

Basildon Borough Council

**Basildon Borough Council
Five Year Land Supply Report
(2015-2020)**

November 2015

TABLE OF CONTENTS

1. THE 5 YEAR HOUSING SUPPLY REQUIREMENT	1
PART A: Past Housing Requirement	1
PART B: Completions	2
PART C: Shortfall (This will be the last 3 years performance against the 650 target)	2
PART D: Future Housing Requirement.....	2
PART E: The 20% buffer	3
PART F: Total Five Year Housing Requirement	3
Housing Supply	4
PART G: Supply for Five Years	4
PART H: Conclusion	5

LIST OF TABLES

Table 1: Summary of Five Year Land Supply	6
---	---

APPENDICES

Appendix A: Net Completions from 2012	7
Appendix B: Residential Land Availability 2015	8
Appendix C: HELAA Sites 2015 and Town Centre Regeneration Schemes ..	30

1. THE 5 YEAR HOUSING SUPPLY REQUIREMENT

PART A: Past Housing Requirement

- 1.1 Previously, the Regional Spatial Strategy set the housing target for the Basildon Borough to provide additional homes to a future year period. 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.
- 1.2 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 (CLG) 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.
- 1.3 Therefore, Basildon Council's performance in this year's report is based on the most recent CLG Sub National Household Projections which use the 2012 Office of National Statistics Sub National Population Projections (SNPP) as a baseline, and were published in February 2015. This methodology is in accordance with the NPPF and national planning policy guidance. The CLG Household Projections recommend the delivery of 650 new dwellings per annum in the Basildon Borough for the plan period in order to accommodate household formation and population change. The SNPP bases its projections for population change on the distribution of the England population at a set point in time, in this case 2012. As a result the consequences of any previous shortfall in delivery against the RSS target within the Basildon Borough is captured in the distribution of the population at that time, and therefore to avoid double counting the base year for housing supply calculations within Basildon Borough is 2012, with any shortfall in delivery prior to that date removed from the calculation.
- 1.4 The Basildon Borough Council Five Year Land Supply Report 2014 also calculated the five year supply using the most recent CLG Sub National Household Projections which use the 2012 Office of National Statistics Sub National Population Projections (SNPP) as a baseline. However, a base date of 2011 was used to calculate past delivery as the emerging Basildon Borough Local Plan Core Strategy was based on a delivery period from 2011-2031. Owing to the fact that this plan period would no longer provide at least 15 years-worth of housing delivery, it will need to be changed as part of BBC's emerging Local Plan As the most up to date population projections use the period

2012-2037, it would make sense to use the 2012 year as the starting point for past performance in the Basildon Borough Five Year Land Supply. At a rate of 650 dwellings per annum since 2012, this means that the Council should have provided 1,950 dwellings.

Summary: 650 dwellings x 3 years (2012-2015) = 1,950

PART B: Completions

- 1.5 Over the past three years a total of 1,419 dwellings have been delivered within Basildon Borough, as set out in *Appendix A*.

Summary: 1,419 dwellings

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

- 1.6 The need for housing in the past compared to the number of completions over the same period results in a shortfall of 531 dwellings. The Planning Practice Guidance indicates that this backlog should be addressed as soon as possible within the future supply of housing and consequently, it is expected that this shortfall is added to the five year housing land supply requirements (known as the Sedgefield Approach).

Summary: 1,950 dwellings minus 1,419 dwellings = 531 dwellings shortfall

PART D: Future Housing Requirement

- 1.7 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.”

- 1.8 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.

- 1.9 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 the first quarter of 2016.
- 1.10 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.
- 1.11 The PPG identifies that in the absence of a plan, the CLG Household Projections should be used as the *starting point* for identifying housing requirements when calculating the Five Year Housing Land Supply position. The 2012 based CLG Household Projections were published in February 2015 and identify a need for around 650 homes per annum in Basildon Borough for the period 2012 to 2037. In the period from 2015 to 2020, there is therefore a requirement for sufficient land to be made available to accommodate 3,250 homes. This does not include the shortfall calculated separately under part C.

