

BASILDON BOROUGH COUNCIL

FIVE YEAR LAND SUPPLY

(2013-2018)

March 2014

The 5 year Housing Supply Requirement:

PART A: Past performance

The Regional Spatial Strategy required the authority to provide 535 dwellings a year. Since 2001, the Council should have provided 5,885 dwellings.

535 dwellings * 12 years = 6,420

PART B: Completions

Over the past twelve years the Council have delivered a total of 4,161 dwellings, as set out in Appendix A.

PART C: Shortfall

The past performance – completions provides a shortfall of 2,259 dwellings.

6,420 dwellings – 4,161 dwellings = 2,259 dwellings

PART D: Basic Requirement

The National Planning Policy Framework (NPPF) requires local planning authorities to provide for their objectively assessed needs. This is supported by the paragraph 31 of the National Planning (NPPG), which states:

“Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light. It should be borne in mind that evidence which dates back several years, such as that drawn from revoked regional strategies, may not adequately reflect current needs.”

The Council's housing topic paper 2013 provides evidence to support an Objectively Assessed Need (OAN) for a minimum of 800 dwellings per annum, and subsequently sets the housing target of 16,000 dwellings in the 20 year Local Plan Core Strategy.

The Core Strategy is currently at Revised Preferred Options Stage and was resolved by Cabinet to publish for consultation on 18 December. The consultation on the Core Strategy Revised Preferred Options runs for eight weeks from 20 January 2014 – 18 March 2014. The 800 dwellings provide a baseline for the Core Strategy Revised Preferred Options which is to be considered as the Local Plan develops. As required by the NPPG, the 800 dwellings include the backlog from 2001. However, this figure has not been independently examined.

The NPPG identifies that sub national population projections should be used as the starting point for identifying housing requirements. The 2011 national population projections have been published and identify that the Basildon Borough has an annual requirement of 730 dwellings. This is based on an average of both 2008 headship rates and 2011 headship rates, which demonstrate two formations of households in periods of different economic times. This figure does not include backlog and therefore allows the Council to set out the backlog and shortfall separately, providing for the backlog over a 5 year period, in line with the Sedgfield approach¹.

730 dwellings over the next five years (2013-2018) means the Council should provide 3650 dwellings.

730 dwellings * 5 years = 3650 dwellings

PART E: The 20% buffer

Basildon Borough Council has undelivered its housing provision and therefore in accordance with the National Planning Policy Framework, a 20% buffer should be applied.

20% buffer = 730 dwellings

¹ 1 The approach discussed in the Land Supply Assessment Check Report, CLG, May 2009

PART F: Overall Total Requirement

The shortfall, the basic requirement and the 20% buffer provide the overall total requirement for the five year land supply.

2,259 dwellings + 3650 dwellings + 730 dwellings = **6639 dwellings**

This is an annual requirement over five years of 1328 dwellings.

Housing Supply

PART G: Supply for five years

Paragraph 47 of the NPPF states:

“To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- 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% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”...*

Footnote 11 provides further information to paragraph 47:

“To be considered deliverable, sites 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”.

Paragraph 30 – 33 of the National Planning Practice Guidance (NPPG) identifies that deliverability of 1-5 years in relation to housing supply should be determined through assessing the suitability, availability and achievability. The assessment will provide information as to whether a site can be considered deliverable and developable.

The Council carried out a comprehensive and detailed analysis of all sites included within the five year land supply to demonstrate that the five year land supply is based on robust deliverable sites. The Council published the Residential Land Availability (RLA) on their website which totalled 2,148 dwellings. The Council reviewed all planning consents included within the five year land supply from April 2013 and removed 810 dwellings (38%) from the total number as there is uncertainty as to whether these sites will come forward within 5 years.

Sites that contribute to supply for the next five years (2013-2018) are set out in Appendix B and C. The supply is provided through planning consents, deliverable Strategic Housing Land Availability Assessment sites and known Town Centre regeneration sites.

(1) Planning Consents = 1339 dwellings

(2) SHLAA Sites = 650 dwellings

(3) Town Centre Regeneration = 130 dwellings

Total Supply = 2119 dwellings

PART H: Conclusion

The total supply for the next five years should be divided by the overall total requirement and multiplied by 100 to find out how much of the five year land supply the Borough can provide.

$$2119 \text{ dwellings} / 6639 \text{ dwellings} * 100 = 31\%$$

Supply over the annual requirement provides the five year land supply in years.

$$2119 \text{ dwellings} / 1328 \text{ dwellings} = 1.59 \text{ years.}$$

Table 1: Five year land supply

Part	Stages	Dwellings	Calculation	Notes
A	Past performance	6420		
B	<i>Minus Completions</i>	4161		
C	<i>Equals Shortfall</i>	2259	(A-B)	
D	Basic Requirement	3650		The 2008 and 2011 headship rates have been used to demonstrate formation of households in periods of different economic times.
E	20% buffer	730		
F	<i>Overall Total Requirement</i>	6639	(C+D+E)	
G1	Planning Consents	1339		2,138 planning consents make up the entire RLA
G2	SHLAA	650		The SHLAA identifies that between 9,229 – 3,907 dwellings can be provided in the first five years
G3	Town Centre Regeneration	130		
G	Total Supply	2119	(G1+G2+G3)	
H	Conclusion	31% or 1.59 years	(G/F*100)	

