



**Basildon Borough Council
Five Year Land Supply Report
(2016-2021)**

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THE 5 YEAR HOUSING SUPPLY REQUIREMENT

PART A: Past Housing Requirement

- 1.1 The National Planning Policy Framework (NPPF) states 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assessed needs for the Borough, Planning Practice Guidance (PPG) states that *“Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints. Where there is no robust recent assessment of full housing needs, the household projections published by the Department for Communities and Local Government should be used as the starting point, but the weight given to these should take account of the fact that they have not been tested (which could evidence a different housing requirement to the projection, for example because past events that affect the projection are unlikely to occur again or because of market signals) or moderated against relevant constraints (for example environmental or infrastructure)”*.
- 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 2014 Office of National Statistics Sub National Population Projections (SNPP) as a baseline, and were published in May 2016. This methodology is in accordance with the NPPF and national planning policy guidance. The CLG Household Projections recommend the delivery of 750 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 2014. As a result the consequences of any previous shortfall in delivery against the former Regional Spatial Strategy target (the last target subject to independent examination and testing) 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 2014, with any shortfall in delivery prior to that date removed from the calculation.
- 1.4 Since 2014, the Borough should have delivered 1,500 new homes to meet its housing target.

Summary: 750 dwellings x 2 years (2014-2016) = 1,500

PART B: Completions

- 1.5 Since 2014, a total of 1,494 dwellings have been delivered within Basildon Borough, as set out in *Appendix A*.

Summary: 1,494 dwellings

PART C: Shortfall (This will be the last 2 years performance against the 750 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 6 dwellings against the target. 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: 1,500 dwellings minus 1,494 dwellings = 6 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 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. The SHMA was published in May 2016.
- 1.9 The SHMA 2016 shows an OAN requirement of between 763 – 837 dwellings per annum. This is a minimum of 763 for a target of 15,260. The SHMA has however been calculated using the previous sub-national population projections from 2012 (which were the most up to date when it was prepared) and has not yet been independently examined in any plans in the South Essex Housing Market Area. In addition, the SHMA is being updated, for publication in 2017, to recalibrate it against the 2014 projections as required by the Planning Practice Guidance and account for the new South Essex

Economic Development Needs Assessment. Therefore, the SHMA 2016 OAN will not be used as the baseline to update this year's Basildon Borough Five Year Land Supply.

- 1.10 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 2014 based CLG Household Projections were published in May 2016 and identify a need for around 750 homes per annum in Basildon Borough for the period 2014 to 2034 (15,000 homes). In the period from 2016 to 2021, there is therefore a requirement for sufficient land to be made available to accommodate 3,750 homes. This does not include the shortfall calculated separately under part C.

Summary: 750 dwellings x 5 years = 3,750 dwellings

PART E: The 20% buffer

- 1.11 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 (Appendix B), 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 = 750 x 5 years / 20% = 750 dwellings

PART F: Total Five Year Housing Requirement

- 1.12 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.

- 1.13 6 dwellings + 3,750 dwellings + 750 dwellings = **4,506 dwellings**

Summary: 4,506 / 5 years = 901 dwellings per annum

Housing Supply

PART G: Supply for Five Years

1.14 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”...*

1.15 Footnote 11 provides further information to paragraph 47:

1.16 *“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 scrutinise and demonstrate that the five year land supply is based on robust deliverable sites.
- 1.19 This has included the application of a standard formula to assess the build rates and the lead in times for all sites that are capable of contributing to the five year supply in the Basildon Borough. The assumptions for build rates and lead-in times applied by the Council is shown in Table 1 below. The formula has been developed using various evidence available to the Council, including a specific analysis of historical build rates within the Borough. The formula has been applied to all sites currently under construction, sites that have full planning permission and sites with outline planning permission.
- 1.20 The formula has also been applied to some of the sites that are considered to be suitable, available, or achievable that are part of the most up to date Housing and Economic Land Availability Assessment (HELAA). However, some of the sites which have been considered to meet these criteria could only come forward as a result of releasing Green Belt land as part of the site allocation process in the emerging Local Plan. As the Council is not scheduled to adopt the emerging Local Plan until 2018, for the purposes of the five year land supply, the approach used has been to split the suitable, available and achievable sites contained within the HELAA into two categories (unconstrained supply and constrained supply) to ensure only those sites which are deliverable within a five year period contribute to the Council's housing supply.
- 1.21 The first category of HELAA sites are considered to be deliverable now, and capable of contributing to the five year supply as they are situated within the existing urban area and hence do not require a policy change (i.e. Green Belt release) through the adoption of the Local Plan to allow them to come forward.
- 1.22 The second category of HELAA sites are taken from the emerging Local Plan's proposed strategic housing allocations and are not included in the quantum of housing land supply expected to come forward within the next five years. These have been placed outside the five year housing supply period, as they are not considered to be able to be relied upon and therefore deliverable until the policy changes are decided by the Local Plan.