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

PART E: The 20% buffer

- 1.12 The NPPF expects local planning authorities to provide a sufficient land buffer within their five year supply to create flexibility within the markets for housing and land. It expects a minimum buffer of 5% to be provided. This is expected to be increased to 20% in areas where there has been persistent under-delivery. Basildon Borough Council has persistently under delivered in terms of housing provision, and therefore in accordance with the NPPF, a 20% buffer should be applied to the five year housing land supply calculation for Basildon Borough.

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

PART F: Total Five Year Housing Requirement

- 1.13 The total requirement for housing within the next five years is the total of Part C -the shortfall, Part D - the future need for housing and Part E - the 20% buffer.
- 1.14 531 dwellings + 3,250 dwellings + 650 dwellings = **4,431 dwellings**

Summary: 4,431 / 5 years = 886 dwellings per annum

Housing Supply

PART G: Supply for Five Years

1.15 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”...*

1.16 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”.

1.17 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.

1.18 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.

- 1.19 At 31st March 2015 the Residential Land Availability (RLA) showed a total of 2,945 net additional dwellings with planning consent, which were either extant or under construction but yet to be completed. A review of the extant consents was undertaken to determine whether or not they were likely to be delivered. A total of 1,010 dwellings (34%) were removed from the five year land supply, as there was uncertainty as to whether these sites will come forward within 5 years. It is considered that this process of review and discounting has made the five year housing land supply calculation more robust.
- 1.20 Sites that contribute to supply for the next five years (2015-2020) 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 = 1,935 dwellings
 - (2) HELAA Sites = 830 dwellings
 - (3) Town Centre Regeneration = 315 dwellings

Summary: Total Supply = 3,080 dwellings

PART H: Conclusion

- 1.21 The current total supply of housing for the next five years is 3,080 dwellings. This represents 70% of the total housing required over the same period (4,431) and indicates that there is currently a shortfall in supply.

$$3,080 \text{ dwellings} / 4,431 \text{ dwellings} \times 100 = 70\%$$

- 1.22 It is common, particularly in appeal situations for the supply of deliverable sites to be expressed as a number of years supply against the total annualised housing requirement. At this time it is considered that there is 3.5 years worth of deliverable housing supply in Basildon Borough i.e. there is a shortfall of 1.5 years or 1,329 homes.

$$3,080 \text{ dwellings} / 886 \text{ dwellings per annum} = 3.5 \text{ years supply}$$

Table 1: Summary of Five Year Land Supply

Part	Stages	Dwellings	Calculation	Notes
A	Past Housing Requirement	1,950		
B	Completions	1,419		
C	Shortfall (2012 – 2015)	531	(A-B)	
D	Future Housing Requirement	3,250		2012 Based CLG Household Projections
E	Buffer	650		20% Buffer assumed due to persistent under-delivery in the past
F	<i>Total Requirement</i>	4,431	(C+D+E)	
G1	Planning Consents	1,935		There are planning consents for an outstanding 2,945 dwellings, which make up the entire RLA
G2	HELAA	830		
G3	Town Centre Regeneration	315		
G	Total Supply	3,080	(G1+G2+G3)	
H	Five Year Housing Land Supply	70% or 3.5 years	(G/F*100)	

Appendix A: Net Completions from 2012

Years	Net Completions
April 2012-March 2013	622
April 2013- March 2014	119
April 2014-March 2015	678
TOTAL	1,419

Appendix B: Residential Land Availability 2015

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
North Twinstead	RLA 2015	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 2015-2020.	14
1-29 Lower Southend Road, Wickford	RLA 2015	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 2015-2020.	100
Craylands Estate and Former Fryerns School, Craylands, Basildon	RLA 2015	06/00873/OUT	476	Planning permission has been granted for various phases of development to take place on this site as part of a regeneration scheme	A number of units have already been completed as part of other planning application references. This reference is the Outline permission and will cover the remaining units to be built	The Council are aware that the developer intends to build the remaining units within the five year period 2015-2020.	314
Land at Heath Close	RLA 2015	06/00898/FULL	8	Planning permission has been granted on this site for eight units	The Council is aware that site work has started and the developer intends to build out the site	The Council are aware that the developer intends to build the remaining units within the five year period 2015-2020	8