Appendix A: Net Completions from 2001

Years	Net Completions
April 2001- March 2002	221
April 2002- March 2003	280
April 2003-March 2004	114
April 2004-March 2005	135
April 2005-March 2006	473
April 2006-March 2007	183
April 2007-March 2008	315
April 2008-March 2009	478
April 2009-March 2010	468
April 2010- March 2011	172
April 2011-March 2012	700
April 2012- March 2013	622
TOTAL	4161

Appendix B: Residential Land Availability 2013 and Development Control 2013

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2013-2018
Land at Heath Close,	RLA 2013	03/00792/OUT	10	Planning permission has been granted on this site for ten units.	Eight of the units have been built out and the developer intends to build out the last two.	Whilst work started in 2006, the Council are aware the developer intends to build out the last two units within the five year period 2013-2018.	2
North Twinstead	RLA 2013	03/00443/FULL	65	Planning permission has been granted on this site for sixty five units.	Forty four of the units have been built out and the developer intends to build out the last twenty one.	The Council are aware the developer intends to build out the last twenty one units within the five year period 2013-2018.	21
Phase 2, Jackson Lane, Billericay	RLA 2013	04/00851/FULL	9	Planning permission has been granted on this site for nine units.	Three of the units have been built out and the developer intends to build out the last six.	The Council are aware that the developer intends to build out the last six units within the five year period 2013-2018.	6
Laindon Link, Phase 3, Hatterill, Laindon, Basildon	RLA 2013	06/01507/FULL	186	Planning permission has been granted for one hundred and eighty six units.	A regeneration scheme where the demolition of forty one units has taken place and seventy units have been built out.	This is a regeneration scheme and has required demolition of existing premises and is being built out in phases. The remaining seventy five units are expected to be built out in the five year plan period 2013-2018.	75
2 Mons Avenue, Billericay	RLA 2013	07/00904/FULL	2	Planning permission has been granted for two units.	The scheme has been built out.	The scheme has been built out.	2

The Bungalow, Frithwood Lane, Billericay	RLA 2013	07/01205/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build the dwelling.	The landowner still intends to build the dwelling within the five year period 2013-2018.	1
Craylands Estate and Former Fryerns School, Craylands, Basildon	RLA 2013	07/0002/REM	391	Planning permission has been granted for three hundred and ninety one units.	A regeneration scheme where one hundred and sixty two units have been built out.	This is a regeneration scheme and has required demolition of existing premises and is being built out in phases. Thirty one dwellings are to be demolished and fifty eight dwellings are to be built, providing a net dwelling increase of twenty seven units to be built out in the five year plan period 2013-2018.	27
125 & 129 Great Berry Lane, Basildon	RLA 2013	07/00112/FULL	4	Planning permission has been granted for four units.	Two of the units have been built out and the developer intends to build out the last two.	The Council are aware that the developer intends to build out the last two units within the five year period 2013-2018.	2
Land south of Southend Road, Wickford	RLA 2013	07/0004/FULL	50	Planning permission has been granted for fifty units.	The Council are aware that the developer intends to build out the fifty units, but is waiting for an improvement in the economic climate.	The Council are aware that the developer intends to build out the fifty units within the five year period 2013-2018.	50
Walman House, St Ediths Court, Billericay	RLA 2013	08/01337/FULL	24	Planning permission has been granted for twenty four units.	Eight of the units have been built out and the developer intends to build out the last sixteen.	The Council are aware that the developer intends to build out the sixteen units within the five year period 2013-2018.	16

The Willows, Tye Common Road, Little Burstead	RLA 2013	08/00170/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build the dwelling.	An extension to time has shown the landowner still intends to build the dwelling within the five year period 2013-2018.	1
Kismet Church Road, Ramsden Bellhouse	RLA 2013	08/01334/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build the dwelling.	An extension to time has shown the landowner still intends to build the dwelling within the five year period 2013-2018.	1
Plots 10 & 11, land adjacent 34 Jackson Lane, Billericay	RLA 2013	09/01002/FULL	2	Planning permission has been granted for two units.	The landowner and developer still intend to build the two dwellings.	An extension to time has shown the landowner still intends to build the two dwellings within the five year period 2013-2018.	2
The former Billericay School Farm, Noak Hill Road, Billericay	RLA 2013	09/01083/REM	51	Reserved matters have been granted for fifty one dwellings.	Thirty two dwellings have been built out and the developer intends to build the remaining 19 dwellings	The developer intends to wait for the economic climate to improve before building the remaining 19 units. It is realistic to expect this to be within the five year period 2013-2018.	19
22 Roberts Road, Basildon	RLA 2013	09/00694/FULL	10	Planning permission has been granted for ten units.	The developer still intends to build out the site.	The site has unexpected difficulties in its delivery, As a consequence, it is realistic to expect five units to be built within the five year period 2013-2018	5
82a Railway Approach, Basildon	RLA 2013	09/00861/REM	3	Reserved matters have been granted for the demolition of one unit and the construction of two	The developer still intends to build out the site.	An extension to time has been granted. It is realistic to expect this development will be	2

