA 2023	21/00699/FULL	6 Broadway North High Road Pitsea Essex SS13 3AS	113	573716	188108	4	4	Detailed planning permission which has not expired. Initial Notice has been served.
RLA 2023	19/01376/FULL	Eastgate Business Centre Southernhay Basildon Essex SS14 1EB	0.1106	570685	188537	9	9	Detailed planning permission which has not expired. Can be delivered ahead of major application.
RLA 2023	22/00232/PAND	D C K House Station Court Radford Way Billericay Essex CM12 0DZ		567148	195115	9	9	Full consent which has not expired. Initial notice has been served.

**Appendix B: Major Development Delivering in 2023-2028**

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	21/01595/PACU	2, 8, 9, And 11 Broadway North And Barclays Chambers High Road Pitsea Essex		573731	188124	10	10	Prior approval for permitted development which has not expired.
RLA 2023	22/01477/PACU	Riverside House Lower Southend Road Wickford Essex SS11 8BB		574822	193539	10	10	Prior approval for permitted development which has not expired.
RLA 2023	19/00643/REM	Land South Of 70 Pound Lane Laindon Essex	4.4849	568658	189651	12	12	Detailed planning permission which has not expired. Development of site has commenced. Plots for custom build currently being marketed for sale.
RLA 2023	16/00730/FULL	Land South Of Twinstead Wickford Essex 29	2.16	575310	192509	58	58	Detailed planning permission which has not expired. Site has commenced and 9 units have been delivered.
RLA 2023	20/00955/FULL	Land At Market Square Basildon Essex	0.72	570341	188495	492	246	Full consent which has not expired. Currently retail businesses are being relocated to allow site work to progress. 50% of capacity has been included to reflect time required for full construction of flatted development.
RLA 2023	21/01433/FULL	Ghyll Grove Nursing Home Ghyllgrove Basildon Essex SS14 2LA	0.58	570815	189610	36	36	Full consent which has not expired. Site under construction in 2023.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	20/00867/FULL	Lympstone Burnt Mills Road Pitsea Essex SS13 1DT	0.58	574198	190205	48	48	Full consent which has not expired. Site under construction in 2023.
RLA 2023	19/00454/FULL	Wickford Library Market Road Wickford SS12 0AG	0.49	574506	193508	65	65	Full consent which has not expired. Site under construction in 2023.
RLA 2023	20/01354/PACU	Lake Meadows Business Park Woodbrook Crescent Billericay Essex CM12 0EQ		566923	195172	70	70	Full consent which has not expired. Site under construction in 2023.
RLA 2023	21/01863/PACU	Squire House 81 - 87 High Street Billericay Essex CM12 9AS	0.0773	567417	194629	13	13	Full consent which has not expired. Initial notice has been served.
RLA 2023	22/00124/PACU	5 - 8 Dunton Court Aston Road Laindon Essex SS15 6NX	0.113	567823	188634	18	18	Full consent which has not expired. Site under construction in 2023.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	21/01203/PACU	Mayflower House 128A High Street Billericay Essex CM12 9XE		567422	194361	14	14	Full consent which has not expired. Application to also build additional floor received. Scale of development deliverable in 5 years.
RLA 2023	21/00529/FULL	6 Pound Lane Laindon Essex SS15 5SZ	0.16	568682	189382	13	13	Full consent which has not expired. Forms part of the Councils house building program for the next 5 years.
RLA 2023	16/00898/OUT and various reserved matters	Craylands Estates And Former Fryerns School Site Craylands Basildon Essex		572791	189333	110	100	Full consent which has not expired. Site under construction in 2023. Has previously delivered average of around 100 units pa.
RLA 2023	12/01080/OUT	Land At Nether Mayne, Kingswood, Basildon, Essex, SS16 5NL	40.64	569621	187278	352	352	Full consent which has not expired. Site under construction in 2023. Has delivered average of around 100 units.
RLA 2023	21/01687/FULL	Maitland Lodge Southend Road Great Burstead Billericay Essex CM11 2PT		569028	192712	47	47	Full consent granted on appeal. Ongoing engagement with intent to deliver site. Scale would allow delivery within 5 years.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	19/01502/FULL	3 - 31 Runwell Road Wickford Essex SS11 7HG		574830	193743	122	122	Full consent granted on appeal. Applications to discharge pre commencement conditions granted in 2022. Building control initial notice has been served.
RLA 2023	20/01504/FULL	Land At Gardiners Lane South Gardiners Lane South Basildon Essex	26.7	572166	190437	700	150	Hybrid consent. First phase is ready to start on site. However, second phase will require relocation of sporting facilities so will be delayed.
RLA 2023	20/00414/PACU	Pilgrim House High Street Billericay Essex CM12 9XY  32	0.17	567304	194373	17	17	Full consent which has not expired.



Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	19/01649/PACU	Eastgate Business Centre, Southernhay, Basildon, Essex, SS14 1EB		570685	188537	34	34	Prior approval for permitted development which has not expired. Can be delivered ahead of major redevelopment.
RLA 2023	20/01633/FULL	Great Oaks Retail Park Great Oaks Basildon Essex 33 SS14 1GB	0.335	570729	188805	241	241	Full consent which has not expired. Engaging with new site owner.

Source of Supply	Reference	Address	Site Size (ha)	Site Easting	Site Northing	Potential Yield net of any delivery to 1/4/2023	Expected Delivery in 2023-2028	Evidence for delivery in 2023-2028
RLA 2023	21/00839/PACU	D C K House Station Court Radford Way Billericay Essex CM12 0DZ		567148	195115	39	39	Full consent which has not expired. Initial notice has been served.
Brownfield Land Register	Brownfield Land Register	Car park 14, Laindon Link, South West of Roundacre, SS15 5UN	34			105	105	This site is identified on Brownfield Land Register. Resolution to grant consent on the base date. Granted consent 2/6/2023. Being delivered through the Council's House Building Program. Therefore, the Council can deliver within 5 years.

