

**BASILDON BOROUGH COUNCIL**  
**FIVE YEAR LAND SUPPLY REPORT**  
**(2014-2019)**

**March 2015**

## **The 5 year Housing Supply Requirement:**

### PART A: Past Performance

Previously, the Regional Spatial Strategy required the Basildon Borough to provide 535 dwellings a year up to 2021. Last year the Basildon Borough Council Five Year Land Supply Report stated that since 2001, the Council should have provided 6,420 dwellings, and had completed 4,161, resulting in a shortfall of 2,259. However, the Regional Spatial Strategy has since been abolished and the National Planning Policy Framework (NPPF) states clearly that local planning authorities should boost significantly the supply of housing by ensuring the Local Plan meets the full, objectively assessed needs for market and affordable housing.

In the absence of an adopted Local Plan which sets out the full objectively assessed needs for the Borough, Planning Practice Guidance (PPG) states that household projections published by the Department of Communities and Local Government should provide the starting point estimate of overall housing need. They are regarded as statistically robust and are based on nationally consistent assumptions. The guidance goes on to state that plan makers should rely predominantly on secondary data (e.g. Census, national surveys) to inform their assessment which are defined within the guidance.

Therefore, Basildon Council's performance in this year's report is based on the most recent Sub National Population Projections produced by the Office of National Statistics using the 2012 baseline, published in February 2015. This methodology is in accordance with the NPPF and national planning policy guidance. The statistics recommend the delivery of 650 new dwellings per annum in the Basildon Borough for the plan period 2011 to 2031 in order to accommodate household formation and population change. The Census figures produced by ONS take into account the previous shortfall in delivery against the RSS target within the Basildon Borough and therefore the 2011 date in which they were released, coincides with the start of the plan period and is used as the Council's baseline point for monitoring delivery.

**Summary: 650 dwellings x 3 years (2011-2014) = 1,950**

### PART B: Completions

Over the past three years the Council have delivered a total of 1,441 dwellings, as set out in Appendix A.

**Summary: 1,441 dwellings**

### PART C: Shortfall (This will be the last 3 years performance against the 650 target)

The past performance – completions provides a shortfall of 509 dwellings.

**Summary: 1,950 dwellings minus 1,441 dwellings = 509 dwellings**

### PART D: Basic Requirement

As stated in Part A, the NPPF requires local planning authorities to meet fully their objectively assessed needs. This is supported by paragraph 31 of the PPG, 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 does not have an up to date NPPF compliant Local Plan which sets the housing target for the Borough. The Council commissioned a Basildon Borough Housing Growth Topic Paper in 2013 (Turley Associates/Edge Analytics) which provides evidence to support an Objectively Assessed Need (OAN) for a minimum of 800 dwellings per annum (including any backlog from 2001), and subsequently the emerging Local Plan Core Strategy (Revised Preferred Options Report) sets a housing target of 16,000 dwellings until 2031.

In December 2014, the Council alongside the four other South Essex LPAs commissioned Turley Associates and Edge Analytics to update the Thames Gateway South Essex Strategic Housing Market Assessment (SHMA) which will for the first time establish the OAN for the whole South Essex sub-region and update the OAN for the component LPAs. This is due to be completed by the end of 2015.

Until the SHMA update is completed, the 800 dwellings identified as the OAN for Basildon Borough in the emerging Local Plan provides a baseline for the emerging Local Plan, but it has to be accepted that the figure is subject to change and has not yet been independently examined.

The PPG identifies that sub national population projections should be used as the *starting point* for identifying housing requirements in Local Plans. The 2012 baseline national population projections have been published and identify that the Basildon Borough has an annual requirement of 650 dwellings. This is based on an average of 2008, 2011 and 2012 headship rates, which demonstrate formations of households in periods of different economic times. This figure does not however 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 recommended Sedgefield approach<sup>1</sup>.

650 dwellings needed per annum over the next five years (2014-2019) means the Council should provide land for 3,250 dwellings.

**Summary: 650 dwellings x 5 years = 3,250 dwellings**

#### PART E: The 20% buffer

Basildon Borough Council has had consistent under delivery in its housing land provision and therefore in accordance with the NPPF, a 20% buffer should be applied.

**Summary: 20% buffer = 650 x 5 years / 20% = 650 dwellings**

#### PART F: Overall Total Requirement

Part C -the shortfall, Part D - the basic requirement and Part E - the 20% buffer provide the overall total requirement for the five year land supply.