				units.		completed within the five year period 2013-2018.	
Land north of Tesco, Mandeville Way, Basildon	RLA 2013	09/00891/REM	20	Reserved matters have been granted for the he construction of twenty units.	The developer still intends to build out the site.	An extension to time has been granted. It is realistic to expect this development will be completed within the five year period 2013-2018.	20
7 Tenterfields, Pitsea	RLA 2013	09/00523/FULL	5	Planning permission has been granted for demolition of existing dwelling and construction for four units.	The developer still intends to build out the site.	Demolition of the existing dwelling has taken place. An extension to time has been granted. It is realistic this development will be completed within the time period 2013-2018.	4
Jacksons Farm, London Road, Bowers Gifford	RLA 2013	09/00877/FULL	1	Planning permission has been granted for one unit.	Work has started on this site. The landowner still intends to build the dwelling.	An extension to time has shown the landowner still intends to build the dwelling within the five year period 2013-2018.	1
Land at 1-3 St Terea's Close, Luncies Road, Basildon	RLA 2013	09/01029/FULL	16	Planning permission has been granted for sixteen care units.	Work has started on the site. The developer still intends to build out the site.	The site has unexpected difficulties in its delivery. Funding is expected soon and therefore it is realistic to expect the sixteen units to be built within the five year period 2013-2018.	16
Crescent House, 51 High Street, Billericay	RLA 2013	10/01372/FULL	4	Planning permission has been granted for four units.	Work has started on the site. The developer still intends to build out the site.	The site has unexpected difficulties in its delivery. The developer is confident	4

						it can be built out within the five year period 2013-2018.	
5 Stock Road, Billericay	RLA 2013	10/00334/FULL	6	Planning permission has been granted for demolition of one unit and the construction of five units.	Work has started on the site. The developer still intends to build out the site.	An extension to time has been granted. The developer is confident it can be built out within the five year period 2013-2018.	5
3 High Street, Billericay, Essex, CM12 9BE	RLA 2013	10/00342/FULL	2	Planning permission has been granted for demolition of one unit and the construction of two units.	Work has started on the site. The developer still intends to build out the site.	The site has unexpected difficulties in its delivery. The developer is confident it can be built out within the five year period 2013-2018.	1
14 Bromfelde Road, Crays Hill	RLA 2013	10/00871/FULL	2	Planning permission has been granted for demolition of one unit and the construction of two units.	Work has started on the site. The developer still intends to build out the site.	The site has unexpected difficulties in its delivery. The developer is confident it can be built out within the five year period 2013-2018.	1
Land south of Cranes Farm Road, Basildon	RLA 2013	10/00001/EXTBAS	159	Planning permission has been granted for one hundred and fifty nine units	The remaining seven units are to be built out.	Demolition of the existing buildings has taken place and one hundred and fifty two dwellings have been built. The remaining seven units are to be built within the five year plan period.	7
Former Pioneer School, Elmbrook Campus, Church Road, Basildon	RLA 2013	10/01386/FULL	29	Planning permission has been granted for demolition of existing buildings and the construction of twenty nine units.	Work has started on the site. The developer still intends to build out the site.	The site has unexpected difficulties in its delivery. The developer is confident it can be built out within the five year period 2013-2018.	29

Ashtons High Road, Laindon	RLA 2013	10/00869/FULL	3	Planning permission has been granted for the construction of three units.	The developer still intends to build out the site.	An extension to time has been granted. Therefore it is realistic to expect the three units to be built out in the five year plan period 2013-2018.	3
Markhams Chase, Leisure Centre, Markhams Chase, Laindon	RLA 2013	10/00642/FULL	73	Planning permission has been granted for seventy three units.	Work has started on the site. The developer still intends to build out the site.	Fifty eight units have been built out. The remaining units are expected to be built out within the five year period 2013-2018.	15
18 Rantree Fold, Basildon	RLA 2013	10/00851/EXTBAS	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	An extension to time has been granted. Therefore it is realistic to expect the unit to be built out in the five year plan period 2013-2018.	1
Site of 70-77 Bockingham Green, Basildon	RLA 2013	10/01244/FULL	6	Planning permission has been granted for six units.	Work has started on the site. The developer still intends to build out the site.	The site has been cleared. The Council are aware the six units will be built out in the five year period 2013-2018.	6
83 Grange Avenue, Wickford	RLA 2013	10/00077/OUT	2	Planning permission has been granted for two units.	Work has started on the site. The landowner still intends to build out the site.	The site has been cleared. The Council are aware the two units will be built out in the five year period 2013-2018.	2
145 Swan lane, Wickford	RLA 2013	10/00024/FULL	2	Planning permission has been granted for the subdivision of one dwelling into two units.	Work has started on the site. The landowner still intends to build out the site.	The Council are aware the conversion will be built out in the five year period 2013-2018.	1
64 London Road, Wickford	RLA 2013	10/00116/OUT	8	Planning permission has been granted for the	The developer still intends to build out the	An extension to time has been granted.	8