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
Laindon Link, Phase 3, Hatterill, Laindon, Basildon	RLA 2015	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 2015-2020.	75
Morello Quarters, Cherrydown East, Basildon	RLA 2015	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 2015-2020.	94
23-25 The Broadway, Wickford	RLA 2015	08/00229/FULL	12	Planning permission has been granted on this site for twelve units.	Whilst it is unclear which planning permission has been implemented, work has started on site and the Council is aware that the developer intends to build out the site.	The Council are aware that the developer intends to build the remaining units within the five year period 2015-2020	12
7 Tenterfields, Pitsea	RLA 2015	09/00523/FULL	5	Planning permission has been granted for	The developer still intends to build out the site.	Demolition of the existing dwelling has taken place.	5

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				demolition of existing dwelling and construction for four units.		An extension to time has been granted. It is realistic this development will be completed within the time period 2015-2020.	
Jacksons Farm, London Road, Bowers Gifford	RLA 2015	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 2015-2020.	1
18 Rantree Fold, Basildon	RLA 2015	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 2015-2020.	1
Site of 70-77 Bockingham Green, Basildon	RLA 2015	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 2015-2020.	6
64 London Road, Wickford	RLA 2015	10/00116/OUT	8	Planning permission has been granted for	The developer still intends to build out the site.	An extension to time has been granted. Therefore it is	8

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				the construction of eight units.		realistic to expect the eight units to be built out in the five year plan period 2015-2020.	
Gardiners View, Gardiners Lane North, Crays Hill	RLA 2015	11/00158/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 the unit will be built out in the five year period 2015-2020.	1
Winifred, Windsor Road, Bowers Gifford	RLA 2015	11/00344/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 the unit will be built out in the five year period 2015-2020.	1
138 Clay Hill Road, Vange, Basildon	RLA 2015	11/00353/FULL	-1	Planning permission has been granted for the change of use from C3 residential to Class D1	The developer still intends to carry out the change of use	The Council are aware that the unit will be converted in the five year period 2015-2020	-1
Adjacent 1 Fairview, Billericay	RLA 2015	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 2015-2020.	1
218 Pound Lane, Bowers Gifford	RLA 2015	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 2015-2020.	5

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
Albion Snooker Club, 23-25 The Broadway, Wickford	RLA 2015	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 2015-2020.	6
The Old Bank, 2-8 The Broadway, Wickford	RLA 2015	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 2015-2020.	10
Site to the rear of 1 Compton Terrace, Wickford, SS11 8QE	RLA 2015	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 2015-2020.	1
127 Southend Road, Wickford	RLA 2015	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 2015-2020.	1
Land South of Downham Road, Downham Road, Wickford	RLA 2015	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	The Council are aware that there are delays with the building out of	43

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
					currently being built.	this development. However, the landowner still intends to build the five units in the five year period 2015-2020.	
Osmunda. Southend Arterial Road, Basildon	RLA 2015	12/00143/FULL	1	Planning permission has been granted for the construction of one unit	The landowners still intends to build out the site	The Council are aware that the site will be built within the five year period 2015-2020.	1
1 Chapel Street, Billericay	RLA 2015	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 2015-2020.	3
52 Chapel Street, Billericay	RLA 2015	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 2015-2020.	2
Whitehouse Parade, 2885-291, London Road, Wickford	RLA 2015	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 2015-2020.	7
Land to the rear of Moby Dick, Church Road, Ramsden Bellhouse	RLA 2015	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	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
						period 2015-2020.	
51 Grimston Road, Basildon	RLA 2015	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 2015-2020.	1
Land adjacent to 124 Chesterford Green, Basildon	RLA 2015	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 2015-2020.	1
311 Church Road, Basildon	RLA 2015	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 2015-2020.	3
Dunton Hall, Church Road, Dunton, Basildon	RLA 2015	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 2015-2020.	1
Dunton Fields, Southend Arterial Road, Dunton, Basildon	RLA 2015	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 2015-2020.	120
Adjacent 1 Clay Hill Road, Basildon	RLA 2015	12/00998/FULL	2	Planning permission has been granted for	The landowner still intends to build out the site.	The Council are aware that the site will be built in	2