Table 1: Build rates and lead-in times

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

Supply for Five Years

- 1.23 At 31st March 2016, the Residential Land Availability (RLA) showed a total of **2,958** 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 1,117 dwellings (38%) were then removed from the five year land supply, as there remained uncertainty as to whether these sites would 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.
- 1.24 Sites that contribute to supply for the next five years (2016-2021) are set out in Appendix B and C. The supply can be demonstrated by sites that are either have deliverable planning consents already in place, deliverable Housing & Employment Land Availability Assessment sites and known Town Centre regeneration programme sites.

(1) Planning Consents = 1,841 dwellings

(2) HELAA Sites = 801 dwellings

(3) Town Centre Regeneration = 315 dwellings

Summary: Total Supply = 2,957 dwellings

PART H: Conclusion

- 1.25 The current total supply of housing for the next five years is therefore 2,957 dwellings. This represents 66% of the total housing required over the same period (4,506) and indicates that there is currently a shortfall in the Borough's housing land supply.

$$\mathbf{2,957 \text{ dwellings} / 4,506 \text{ dwellings} \times 100 = 66\%}$$

- 1.26 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 3.3 years' worth of deliverable housing supply in Basildon Borough i.e. there is a shortfall of 1.7 years or 1,549 homes.

2,957 dwellings / 901 dwellings per annum = 3.3 years supply

Table 2: Summary of Five Year Land Supply

Part	Stages	Dwellings	Calculation	Notes
A	Past Housing Requirement	1,500		
B	Completions	1,494		
C	Shortfall (2014 – 2016)	6	(A-B)	
D	Future Housing Requirement	3,750		2014 Based CLG Household Projections
E	Buffer	750		20% Buffer assumed due to persistent under-delivery in the past
F	<i>Total 5 Year Land Supply Requirement</i>	4,506	(C+D+E)	
G1	Supply in Planning Consents	1,841		There are planning consents for an outstanding 2,958 dwellings, which make up the entire RLA
G2	Supply from HELAA	801		
G3	Supply from Town Centre Regeneration	315		
G	Total Supply	2,957	(G1+G2+G3)	
H	Five Year Housing Land Supply	66% or 3.3 years	(G/F x 100)	

Appendix A: Net Completions from 2014

Years	Net Completions
April 2014-March 2015	678
April 2015-March 2016	816
Total	1,494

Appendix B: Past delivery

Years	Net Completions
April 2010 - March 2011	172
April 2011 - March 2012	700
April 2012 - March 2013	622
April 2013 - March 2014	119

Appendix B: Residential Land Availability 2016

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
40 Trindehay	RLA 2015	00/00643/FULL	3	Planning permission has been granted for three units.	Work has started on the site. The developer still intends to build out the site.	Demolition of the shop has taken place. The Council are aware that the site will be built in the five year period 2016-2021.	3
221 Pound Lane	RLA 2015	01/00728/FULL	2	Planning permission has been granted for two units.	Work has started on the site. The developer still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2016-2021.	2
North Twinstead	RLA 2015	03/00443/FULL	65	Planning permission has been granted on this site for sixty five units.	Sixty Three 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 two units within the five year period 2016-2021.	2
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 2016-2021.	121
3-31 Runwell Road, Wickford	RLA 2015	06/00001/FULL	84	Planning permission has been granted for eighty four units.	The developer still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2016-2021.	84
Madley Lodge, 304 London Road, Wickford.	RLA 2015	06/00244/FULL	8	Planning permission has been granted for eight units	The developer still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2016-2021.	8
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 some of the site will be built in the five year period 2016-2021.	200