				construction of eight units.	site.	Therefore it is realistic to expect the eight units to be built out in the five year plan period 2013-2018.	
61 Station Avenue, Wickford	RLA 2013	10/00726/EXTBAS	6	Planning permission has been granted for the construction of six units.	The developer still intends to build out the site.	An extension to time has been granted. Therefore it is realistic to expect the eight units to be built out in the five year plan period 2013-2018.	6
Land at Uplands, Chantry Way, Billericay	RLA 2013	11/00640/FULL	5	Planning permission has been granted for the demolition of one dwelling and the construction of five dwellings	The landowner still intends to build out the site.	The Council are aware the existing dwelling will be demolished and the five units will be built out in the five year period 2013-2018.	4
1 Dedham Close, Billericay	RLA 2013	11/01340/FULL	1	Planning permission has been granted for the construction of one dwelling.	The landowner still intends to build out the site.	The Council are aware the unit will be built out in the five year period 2013-2018.	1
Adjacent 1 Fairview, Billericay	RLA 2013	11/01363/FULL	1	Planning permission has been granted for the construction of one dwelling.	The landowner still intends to build out the site.	The Council are aware the unit will be built out in the five year period 2013-2018.	1
Land between Mountnessing Brook and Rosebay Avenue, Billericay	RLA 2013	11/00949/FULL	19	Planning permission has been granted for the construction of nineteen units.	The landowner still intends to build out the site.	Seventeen units have been built out; the remaining two will be built in the five year period 2013-2018.	2
Billericay Nurseries, London Road, Billericay	RLA 2013	11/00167/REM	1	Reserved matters have been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the unit will be built in the five year period 2013-2018.	1
183 Noak Hill Road,	RLA 2013	11/00791/FULL	1	Planning permission been	The landowner still	The Council are	1

Billericay				granted for the construction of one unit.	intends to build out the site.	aware that the unit will be built in the five year period 2013-2018.	
58 Laindon Road, Billericay	RLA 2013	11/00813/OUT	5	Planning permission been granted for the construction of five units.	The landowner still intends to build out the site.	The Council are aware that the economic climate has slowed this development. However, the landowner still intends to build the five units in the five year period 2013-2018.	5
18 Grove Road, Billericay	RLA 2013	11/00999/FULL	2	Planning permission has been granted for demolition of existing unit and construction of two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Craylands Estates & Former Fryens School Site, Craylands, Fryens, Basildon	RLA 2013	11/00719/FULL	206	Planning permission granted for the demolition of exiting properties and construction of 206 new units.	The application is part of a large regeneration scheme. Work has started on site and is intended to be completed.	The application is part of a large regeneration scheme. Work has started on site and the Council intends to build one hundred units in the five year period of 2013-2018	100
23, 30A, 32 Station Road, Billericay	RLA 2013	11/01349/FULL	5	Planning permission has been granted for demolition of existing buildings and construction of five units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	5
Chestnuts Service Garage, Crays Hill, Billericay	RLA 2013	11/01087/OUT	3	Outline planning permission has been granted for the construction of three units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	3
Land at Russell Close, Laindon	RLA 2013	11/01370/FULL	6	Planning permission has been granted for the	The landowner still intends to build out the	The Council are aware that the site will	6

				construction of six units.	site.	be built in the five year period 2013-2018.	
Land to the rear of 83 Pound Lane, Laindon	RLA 2013	11/01376/FULL	3	Planning permission has been granted for the construction of three units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	3
82 Great Gregorie, Basildon	RLA 2013	11/00751/FULL	1	Planning permission has been granted for the construction on one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
218 Pound Lane, Bowers Gifford	RLA 2013	11/00784/FULL	5	Planning permission has been granted for the demolition of one unit and the construction of five units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	4
Basildon Westside North, (Gloucester Park), Phase 1A	RLA 2013	11/00111/FULL	144	Planning permission has been granted for the construction of one hundred and forty four units.	Sixty units have been built out and the developer is currently building the other eighty four units.	Sixty units have been built and work is continuing on the remaining eighty four units. It is realistic to expect the eighty four units to be built out in the five year period 2013-2018.	84
Land Adj 40 Wethersfield Rd, Wickford,	RLA 2013	11/0261/FULL	2	Planning permission has been granted for the construction of two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	2
Albion Snooker Club, 23-25 The Broadway, Wickford	RLA 2013	11/00382/FULL	6	An appeal was allowed for the construction of six units.	The landowner still intends to build out the site.	The Council are aware that the economic climate has slowed this development. However, the landowner still intends to build the five units	6

						in the five year period 2013-2018.	
The Old Bank, 2-8 The Broadway, Wickford	RLA 2013	11/00524/EXTBAS	10	Planning permission has been granted for the construction of ten units.	The landowner still intends to build out the site.	Planning permission does not expire until August 2017. The Council are aware that the site will be built in the five year period 2013-2018.	10
Site to the rear of 1 Compton Terrace, Wickford, SS11 8QE	RLA 2013	11/01084/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
127 Southend Road, Wickford	RLA 2013	11/01320/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Land South of Downham Road, Downham Road, Wickford	RLA 2013	11/01378/FULL	68	Planning permission for the construction of sixty eight units.	The landowner still intends to build out the site.	The Council are aware that there are delays with the building out of this development. However, the landowner still intends to build the five units in the five year period 2013-2018.	68
1 Chapel Street, Billericay	RLA 2013	12/00224/FULL	3	Planning permission has been granted for the construction of three units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	3
70 Norsey Road, Billericay	RLA 2013	12/00362/OUT	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Land to the east of	RLA 2013	12/00482/FULL	1	Planning permission has	The landowner still	The Council are	1