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				the construction of one unit.		the five year period 2015-2020.	
Land at Nethermayne, Kingswood, Basildon,	RLA 2015	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 2015-2020.	130
25 Brackendale Avenue, Pitsea	RLA 2015	12/00063/FULL	2	Planning permission has been granted for the sub-division 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 2015-2020.	1
49A Kirby Road, Basildon	RLA 2015	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 2015-2020.	3
14-16 The Broadway, Wickford	RLA 2015	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 2015-2020.	1
Land between Bramley & Longdene, Dunton Road, Basildon	RLA 2015	13/00068/FULL	1	Planning permission has been granted for	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				the construction of one unit.		period 2015-2020.	
204 Perry Street, Billericay	RLA 2015	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 2015-2020.	1
2A Willowdale Centre, High Street, Wickford	RLA 2015	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 2015-2020.	3
Walman House, St Ediths Court, Billericay	RLA 2015	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 2015-2020.	20
The Willows, Crays Hill Road	RLA 2015	13/00208/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 2015-2020.	1
Clyde Lodge Farm, Lower Dunton Road, Dunton	RLA 2015	13/00469/FULL	1	Planning permission has been granted to convert an existing outbuilding into a residential 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 2015-2020	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
Land North of Tesco, Mandeville Way, Basildon	RLA 2015	13/00474/FULL	20	Planning permission has been granted for the construction of twenty 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 2015-2020.	20
The Cedars, Elm Road, Pitsea	RLA 2015	13/00607/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 2015-2020	1
Land to the East of Ballards Walk	RLA 2015	13/00764/OUT	135	Planning permission has been granted for the construction of one hundred and thirty 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 2015-2020	135
17 West Park Crescent, Billericay.	RLA 2015	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 2015-2020.	1
118 Norsey Road, Billericay	RLA 2015	13/01095/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 2015-2020	1
Gobians Farm, Church Street, Billericay.	RLA 2015	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 2015-2020.	3

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
Land adjacent to 271 Whitmore Way, Basildon	RLA 2015	13/01169/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 2015-2020	1
21 Norsey Road, Billericay	RLA 2015	13/01203/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 2015-2020	1
Elm Cottage, Laindon Common Road, Little Burstard, Billericay.	RLA 2015	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 2015-2020.	1
31-33 The Broadway, Wickford	RLA 2015	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 2015-2020.	3
Linkhouse, 56-70 High Street, Billericay.	RLA 2015	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 2015-2020.	10
533 Crays Hill, Basildon	RLA 2015	13/00083/FULL	3	Planning permission has recently been granted for the demolition of an	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year	2

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				existing dwelling and the construction of three units.		period 2015-2020.	
The Dental Surgery, 11 Southview Road, Vange	RLA 2015	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 2015-2020.	4
All Saints Church and Community Centre, Crays Hill, Billericay	RLA 2015	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 2015-2020.	2
3 St Teresa's Close, Basildon	RLA 2015	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 2015-2020.	5
1 Middle Mead, Wickford	RLA 2015	13/00329/OUT	2	Planning permission has been granted for the sub-division 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 2015-2020.	1
Land to the east of 24 St Teresa's Close, Basildon	RLA 2015	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 2015-2020.	1
Land North of Twinstead, Wickford	RLA 2015	13/00443/FULL	7	Planning permission has recently been	The landowner still intends to build out the site.	The Council are aware that the site will be built in	7