509 dwellings + 3,250 dwellings + 650 dwellings = **4,409 dwellings**

**Summary: 4,409 / 5 years = 882 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*

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<sup>1</sup> The approach discussed in the Land Supply Assessment Check Report, CLG, May 2009

*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 PPG 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 has 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.

It has published the Residential Land Availability (RLA) in March 2015, which shows there was a total of 2,158 net additional dwellings with planning consent or yet to be completed. The Council reviewed all planning consents included within the RL A from April 2013 and removed 713 dwellings (33%) from the five year land supply, as there is uncertainty as to whether these sites will come forward within 5 years; and therefore their units have been discounted to make the supply more robust.

Sites that contribute to supply for the next five years (2014-2019) 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 = 1,445 dwellings
- (2) SHLAA Sites = 810 dwellings
- (3) Town Centre Regeneration = 215 dwellings

**Summary: Total Supply = 2,470 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 as a percentage.

2,470 dwellings / 4,409 dwellings x 100 = 56%

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

2,470 dwellings / 882 dwellings per annum = 2.8 years.

Table 1: Summary of Five Year Land Supply

<b>Part</b>	<b>Stages</b>	<b>Dwellings</b>	<b>Calculation</b>	<b>Notes</b>
A	Past performance	1,950		
B	<i>Minus Completions</i>	1,441		
C	<i>Equals Shortfall</i>	509	(A-B)	
D	Basic Requirement	3,250		The 2008 and 2011 headship rates have been used to demonstrate formation of households in periods of different economic times.
E	20% buffer	650		
F	<i>Overall Total Requirement</i>	4,409	(C+D+E)	
G1	Planning Consents	1,445		There are planning consents for an outstanding 2,158 dwellings, which make up the entire RLA
G2	SHLAA	810		
G3	Town Centre Regeneration	215		
G	Total Supply	2,470	(G1+G2+G3)	
H	Conclusion	56% or 2.8 years	(G/F*100)	

## Appendix A: Net Completions from 2011

Years	Net Completions
April 2011-March 2012	700
April 2012- March 2013	622
April 2013-March 2014	119
<b>TOTAL</b>	<b>1,441</b>

**Appendix B: Residential Land Availability 2014**

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
Land at Heath Close,	RLA 2014	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 2014-2019.	2
North Twinstead	RLA 2014	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 2014-2019.	14
Phase 2, Jackson Lane, Billericay	RLA 2014	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 2014-2019.	5
1-29 Lower Southend Road, Wickford	RLA 2014	05/00654/FULL	173	Planning permission has been granted on this site for 173 units.	The developer still intends to build out the site.	The Council are aware that the developer intends to build out some of the units within the five year period 2014-2019.	20
Laindon Link, Phase 3, Hatterill, Laindon, Basildon	RLA 2014	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	75

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
						five units are expected to be built out in the five year plan period 2014-2019.	
Morello Quarters, Cherrydown East, Basildon	RLA 2014	06/00029/FULL	425	Planning permission has been granted for four hundred and twenty five units.	The Council are aware that the developer intends to build out the remaining 208 units.	The Council are aware that the developer intends to build some of the remaining units within the five year period 2014-2019.	100
Craylands Estate and Former Fryerns School, Craylands, Basildon	RLA 2014	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 2014-2019.	27
Land south of Southend Road, Wickford	RLA 2014	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 2014-2019.	50
Kismet Church Road, Ramsden Bellhouse	RLA 2014	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	1



Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
						within the five year period 2014-2019.	
Land north of Tesco, Mandeville Way, Basildon	RLA 2014	09/00891/REM	20	Reserved matters have been granted for the 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 2014-2019.	20
7 Tenterfields, Pitsea	RLA 2014	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 2014-2019.	4
Jacksons Farm, London Road, Bowers Gifford	RLA 2014	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 been granted. The landowner still intends to build the dwelling within the five year period 2014-2019.	1
5 Stock Road, Billericay	RLA 2014	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 2014-2019.	5
Ashtons High Road, Laindon	RLA 2014	10/00869/FULL	4	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	4