23 Outwood Farm Road, Billericay				been granted for the construction of one unit.	intends to build out the site.	aware that the site will be built in the five year period 2013-2018.	
148 Norsey Road, Billericay	RLA 2013	12/00545/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Elvington, The Crossway, Billericay	RLA 2013	12/00812/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Shipmates, Brackendale, Billericay	RLA 2013	12/00885/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
52 Chapel Street, Billericay	RLA 2013	12/00911/FULL	2	Planning permission has been granted for the construction of two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	2
Unit 1 Crown Yard, Billericay	RLA 2013	12/00980/FULL	3	Planning permission has been granted for the construction of three units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	3
253 Perry Street, Billericay	RLA 2013	12/00744/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
163 Stock Road, Billericay	RLA 2013	12/00934/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
183 Noak Hill Road,	RLA 2013	12/00240/FULL	1	Planning permission has	The landowner still	The Council are	1

Billericay				been granted for the construction of one unit.	intends to build out the site.	aware that the site will be built in the five year period 2013-2018.	
53 Langham Crescent, Billericay	RLA 2013	12/00386/FULL	3	Planning permission has been granted for the construction of three units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	3
25 Bellevue Road, Billericay	RLA 2013	12/00975/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
The Glen, Broomhills Chase, Little Burstead	RLA 2013	12/00988/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Adjacent Hollymount, Southend Road, Billericay	RLA 2013	12/01116/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Whitehouse Parade, 2885-291, London Road, Wickford	RLA 2013	12/00056/FULL	8	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	7
270 London Road, Wickford	RLA 2013	12/00069/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Rivendell, Parkstone Avenue, Wickford	RLA 2013	12/00729/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Willow Farm,	RLA 2013	12/00944/FULL	1	Planning permission has	The landowner still	The Council are	1

Orchard Avenue, Ramsden Bellhouse				been granted for the construction of one unit.	intends to build out the site.	aware that the site will be built in the five year period 2013-2018.	
Land to the rear of Moby Dick, Church Road, Ramsden Bellhouse	RLA 2013	12/01025/EXTBAS	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
2 Railway Cottages, Church Road, Ramsden Bellhouse	RLA 2013	12/01118/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
51 Grimston Road, Basildon	RLA 2013	12/00066/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Land adjacent to 124 Chesterford Green, Basildon	RLA 2013	12/00154/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
311 Church Road, Basildon	RLA 2013	12/01238/FULL	3	Planning permission has been granted for the demolition of one dwelling and construction of three units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	2
Dunton Hall, Church Road, Dunton, Basildon	RLA 2013	12/00560/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Dunton Fields, Southened Arterial Road, Dunton, Basildon	RLA 2013	12/00951/FULL	179	Planning permission has been granted for the construction of one hundred and seventy nine units.	This is a phased development where the developer is building out the entire site.	The development is phased, with eighty one units to be built within the five year period 2013-2018.	81
51 Buller Road,	RLA 2013	12/01100/FULL	1	Planning permission has	The landowner still	The Council are	1

Laindon				been granted for the construction of one unit.	intends to build out the site.	aware that the site will be built in the five year period 2013-2018.	
Land to the east of Stacey Drive, Langdon Hills	RLA 2013	12/01003/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Adjacent 1 Clay Hill Road, Basildon	RLA 2013	12/00998/FULL	2	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	2
Land at Nethermayne, Kingswood, Basildon,	RLA 2013	12/01080/OUT	725	Planning permission has been granted for the construction of 725 units.	This is a phased development and the landowner intends to build out the site.	The development requires several conditions to be released before it can be commenced. However, eighty units can be built out within the five year period 2013-2018.	30
Land South of Felmores, Northalnds Park, Basildon	RLA 2013	12/01065/REM	25	Planning permission has been granted for the construction of twenty five units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	25
25 Brackendale Avenue, Pitsea	RLA 2013	12/00063/FULL	2	Planning permission has been granted for the subdivision of one unit into two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
49A Kirby Road, Basildon	RLA 2013	12/01239/FULL	3	Planning permission has been granted for the demolition of one dwelling and the construction of three units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	2
119 London Road, Wickford	RLA 2013	12/00740/FULL	3	Planning permission has been granted for the	The landowner still intends to build out the	The Council are aware that the site will	3

				demolition of existing buildings and the construction of three units.	site.	be built in the five year period 2013-2018.	
Land at Nevendon Road Bypass, Wickford	RLA 2013	12/00841/FULL	87	An appeal was allowed for the construction of eight seven units.	The developer still intends to build out the site.	The Council are aware that there are delays with the building out of this development. However, the developer still intends to build the five units in the five year period 2013-2018.	87
14-16 The Broadway, Wickford	RLA 2013	12/00338/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Bubbles Station Road, Wickford	RLA 2013	12/00792/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Willow Farm, Orchard Avenue, Ramsden Bellhouse	RLA 2013	12/00944/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
21 Mount Road, Wickford	RLA 2013	12/00795/REM	2	Planning permission has been granted for the demolition of an existing dwelling and the construction of two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
9-17 The Browadway, Wickford	RLA 2013	12/01034/FULL	4	Planning permission has been granted for the construction of four units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	4
13 Cedar Avenue, Wickford	RLA 2013	12/00859/FULL	1	Planning permission has been granted for the	The landowner still intends to build out the	The Council are aware that the site will	1