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				granted for the demolition of five dwellings and construction of seven units.		the five year period 2015-2020.	
29 Osier Drive, Basildon	RLA 2015	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 2015-2020.	1
Phase 1B, Westside North, Broadmayne, Basildon	RLA 2015	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 2015-2020.	85
83 Pound Lane, Laindon, Basildon	RLA 2015	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 2015-2020.	4
62 Chestnut Avenue, Billericay	RLA 2015	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 2015-2020.	1
7 Alma Close, Wickford	RLA 2015	13/00782/FULL	1	Planning permission has recently been	The landowner still intends to build out the site.	The Council are aware that the site will be built in	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				granted for the construction of one unit.		the five year period 2015-2020.	
1 Frithwood Lane, Billericay	RLA 2015	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 2015-2020.	1
Land adjacent 3 Friern Gardens, Wickford	RLA 2015	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 2015-2020.	1
Land adjacent to Whites Bridge Cottage, Crays Hill, Billericay	RLA 2015	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 2015-2020.	2
Land at the triangle, Basildon	RLA 2015	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 2015-2020.	5
Land at Britannia Close, Billericay	RLA 2015	14/00934/FULL	6	Planning permission has recently 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 2015-2020.	6
16 Hillside Road, Billericay	RLA 2015	14/00680/FULL	3	Planning permission has recently been granted for the	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year	3

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				construction of three units.		period 2015-2020.	
112 Norsey Road, Billericay	RLA 2015	14/00708/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 2015-2020.	1
Noak Hill Golf Course, 187 Noak Hill Road, Billericay	RLA 2015	13/00202/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 2015-2020.	3
Rear of 195 & 197 Mountnessing Road, Billericay	RLA 2015	14/00224/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 2015-2020.	1
27 Tylers Avenue, Billericay	RLA 2015	14/00300/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 2015-2020.	1
75 Whitmore Way, Basildon	RLA 2015	14/00315/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 2015-2020.	1
93 Pound Lane, Laindon	RLA 2015	14/00312/FULL	1	Planning permission has recently been granted for the	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				construction of one unit.		period 2015-2020.	
57 Russetts, Langdon Hills, Basildon	RLA 2015	14/00513/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 2015-2020.	1
Land west of High Warren, Lee Chapel Lane, Langdon Hills	RLA 2015	14/00411/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 2015-2020.	4
84 Bruce Grove, Wickford	RLA 2015	14/00461/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 2015-2020.	1
299 Pound Lane, Pitsea	RLA 2015	14/01313/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 2015-2020.	1
18 Wick Drive, Wickford	RLA 2015	14/00734/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 2015-2020.	1
Irvon Cottage, Irvon Hill Road, Wickford	RLA 2015	14/00443/FULL	8	Planning permission has recently been granted for the	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year	8

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				construction of eight units.		period 2015-2020.	
Bakers Court, Hodgson Way, Wickford	RLA 2015	14/00387/FULL	2	Planning permission has recently been granted for the alteration of an apartment block to form 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 2015-2020.	2
17 Potash Road, Billericay	RLA 2015	14/00111/FULL	2	Planning permission has recently been granted for the demolition of the 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 2015-2020.	1
39 Bluebell Wood, Billericay	RLA 2015	14/00964/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 2015-2020	1
1A Lake Avenue, Billericay	RLA 2015	14/01141/FULL	4	Planning permission has recently been granted for the demolition of the existing dwelling and 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 2015-2020.	3
5 Stock Road, Billericay	RLA 2015	14/01122/FULL	6	Planning permission has recently been granted for the demolition of the existing building	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2015-2020.	5