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
						the five year plan period 2014-2019.	
18 Rantree Fold, Basildon	RLA 2014	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 2014-2019.	1
Site of 70-77 Bockingham Green, Basildon	RLA 2014	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 2014-2019.	6
64 London Road, Wickford	RLA 2014	10/00116/OUT	8	Planning permission has been granted for the construction of eight 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 2014-2019.	8
61 Station Avenue, Wickford	RLA 2014	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 2014-2019.	6
Land at Uplands, Chantry Way, Billericay	RLA 2014	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 2014-2019.	4
Adjacent 1 Fairview,	RLA 2014	11/01363/FULL	1	Planning permission has	The landowner still	The Council are	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
Billericay				been granted for the construction of one dwelling.	intends to build out the site.	aware the unit will be built out in the five year period 2014-2019.	
58 Laindon Road, Billericay	RLA 2014	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 2014-2019.	5
Craylands Estates & Former Fryens School Site, Craylands, Fryens, Basildon	RLA 2014	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 2014-2019.	206
23, 30A, 32 Station Road, Billericay	RLA 2014	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 2014-2019.	5
Chestnuts Service Garage, Crays Hill, Billericay	RLA 2014	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 2014-2019.	3
Land at Russell Close, Laindon	RLA 2014	11/01370/FULL	6	Planning permission has been granted for the construction of six 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 2014-	6

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
218 Pound Lane, Bowers Gifford	RLA 2014	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.	2019. The Council are aware that the site will be built in the five year period 2014-2019.	4
Basildon Westside North, (Gloucester Park), Phase 1A	RLA 2014	11/00111/FULL	144	Planning permission has been granted for the construction of one hundred and forty four units.	One hundred and thirty two units have been built out and the developer is currently building the remaining twelve units.	Sixty units have been built and work is continuing on the remaining eighty four units. It is realistic to expect the remaining twelve units to be built out in the five year period 2014-2019.	12
Albion Snooker Club, 23-25 The Broadway, Wickford	RLA 2014	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 in the five year period 2014-2019.	6
The Old Bank, 2-8 The Broadway, Wickford	RLA 2014	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 2014-2019.	10
Site to the rear of 1 Compton Terrace, Wickford, SS11 8QE	RLA 2014	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 2014-2019.	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
127 Southend Road, Wickford	RLA 2014	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 2014-2019.	1
Land South of Downham Road, Downham Road, Wickford	RLA 2014	11/01378/FULL	68	Planning permission for the construction of sixty eight units.	Fourteen units have been built and the remaining fifty four units are currently being built.	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 2014-2019.	54
1 Chapel Street, Billericay	RLA 2014	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 2014-2019.	3
70 Norsey Road, Billericay	RLA 2014	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 2014-2019.	1
52 Chapel Street, Billericay	RLA 2014	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 2014-2019.	2
Whitehouse Parade, 2885-291, London Road, Wickford	RLA 2014	12/00056/FULL	8	Planning permission has been granted for the construction of one unit.	One unit has been built and the remaining seven units are currently being built.	The Council are aware that the site will be built in the five year period 2014-2019.	7
Rivendell, Parkstone Avenue, Wickford	RLA 2014	12/00729/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

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
				construction of one unit.	site.	be built in the five year period 2014-2019.	
Land to the rear of Moby Dick, Church Road, Ramsden Bellhouse	RLA 2014	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 2014-2019.	1
2 Railway Cottages, Church Road, Ramsden Bellhouse	RLA 2014	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 2014-2019.	1
51 Grimston Road, Basildon	RLA 2014	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 2014-2019.	1
Land adjacent to 124 Chesterford Green, Basildon	RLA 2014	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 2014-2019.	1
311 Church Road, Basildon	RLA 2014	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 2014-2019.	3
Dunton Hall, Church Road, Dunton, Basildon	RLA 2014	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 2014-2019.	1
Dunton Fields, Southend Arterial Road, Dunton, Basildon	RLA 2014	12/00951/FULL	179	Planning permission has been granted for the construction of one hundred and seventy nine	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	81

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
				units.		period 2014-2019.	
Adjacent 1 Clay Hill Road, Basildon	RLA 2014	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 2014-2019.	2
Land at Nethermayne, Kingswood, Basildon,	RLA 2014	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 2014-2019.	80
Land South of Felmores, Northalnds Park, Basildon	RLA 2014	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 2014-2019.	25
25 Brackendale Avenue, Pitsea	RLA 2014	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 2014-2019.	1
49A Kirby Road, Basildon	RLA 2014	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 2014-2019.	2
119 London Road, Wickford	RLA 2014	12/00740/FULL	3	Planning permission has been granted for the demolition of existing buildings and the construction of three units.	Two units have been built and the remaining one unit is currently being built.	The Council are aware that the site will be built in the five year period 2014-2019.	1
Land at Nevendon Road Bypass,	RLA 2014	12/00841/FULL	87	An appeal was allowed for the construction of eight	The developer still intends to build out the	The Council are aware that there are	87