				construction of one unit.	site.	be built in the five year period 2013-2018.	
Land between Bramley & Longdene, Dunton Road, Basildon	RLA 2013	13/00068/FULL	1	Planning permission has been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Rear of 69 High Street, Billericay	RLA 2013	13/00016/FULL	5	Planning permission has recently been granted for the construction of five units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	5
204 Perry Street, Billericay	RLA 2013	13/00059/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
2 The Mead, Laindon	RLA 2013	13/00090/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
2A Willowdale Centre, High Street, Wickford	RLA 2013	13/00025/FULL	3	Planning permission has recently been granted for the demolition of existing premises and the construction of three units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	3
533 Crays Hill, Basildon	DC 2013	13/00083/FULL	3	Planning permission has recently been granted for the demolition of an existing dwelling and the construction of three units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	2
The Dental Surgery, 11 Southview Road, Vange	DC 2013	13/00098/FULL	4	Planning permission has recently been granted for the construction of four units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	4
All Saints Church and Community	DC 2013	13/00106/FULL	2	Planning permission has recently been granted for	The landowner still intends to build out the	The Council are aware that the site will	2

Centre, Crays Hill, Billericay				the construction of two units.	site.	be built in the five year period 2013-2018.	
83 Grange Avenue, Wickford	DC 2013	13/00134/FULL	2	Planning permission has recently been granted for the construction of two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	2
3 St Teresa's Close, Basildon	DC 2013	13/00152/FULL	2	Planning permission has recently been granted for the construction of two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	2
Ormonde Gardiners Lane North, Crays Hill, Billericay	DC 2013	13/00186/FULL	1	Retrospective application granted for one dwelling	The site has been built.	The site has been built out.	1
25 Bellevue Road, Billericay	DC 2013	13/00263/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Marsh Farm, Vange By-Pass, Basildon	DC 2013	13/00317/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
428 Outwood Common Road, Billericay	DC 2013	13/00328/OUT	1	Outline application for one unit has recently been granted.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
1 Middle Mead, Wickford	DC 2013	13/00329/FULL	2	Planning permission has been granted for the subdivision of one unit into two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Land to the east of 24 St Teresa's Close, Basildon	DC 2013	13/00340/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-	1

						2018.	
97 Southend Road, Wickford	DC 2013	13/00435/OUT	1	Outline permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Land North of Twinstead, Wickford	DC 2013	13/00443/FULL	7	Planning permission has recently been granted for the demolition of five dwellings and construction of seven units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	2
84 Bruce Grove, Wickford	DC 2013	13/00454/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Tudor Chambers, Station Lane, Pitsea	DC 2013	13/00492/FULL	4	Planning permission has recently been granted for the construction of four units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	4
Land adjacent 70 Norsey Road, Billericay	DC 2013	13/00504/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
16 The Avenue, Billericay	DC 2013	13/00648/FULL	2	Planning permission has recently been granted for the demolition of one dwelling and construction of two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
27 Bellevue Road, Billericay	DC 2013	13/00657/FULL	2	Planning permission has recently been granted for the demolition of one dwelling and construction of two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
29 Osier Drive, Basildon	DC 2013	13/00658/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-	1

						2018.	
Phase 1B, Westside North, Broadmayne, Basildon	DC 2013	13/00777/REM	100	Reserved Matters has recently been granted for the construction of one hundred units.	The developer is building out the site.	Phase 1A has been built out. Work has currently started on Phase 1B and the Council are aware that the site will be built out in the five year period 2013-2018.	100
83 Pound Lane, Laindon, Basildon	DC 2013	13/00778/FULL	5	Planning permission has recently been granted for the construction of five units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	5
62 Chestnut Avenue, Billericay	DC 2013	13/00014/FULL	1	Planning permission has recently been granted for the construction of one units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
7 Alma Close, Wickford	DC 2013	13/00782/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
1 The Mead, Laindon, Basildon	DC 2013	13/00789/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Duntn Fields, Southend Aerial Road, Dunton, Basildon	DC 2013	13/00840/REM	98	Reserved Matters has recently been granted for the construction of one hundred units.	The developer is building out the site.	Work has currently started on this phase of the site and the Council are aware that the site will be built out in the five year period 2013-2018.	98
1 Frithwood Lane, Billericay	DC 2013	13/00843/FULL	1	Planning permission has recently been granted for	The landowner still intends to build out the	The Council are aware that the site will	1