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				and construction of six units.			
120 Grange Road, Billericay	RLA 2015	14/01011/OUT	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 2015-2020.	2
12 Patricia Gardens, Billericay	RLA 2015	14/00243/FULL	6	Planning permission has recently 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 2015-2020.	6
69 Church Street, Billericay	RLA 2015	14/00611/FULL	2	Planning permission has recently been granted for the demolition of the existing bungalow 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 2015-2020.	1
58 Laindon Road, Billericay	RLA 2015	14/00760/FULL	5	Planning permission has recently been granted for the demolition of the existing surgery 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 2015-2020.	5
181 Noak Hill Road, Billericay	RLA 2015	14/01291/FULL	2	Planning permission has recently been granted for the demolition of the existing dwelling	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2015-2020.	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				and construction of two units.			
41 Bedford Road, Laindon	RLA 2015	14/00273/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 2015-2020.	1
67 Great Ranton, Pitsea	RLA 2015	14/00923/FULL	1	Planning permission has recently been granted for the sub-division of one unit into two.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2015-2020.	1
15 Plumleys, Pitsea	RLA 2015	14/01196/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 2015-2020.	1
Bubbles, Station Road, Wickford	RLA 2015	14/00978/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 2015-2020.	1
The Anchorage, Buckwyns Chase, Billericay	RLA 2015	14/00223/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 2015-2020.	1
Gibraltar House, Gibraltar Walk, Wickford	RLA 2015	14/00876/FULL	17	Planning permission has recently been granted for the	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year	17

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				construction of seventeen units.		period 2015-2020.	
Lyons Butchers, 324 Southend Road, Wickford	RLA 2015	14/00727/FULL	-1	Planning permission has recently been granted the change of use of a flat to be used as part of a financial service (A2).	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2015-2020.	-1
The Ridings, Dunton Road, Billericay	RLA 2015	14/01336/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 2015-2020.	1
Trafford House, Station Way, Basildon	RLA 2015	14/01385/PACU	384	Prior approval for change of use from office to residential comprising three hundred and eighty four residential flats.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2015-2020.	384
11 East Square, Basildon	RLA 2015	14/01382/PACU	10	Prior approval for change of use from office to residential comprising ten residential flats.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2015-2020.	10
Land to the rear of Moby Dick, Church Road, Ramsden Bellhouse	RLA 2015	14/01067/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 2015-2020.	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
The Old Rectory, Church Road, Bowers Gifford	RLA 2015	14/01192/FULL	-1	Planning permission has recently been granted for the demolition of the Old Rectory & Garage.	The landowner still intends to knock down the building.	The Council are aware that the site will be brought forward in the five year period 2015-2020.	-1
Land adjacent to No.41 Alicia Avenue, Wickford	RLA 2015	15/00022/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 2015-2020.	1
3 Rectory Road, Pitsea	RLA 2015	15/00039/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 2015-2020.	2
20B High Street, Billericay	RLA 2015	15/00080/PACU	1	Prior approval for change of use from office to residential comprising one residential flat.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2015-2020.	1
Black Horse House, Bentalls, Basildon	RLA 2015	15/00227/PACU	28	Prior approval for change of use from office to residential comprising twenty eight residential flats.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2015-2020.	28
Laindon 14 and 14B, Basildon	RLA 2015	BAS/9003/85/O	112	Planning permission has been granted for the construction	The developer is building out the site.	Work has currently started on this phase of the site and the Council are aware	84

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				of one hundred and twelve units.		that the site will be built out in the five year period 2015-2020.	
The Wick, Phase 2, Wickford	RLA 2015	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 2015-2020.	20
The Wick, Phase 2B, Wickford	RLA 2015	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 2015-2020.	13
	TOTAL	1,935					

Appendix C: HELAA Sites 2015 and Town Centre Regeneration Schemes

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
Wickford Car Park, rear of High Street and Ladygate Centre	HELAA 2015	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 30-40% affordable housing provision; Wickford town centre regeneration is underway and therefore it is realistic to expect the site to be built out within the five year period 2015-2020.	90
Wickford market between market Road and Woodlands Road, Wickford	HELAA 2015	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 only considered to be marginally viable at 30% affordable housing provision. However the site is owned by the Council and it may be willing to bring the site forward on a marginally viable, subsidised basis as part of a regeneration scheme. It is realistic to expect	35