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
Wickford				seven units.	site.	delays with the building out of this development. However, the developer still intends to build the five units in the five year period 2014-2019.	
14-16 The Broadway, Wickford	RLA 2014	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 2014-2019.	1
Bubbles Station Road, Wickford	RLA 2014	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 2014-2019.	1
13 Cedar Avenue, Wickford	RLA 2014	12/00859/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 2014-2019.	1
Land between Bramley & Longdene, Dunton Road, Basildon	RLA 2014	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 2014-2019.	1
Rear of 69 High Street, Billericay	RLA 2014	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 2014-2019.	5
204 Perry Street, Billericay	RLA 2014	13/00059/FULL	1	Planning permission has been granted for a replacement dwelling.	The site has been built out.	The Council are aware that the site will be built in the five year period 2014-	1



Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
						2019.	
2 The Mead, Laindon	RLA 2014	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 2014-2019.	1
2A Willowdale Centre, High Street, Wickford	RLA 2014	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 2014-2019.	3
Land North of Station Avenue, Wickford.	RLA 2014	10/00481/REM	152	Approval of Reserved Matters for 152 residential units.	The developer has built 145 units and the remaining 7 units are currently being built.	The Council are aware that the site will be built in the five year period 2014-2019.	7
Walman House, St Ediths Court, Billericay	RLA 2014	12/00704/FULL	20	Planning permission has been granted for the construction of 20 units.	The developer still intends to build out the site.	The Council are aware that the site will be built in the five year period 2014-2019.	20
Leighton, Dunton Road, Laindon, Basildon	RLA 2014	12/00045/FULL	2	Planning permission has been granted for the demolition of the existing dwelling and replacement with two detached units.	The developer still intends to build out the site.	The Council are aware that the site will be built in the five year period 2014-2019.	1
Dunton Fields, Southend Arterial Road, Dunton, Basildon	RLA 2014	13/00840/REM	98	Planning permission has been granted for the reserved matters relating to the remaining 98 units out of a total of 179 permitted as part of application 12/00951/FULL.	This is a phased development where the developer is building out the entire site.	The development is phased, with ninety eight units to be built within the five year period 2014-2019.	98
The Anchorage, Buckwyns Chase, Billericay	RLA 2014	13/00902/FULL	1	Planning permission has recently been granted for the conversion of an	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
				Agricultural building to one unit.		year period 2014-2019.	
Bullers Farm, Clock House Road, Little Burstead, Billericay.	RLA 2014	13/01011/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 2014-2019.	1
17 West Park Crescent, Billericay.	RLA 2014	13/01057/FULL	2	Planning permission has recently been granted for the demolition of the existing 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 2014-2019.	1
Gobians Farm, Church Street, Billericay.	RLA 2014	13/01114/FULL	3	Planning permission has recently 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 2014-2019.	3
Elm Cottage, Landon Common Road, Little Burstead, Billericay.	RLA 2014	13/01260/FULL	1	Planning permission has recently been granted for the conversion of an agricultural building into 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 2014-2019.	1
Land at Homestead Road, Ramsden Bellhouse, Billericay	RLA 2014	13/00201/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 2014-2019.	1
31-33 The Broadway, Wickford	RLA 2014	13/01153/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 2014-2019.	3
103 Norsey Road, Billericay	RLA 2014	13/01004/FULL	2	Planning permission has recently been granted for the demolition and replacement of the existing dwelling with two	The developer still intends to build out the site.	The Council are aware that the site will be built in the five year period 2014-2019.	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
				units.			
Land at Falstones, Laindon, Basildon	RLA 2014	13/01119/FULL	5	Planning permission has recently been granted for the construction of five units.	The developer still intends to build out the site.	The Council are aware that the site will be built in the five year period 2014-2019.	5
Linkhouse, 56-70 High Street, Billericay.	RLA 2014	13/01225/PACU	10	Prior approval for change of use from office to residential has been recently granted for the conversion to 10 residential units.	The developer still intends to build out the site.	The Council are aware that the site will be built in the five year period 2014-2019.	10
Unit 1, King George's Court, High Street, Billericay.	RLA 2014	13/01132/PACU	3	Prior approval for change of use from office to residential comprising three residential flats.	The developer still intends to build out the site.	The Council are aware that the site will be built in the five year period 2014-2019.	3
Barn Farm, Cranfield Park Road, Wickford	RLA 2014	14/00044/FULL	3	Planning permission has recently been granted for the removal of established use and construction of 3 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 2014-2019.	3
61 Kings Road, Laindon, Basildon	RLA 2014	14/00052/FULL	2	Planning permission has recently been granted for the conversion and alterations to existing dwelling to two residential 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 2014-2019.	1
Gibraltar House, Gibraltar Walk, Wickford	RLA 2014	14/00113/PACU	10	Prior approval for change of use from office to residential comprising 10 residential flats.	The developer still intends to build out the site.	The Council are aware that the site will be built in the five year period 2014-2019.	10
1 Station Court, Radford Way	RLA 2014	14/00117/PACU	6	Prior approval for change of use from office to residential comprising six residential flats.	The developer still intends to build out the site.	The Council are aware that the site will be built in the five year period 2014-	6