				the construction of one unit.	site.	be built in the five year period 2013-2018.	
Land adjacent 3 Friern Gardens, Wickford	DC 2013	13/00864/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Winifed, Windsor Road, North Benfleet	DC 2013	13/00952/REM	1	Reserved Matters has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
14 Basildon Drive, Basildon,	DC 2013	13/00955/OUT	2	Outline permission has recently been granted for the demolition of one unit and the construction of two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	1
Land adjacent to Whites Bridge Cottage, Crays Hill, Billericay	DC 2013	13/00961/FULL	2	Planning permission has recently been granted for the construction of two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	2
Land at the triangle, Basildon	DC 2013	13/01053/FULL	5	Planning permission has recently been granted for the construction of five units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2013-2018.	5
Off Elizabeth Drive, Wickford	DC 2013	BAS/2171/79/D1	22	Planning permission has recently been granted for the construction of twenty two units.	The landowner still intends to build out the site.	The majority of the site has been built out. One unit remains and the Council are aware that the site will be built in the five year period 2013-2018.	1
Laindon 14 and 14B, Basildon	DC 2013	BAS/9003/85/O	112	Planning permission has recently been granted for the construction of one hundred units.	The developer is building out the site.	Work has currently started on this phase of the site and the Council are aware	97

						that the site will be built out in the five year period 2013-2018.	
The Wick, Phase 2, Wickford	DC 2013	BAS/1765/85/B	106	Planning permission has been granted for the construction of one hundred and six units.	The developer is building out the site.	Work has nearly completed on this phase of the site and the Council are aware that the site will be built out in the five year period 2013-2018.	15
The Wick, Phase 3, Wickford	DC 2013	BAS/0961/88/O	145	Planning permission has been granted for the construction of one hundred and forty five units.	The developer is building out the site.	Work has nearly completed on this phase of the site and the Council are aware that the site will be built out in the five year period 2013-2018.	10
The Wick, Phase 2B, Wickford	DC 2013	BAS/1473/90/O	111	Planning permission has been granted for the construction of one hundred and eleven units.	The developer is building out the site.	Work has nearly completed on this phase of the site and the Council are aware that the site will be built out in the five year period 2013-2018.	5
						TOTAL	1339

Appendix C: SHLAA Sites 2013 and Town Centre Regeneration Schemes

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2013-2018
Land North of Mayflower Heath, Heath Close, Billericay	SHLAA 2013	SS0005	6	Greenfield site within urban area	This site has been carried forward as an expired permission which established the principle for development. The same landowner is keen to build out the site.	The site is viable based on 30% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2013-2018	6
11 Church Street and land rear of 11 Church Street	SHLAA 2013	SS0015	10	The site is located adjacent to the Billericay settlement boundary and whilst the property facing Church Street may have to be demolished to provide access to the site, there would be a sufficient yield of at least 10 dwellings or more. Therefore the site is considered suitable at this time.	The landowner submitted the site to the Council.	The site is viable based on 30% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2013-2018.	9
Wickford Car Park, rear of High Street and Ladygate Centre	SHLAA 2013	SS0034	90	A town centre location. The site is within the urban area and a town centre location, it is close to services and facilities and no access issues. However, the site is an existing car park and this would need to be relocated for the development of residential properties to	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable with 30-35% affordable housing provision; it is not viable with 40% affordable housing provision. Wickford town centre regeneration is underway and therefore it is realistic to expect	50

				take place.		development to have commenced within the five year period 2013-2018.	
Wickford market between market Road and Woodlands Road, Wickford	SHLAA 2013	SS0035	35	The site is located within the town centre and close to services and facilities. There is access to the site, even though this may need improvement. However, as the site is designated for market use in the development plan, a change in policy would be required. The timeframe for the development would need to reflect this.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 30% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2013-2018.	35
Open space between Radwinter Avenue and A132, The Wick, Wickford	SHLAA 2013	SS0038	25	The site is located in the urban area with potential access from Radwinter Avenue. No other constraints that could not be overcome are present on the site and the site is considered suitable for housing development at this time. However, an open space assessment needs to be undertaken on the site to assess its status as a green space prior to commencement of works.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 30% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2013-2018.	25
Land south and north of Barn Hall, Wickford	SHLAA 2013	SS0054	90	Residential on non green belt sites. Close to Wickford Town Centre and railway station. No constraints that could not be overcome are present	The site was put forward as part of the Call for Sites process by the landowner.	The site is marginally viable, based on 30% affordable housing provision, However, the viability	45

				on the site and it is considered suitable at this time. The designated Area of Special Reserve in the BLDP 1998 has been granted planning permission for 68 units. Consequently, it is likely that some of this site will need to provide for the loss of Barn Hall Area of Special Reserve and limits the potential amount of development that would be accommodated on this site.		assessment is a moment in time and the Council are in discussions with the landowner. It is realistic that half of the site will be built out within the five year period 2013-2018.	
Land east of Pound Lane, Laindon	SHLAA 2013	SS0064	19	Site is within the urban area and close to services and facilities.	The site was put forward as part of the Call for Sites process by the landowner.	Whilst the site is unviable at this moment in time, the Council are aware that the landowner intends to build out the site within the five year period 2013-2018.	19
Land at Laindon Link, South West of Roundacre	SHLAA 2013	SS0067	30	Mixed Open space/woodland and/or residential or commercial, within urban area.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 30% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2013-2018.	30
Land North of Nethermayne, South of 35 Toucan Way, Basildon	SHLAA 2013	SS0076	13	The site is adjacent to the urban area with good transport links and is in close proximity to Basildon station/town centre, no other	The site was put forward as part of the Call for Sites process by the landowner.	Whilst the site is unviable at this moment in time, the Council are aware that the landowner intends to build out	13