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
						this site to be built out within the five year period 2015-2020.	
Land at Market Avenue and Market Road, Wickford, including the swimming pool and 70-108 Market Avenue	HELAA 2015	SS0036	14	The site is on the edge of the town centre and is well related to services and facilities. The site has some existing housing located on it and a planning application for further residential development has been permitted.	The site was put forward as part of the Call for Sites process by the landowner.	Whilst the site is not considered to be viable at this time, the site is owned by the Council and it may be willing to bring the site forward on a marginally viable, subsidised basis as part of a regeneration scheme. It is realistic to expect this site to be built out within the five year period 2015-2020.	14
Open space between Radwinter Avenue and A132, The Wick, Wickford	HELAA 2015	SS0038	37	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	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 2015-2020.	37

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				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.			
Land south and north of Barn Hall, Wickford	HELAA 2015	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 need to provide for the loss of Barn Hall Area of Special Reserve and limits the potential amount of	The site was put forward as part of the Call for Sites process by the landowner.	The site is now viable, based on 30% - 40% affordable housing provision, It is realistic to expect this site to be built out within the five year period 2015-2020.	90

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				development that would be accommodated on this site.			
Land east of Pound Lane, Laindon	HELAA 2015	SS0064	20	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.	The site is now viable, based on 30% - 40% affordable housing provision, It is realistic to expect this site to be built out within the five year period 2015-2020.	19
Land at Laindon Link, South West of Roundacre	HELAA 2015	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 2015-2020.	30
Open Space and garages at rear of 1-53 Paprills, 318-334 Great Gregorie and 156-184 The Knares, Lee Chapel South	HELAA 2015	SS0069	16	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	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 2015-2020.	16

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
Land North of Nethermayne, South of 35 Toucan Way, Basildon	HELAA 2015	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 2015-2020.	13
Cherrydown West / Ashdon Way Car Park	HELAA 2015	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% - 36% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2015-2020.	80
Land opposite 54-84 Audley Way	HELAA 2015	SS0082	9	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.	The site is viable based on 30% - 36% affordable housing provision. It is realistic to expect this site to be built	9

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
						out within the five year period 2015-2020.	
Open Space and garages at rear of 2-12 Priors Close, 94-114 Pinmill and 442-510 Long Riding, Barstable	HELAA 2015	SS0087	8	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.	The site is viable based on 30% - 36% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2015-2020.	8
Open Space rear of 8-34 Codenham Straight and rear of 40-66 Codenham Green, Kingswood	HELAA 2015	SS0088	7	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.	The site is viable based on 30% - 36% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2015-2020.	7
Open Space rear of 2-28 Wynters and rear of 1-17 Codenham Straight, Kingswood	HELAA 2015	SS0089	6	Site is within the urban area and close to services and facilities, and close proximity to Basildon Station / 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% - 36% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2015-2020.	6
Basildon Integrated Support	HELAA 2015	SS0090	16	Within an urban area and has no	The site was put forward as part of the Call for Sites	The site is viable based on 30% - 40% affordable	16

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
Service, High Road, Landon Hills				constraints that cannot be overcome.	process by the landowner.	housing provision. It is realistic to expect this site to be built out within the five year period 2015-2020.	
Land at corner of Mandeville Way and West Mayne/North of 75-92 Menzies Avenue, Landon	HELAA 2015	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 30-40% affordable housing provision. Whilst there is a woodland TPO constraint to overcome, it is realistic to expect the site to be built out within the five year period 2015-2020	12
Land north of Church Hill, Landon	HELAA 2015	SS0101	266	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 2015-2020.	50
Ashleigh Centre and Fryerns Library, Whitmore Way	HELAA 2015	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% - 40% affordable housing provision. It is realistic to expect this site to be built	35

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
						out within the five year period 2015-2020.	
Land at Long Riding, north of Napier Close, Barstable	HELAA 2015	SS0107	85	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% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2015-2020.	30
Open Space opposite 113-151 Church Road and South of Fairhouse County Primary School, Vange	HELAA 2015	SS0108	45	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.	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 2015-2020.	25
Open Space rear of 1-47 Goldings Crescent and between 8 and 10 Moss Drive, Vange, Basildon	HELAA 2015	SS0113	13	Site is within the urban area with good transport links 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 not considered to be viable at this time, the site is owned by the Council and it may be willing to bring the site forward on a marginally viable, subsidised basis as part of a regeneration	13