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
						2019.	
The Old Rectory, Church Road, Bowers Gifford, Basildon	RLA 2014	13/00048/FULL	1	Change of use from B1 offices to C3 residential (single dwelling unit)	The developer still intends to build out the site.	The Council are aware that the site will be built in the five year period 2014-2019.	1
533 Crays Hill, Basildon	RLA 2014	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 2014-2019.	2
The Dental Surgery, 11 Southview Road, Vange	RLA 2014	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 2014-2019.	4
All Saints Church and Community Centre, Crays Hill, Billericay	RLA 2014	13/00106/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 2014-2019.	2
3 St Teresa's Close, Basildon	RLA 2014	13/00152/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 2014-2019.	5
Ormonde Gardiners Lane North, Crays Hill, Billericay	RLA 2014	13/00186/FULL	1	Retrospective application granted for one dwelling	The site has been built.	The Council are aware that the site will be built in the five year period 2014-2019.	1
428 Outwood Common Road, Billericay	RLA 2014	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 2014-2019.	1
1 Middle Mead,	RLA 2014	13/00329/FULL	2	Planning permission has	The landowner still	The Council are	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
Wickford				been granted for the subdivision of one unit into two units.	intends to build out the site.	aware that the site will be built in the five year period 2014-2019.	
Land to the east of 24 St Teresa's Close, Basildon	RLA 2014	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 2014-2019.	1
97 Southend Road, Wickford	RLA 2014	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 2014-2019.	1
Land North of Twinstead, Wickford	RLA 2014	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 2014-2019.	2
84 Bruce Grove, Wickford	RLA 2014	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 2014-2019.	1
Tudor Chambers, Station Lane, Pitsea	RLA 2014	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 2014-2019.	4
Land adjacent 70 Norsey Road, Billericay	RLA 2014	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 2014-2019.	1
16 The Avenue, Billericay	RLA 2014	13/00648/FULL	2	Planning permission has recently been granted for the demolition of one	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
				dwelling and construction of two units.		year period 2014-2019.	
29 Osier Drive, Basildon	RLA 2014	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 2014-2019.	1
Phase 1B, Westside North, Broadmayne, Basildon	RLA 2014	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 2014-2019.	100
83 Pound Lane, Laindon, Basildon	RLA 2014	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 2014-2019.	4
62 Chestnut Avenue, Billericay	RLA 2014	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 2014-2019.	1
7 Alma Close, Wickford	RLA 2014	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 2014-2019.	1
1 Frithwood Lane, Billericay	RLA 2014	13/00843/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 2014-2019.	1
Land adjacent 3	RLA 2014	13/00864/FULL	1	Planning permission has	The landowner still	The Council are	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
Friem Gardens, Wickford				recently 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 2014-2019.	
14 Basildon Drive, Basildon,	RLA 2014	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 2014-2019.	1
Land adjacent to Whites Bridge Cottage, Crays Hill, Billericay	RLA 2014	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 2014-2019.	2
Land at the triangle, Basildon	RLA 2014	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 2014-2019.	5
Off Elizabeth Drive, Wickford	RLA 2014	BAS/2171/79/D1	22	Planning permission has 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 2014-2019.	1
Laindon 14 and 14B, Basildon	RLA 2014	BAS/9003/85/O	112	Planning permission has 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 2014-2019.	97
The Wick, Phase 2, Wickford	RLA 2014	BAS/1765/85/B	106	Planning permission has been granted for the	The developer is building out the site.	Work has nearly completed on this	20