				constraints that could not be overcome are present on the site and it is considered suitable at this time.		the site within the five year period 2013-2018.	
Cherrydown West / Ashdon Way Car Park	SHLAA 2013	SS0078	80	Commercial office space extension to the town centre or residential. Site is within the settlement boundary, close to town centre amenities, facilities and services including transport connections. There are no constraints that make the site unsuitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 30% - 35% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2013-2018.	80
Basildon Integrated Support Service, High Road, Landon Hills	SHLAA 2013	SS0090	16	Within an urban area and has no constraints that cannot be overcome.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 30% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2013-2018.	16
Open space at junction of Upper Mayne, St Nicholas Lane, Basildon	SHLAA 2013	SS0100	135	Site located in a residential and urban area and can be considered suitable at this time due to the decision to designate the northern and eastern parts of the areas as village greens. As only part of the site has been designated as village green, the remainder of the site can be considered as part of the SHLAA.	The site was put forward as part of the Call for Sites process by the landowner.	Whilst the site is unviable at this moment in time, the Council are aware that the landowner intends to build out the site within the five year period 2013-2018.	135
Ashleigh Centre	SHLAA 2013	SS0105	35	Urban area with good	The site was put forward	The site is viable	35

and Fryerns Library, Whitmore Way				transport links, surrounding residential properties and close proximity to Basildon town centre.	as part of the Call for Sites process by the landowner.	based on 30% - 35% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2013-2018.	
Including existing play centre between 26 and 76 Kent View Road, Vange, Basildon	SHLAA 2013	SS0116	10	The site is within the urban area and close to services and facilities. The site forms part of a larger development site that has been submitted for 73 dwellings, which would deem that the site is suitable	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 30% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2013-2018.	10
Former Fryerns School and Social Services Office, Broadmayne	SHLAA 2013	SS0123	27	The site is within the urban area with good transport links, surrounding residential properties and proximity to Basildon town centre. Some of the site and the adjacent site to the east have been granted permission for residential development and the same principles to allow residential development apply for this site.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 30% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2013-2018.	27
Land west of Youth and Community Centre, Church Park Road	SHLAA 2013	SS0151	5	Within the urban area; close to Pitsea town centre and amenities; residential permission has been granted in 2008 but has now expired.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 30% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2013-2018.	5

Land in front of and including Park Lodge Neighbourhood Shopping Area, Wickford	SHLAA 2013	SS0177	13	Within a residential area and close to services. Site is presently under-used.	The site was put forward as part of the Call for Sites process by the landowner.	Whilst the site is unviable at this moment in time, the Council are aware that the landowner intends to build out the site within the five year period 2013-2018.	13
Land adjacent 15 New Century Road, Laindon	SHLAA 2013	SS0188	4	Town centre location close to railway station, good access to services, outline residential permission previously granted and surrounding residential uses.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 30% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2013-2018.	4
Thatched Cottage and Land to the rear of Thatched Cottage, Southend Road	SHLAA 2013	SS0198	65	This site sits partially adjacent to the settlement boundary and is close to services. It forms a Policy Area for Development and Change (PADC) within the emerging Core Strategy.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 30% - 40% affordable housing provision. It is realistic to expect some of the site to be built out within the five year period 2013-2018.	25
Farm land east of Pound Lane, North Benfleet	SHLAA 2013	SS0207	700	This site is suitable for housing development due to the fact that it is adjacent to the settlement boundary. However, it should be noted that the site is of a vast and irregular shape, not all of which is likely to be suitable for residential development. Therefore seven hundred dwellings will be appropriate on this	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 30% - 35% affordable housing provision. The site is likely to commence within the five year period 2013-2018.	30

				site. It forms a Policy Area for Development and Change (PADC) within the emerging Core Strategy.			
Southend Farm, Southend Road, South Green, Billericay	SHLAA 2013	SS0307	110	This site is close to services and is adjacent to South Green and could accommodate one hundred and ten dwellings. It forms a Policy Area for Development and Change (PADC) within the emerging Core Strategy.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 30% - 40% affordable housing provision. It is realistic to expect some of the site to be built out within the five year period 2013-2018.	25
Car Park, Station Way, Basildon	SHLAA 2013	SS0522	13	The site is situated within the town centre and is within an adequate proximity of local services. There are no constraints that make the site unsuitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 30% - 35% affordable housing provision. The site is likely to commence within the five year period 2013-2018.	13
Basildon Town Centre	Town Centre Regeneration	Basildon TC	1234	The site is situated within the town centre and is within an adequate proximity of local services. The site is part of the Basildon town centre regeneration which is coming forward in phases and some have planning permission.	The area forms part of the Basildon town centre masterplan, in which all landowners are willing to regenerate the town centre.	With part of the masterplan coming forward now, it is realistic to expect some of the site to be built out within the five year period 2013-2018.	130
						TOTAL	780