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
						scheme. It is realistic to expect this site to be built out within the five year period 2015-2020.	
Open Space North West of Reyedene CP School, Ryedene, Vange, Basildon	HELAA 2015	SS0114	13	Site is within the urban area with good transport links and close to services and facilities.	The site was put forward as part of the Call for Sites process by the landowner.	The Site is viable based on 30% - 36% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2015-2020.	13
Open Space to the rear of 22-30 The Fold and opposite 24-30 Honeypot Lane, Fryerns	HELAA 2015	SS0139	5	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% - 36% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2015-2020.	5
Land North of 36 Popes Crescent, Pitsea	HELAA 2015	SS0150	12	Site is within the urban area with good transport links and close to town centre services and facilities.	The site was put forward as part of the Call for Sites process by the landowner.	The Site is viable based on 30% - 36% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2015-2020.	12

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
Land west of Youth and Community Centre, Church Park Road	HELAA 2015	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 2015-2020.	5
The Wickford Education Centre, Aldemey Gardens, Wickford	HELAA 2015	SS0164	43	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.	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 2015-2020.	43
Land adjacent to Nevendon Road (A132), East of Sutcliffe Close, to the north of Champion Close	HELAA 2015	SS0166	20	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 2015-2020.	20
Open Space, Community Hall and Garages, r/o 3-83 Langham	HELAA 2015	SS0168	15	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.	The site is viable based on 30% - 40% affordable housing provision. It is realistic to expect this site to be built	15

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
Crescent, Great Burstead						out within the five year period 2015-2020.	
Open Space opposite 40-68 Wickhay, Lee Chapel North	HELAA 2015	SS0171	8	Site is within the urban area with good transport links and close to services and facilities.	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 2015-2020.	8
Land in front of and including Park Lodge Neighbourhood Shopping Area, Wickford	HELAA 2015	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 2015-2020.	13
Wickford Memorial Park Community Hall and Car Park, Rettendon View	HELAA 2015	SS0206	11	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.	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 2015-2020.	11
Car Park, Station Way, Basildon	HELAA 2015	SS0522	13	The site is situated within the town centre and is within an	The site was put forward as part of the Call for Sites	The site is viable based on 30% - 40% affordable	13

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				adequate proximity of local services. There are no constraints that make the site unsuitable for housing.	process by the landowner.	housing provision. It is realistic to expect this site to be built out within the five year period 2015-2020.	
Dunroamin / The Bungalow, Gardiners Close, Basildon	HELAA 2015	SS0577	15	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.	The site is viable based on 30% affordable housing provision only. However, it is likely to expect this site to be built out within the five year period 2015-2020.	15
Basildon Lodge, Gardiners Close, Basildon	HELAA 2015	SS0579	16	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.	The site is viable based on 30% affordable housing provision only. However, it is likely to expect this site to be built out within the five year period 2015-2020.	16

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
Mount Lodge, Gardiners Close, Basildon	HELAA 2015	SS0582	6	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.	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 2015-2020.	6
						TOTAL (HELAA)	830
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.	250
Laindon Town Centre	Town Centre Regeneration	Laindon TC	100	The site is situated within the Laindon town centre and is within an adequate proximity of local services. The site is part of the Laindon town centre regeneration which is coming forward in phases.	The area forms part of the Laindon town centre regeneration scheme, in which most landowners are willing to regenerate the town centre.	With a new landowner for most of the site it is realistic to expect at least half of the site to be built out during the period 2015-2020	50
Wickford Town Centre	Town Centre Regeneration	Wickford TC	15	The site is situated within the Wickford town	The area forms part of the Wickford town	Regeneration Schemes are starting	15

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2015-2020
				centre and is within an adequate proximity of local services. The site is part of the Wickford town centre regeneration which is coming forward in phases.	centre regeneration scheme, in which landowners are willing to regenerate the town centre.	to come forward in Wickford town centre and it is realistic to expect these units to be built in the five year period 2015-2020.	
						TOTAL (TCs)	315