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2014-2019
				construction of one hundred and six units.		phase of the site and the Council are aware that the site will be built out in the five year period 2014-2019.	
The Wick, Phase 3, Wickford	RLA 2014	BAS/0961/88/O	145	Planning permission has been granted for the construction of one hundred and forty five units.	The development is being built out in phases and the developer intends to build out phase 3 of 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 2014-2019.	20
The Wick, Phase 2B, Wickford	RLA 2014	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 2014-2019.	5
						<b>TOTAL</b>	<b>1,445</b>



**Appendix C: SHLAA Sites 2014 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 2014	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 2014-2019	6
Wickford Car Park, rear of High Street and Ladygate Centre	SHLAA 2014	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 take place.	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 development to have commenced within the five year period 2014-2019.	50
Wickford market between market Road and Woodlands Road, Wickford	SHLAA 2014	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,	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 2014-2019.	35

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2013-2018
				a change in policy would be required. The timeframe for the development would need to reflect this.			
Open space between Radwinter Avenue and A132, The Wick, Wickford	SHLAA 2014	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 2014-2019.	25
Land south and north of Barn Hall, Wickford	SHLAA 2014	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 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	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 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 2014-	45

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2013-2018
				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.		2019.	
Land east of Pound Lane, Laindon	SHLAA 2014	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 2014-2019.	19
Land at Laindon Link, South West of Roundacre	SHLAA 2014	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 2014-2019.	30
Land North of Nethermayne, South of 35 Toucan Way, Basildon	SHLAA 2014	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 constraints that could not be overcome are present on the site and it is considered suitable at this time.	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 2014-2019.	13

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2013-2018
Cherrydown West / Ashdon Way Car Park	SHLAA 2014	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 2014-2019.	80
Basildon Integrated Support Service, High Road, Landon Hills	SHLAA 2014	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 2014-2019.	16
Land at corner of Mandeville Way and West Mayne/North of 75-92 Menzies Avenue, Laindon	SHLAA 2014	SS0096	12	Greenfield site located within the urban area.	The site was submitted through the Call for Sites process by, or on behalf of the landowner, and they have confirmed their commitment to developing the site.	The site is viable based on 30-35% affordable housing provision. Whilst there is a woodland TPO constraint to overcome, it is realistic to expect at least half of the site to be built out within the five year period 2014-2019	6
Open space at junction of Upper Mayne, St Nicholas Lane,	SHLAA 2014	SS0100	135	Site located in a residential and urban area and can be considered suitable at this time due to	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	80

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2013-2018
Basildon				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.		that the landowner intends to build out the site within the five year period 2014-2019. It is conceivably then that at least a fair portion of the site will come forward during this time.	
Ashleigh Centre and Fryerns Library, Whitmore Way	SHLAA 2014	SS0105	35	Urban area with good transport links, surrounding residential properties and close proximity to Basildon town centre.	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 2014-2019.	35
Including existing play centre between 26 and 76 Kent View Road, Vange, Basildon	SHLAA 2014	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 2014-2019.	10
Former Fryerns School and Social Services Office, Broadmayne	SHLAA 2014	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	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	27

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2013-2018
				have been granted permission for residential development and the same principles to allow residential development apply for this site.		2014-2019.	
Land west of Youth and Community Centre, Church Park Road	SHLAA 2014	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 2014-2019.	5
Land in front of and including Park Lodge Neighbourhood Shopping Area, Wickford	SHLAA 2014	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 2014-2019.	13
Land adjacent 15 New Century Road, Laindon	SHLAA 2014	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 2014-2019.	4
Car Park, Station Way, Basildon	SHLAA 2014	SS0522	13	The site is situated within the town centre and is within an adequate	The site was put forward as part of the Call for Sites process by the	The site is viable based on 30% - 35% affordable	13

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2013-2018
				proximity of local services. There are no constraints that make the site unsuitable for housing.	landowner.	housing provision. The site is likely to commence within the five year period 2014-2019.	
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 2014-2019.	130
						<b>TOTAL</b>	<b>642</b>