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
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 2016-2021.	75
7 Tenterfields, Pitsea	RLA 2015	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 2016-2021.	5
64 London Road, Wickford	RLA 2015	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 2016-2021.	8
61 Station Avenue, Wickford.	RLA 2015	10/00726/EXTBAS	6	Planning permission has been granted for 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 site to be built out in the five year plan period 2016-2021.	6
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 2016-2021.	6
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 2016-2021	-1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
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 2016-2021.	10
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 2016-2021.	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 2016-2021.	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 2016-2021.	2
Dunton Fields, Southend Arterial Road, Dunton, Basildon	RLA 2015	12/00951/FULL	127	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 Council are aware that the remaining nine units will be built in the five year period 2016-2021.	9
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 2016-2021.	3
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 2016-2021.	1
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 2016-2021.	1
533 Crays Hill, Basildon	RLA 2015	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 2016-2021.	2
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 2016-2021.	4

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
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 2016-2021.	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 2016-2021.	5
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 2016-2021.	3
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 2016-2021.	1
1 Bruce Grove Shotgate, Wickford Essex SS11 8BT	RLA 2015	13/00372/OUT	49	Planning permission has been granted for forty five units.	The landowner still intends to build out the site.	The Council are aware that some of the site will be built in the five year period 2016-2021.	40
Land North of Twinstead, Wickford	RLA 2015	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 2016-2021.	7
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 2016-2021.	20
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 2016-2021.	1
Land to the East of Ballards Walk	RLA 2015	13/00764/OUT	110	Planning permission has been granted for the construction of one hundred and thirty five units (110 Market and 25 Affordable)	Construction has started, The developer still intends to build out the site.	Construction has started. The Council are aware that the site will be built in the five year period 2016-2021	110
Land to the East of Ballards Walk	RLA 2016	13/00764/OUT	25	Planning permission has been granted for the construction of one hundred and thirty five units (110 Market and 25 Affordable)	Construction has started, The developer still intends to build out the site.	Construction has started. The Council are aware that the site will be built in the five year period 2016-2022	25

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
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 still intends to build 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 2016-2021.	39
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 2016-2021.	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 2016-2021.	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 2016-2021.	2
Land at Fallowfield Grays Avenue Langdon Hills Basildon SS16 5LP	RLA 2015	13/01108/FULL	2	Planning permission has been granted for 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 2016-2021.	2
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 2016-2021.	3
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 2016-2021	1
90 Railway Approach, Laindon Essex SS15 6JT	RLA 2015	13/01219/FULL	5	Planning permission has been granted for five units.			4
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 2016-2021.	10

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
Elm Cottage, Laindon Common Road, Little Burstead, 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 2016-2021.	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 2016-2021.	1
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 2016-2021.	1
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 2016-2021.	1
93 Pound Lane, Laindon	RLA 2015	14/00312/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 2016-2021.	1
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 2016-2021.	1
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 2016-2021.	1
16 Hillside Road, Billericay	RLA 2015	14/00680/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 2016-2021.	3
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 2016-2021.	1
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 2016-2021.	-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 2016-2021.	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
58 Laidon 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 2016-2021.	5
67 Great Ranton, Pitsea	RLA 2015	14/00923/FULL	2	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 2016-2021.	1
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 2016-2021.	6
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 2016-2021	1
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 2016-2021.	2
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 2016-2021.	3
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 2016-2021.	-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 2016-2021.	1
181 Noak Hill Road, Billericay	RLA 2015	14/01291/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 2016-2021.	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 2016-2021.	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 2016-2021.	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
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 developer is building out the site.	This is a prior approval, part of the site is complete and the rest is at an advanced stage. The Council are aware that the site will be built in the five year period 2016-2021.	210
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 2016-2021.	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 2016-2021.	2
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 2016-2021.	28
Laindon 14 and 14B, Basildon	RLA 2015	BAS/9003/85/O	112	Planning permission has been granted for the construction of one hundred and twelve 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 2016-2021.	84
Dunton Fields, Southend Arterial Road Dunton, Basildon	RLA 2016	13/00840/REM	98	Planning permission has been granted for ninety eight 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 2016-2021.	24
16 Scrub Rise Billericay Essex CM12 9PG	RLA 2016	13/01286/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 the five year period 2016-2021.	1
The Bull London Road Pitsea Basildon SS13 2DD	RLA 2016	14/00041/FULL	21	Planning permission has been granted for twenty 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 2016-2021.	21

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
The Bull London Road Pitsea Basildon SS13 2DD	RLA 2016	14/00041/FULL	3	Planning permission has been granted for 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 2016-2021.	3
Dunton Fields, Southend Arterial Road Dunton, Basildon	RLA 2016	14/01405/REM	163	Reserved matters application for phase three to deliver one hundred and sixty 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 2016-2021.	163
Willows Barn Clock House Road Little Burstead Billericay Essex CM12 9ST	RLA 2016	14/01495/FULL	1	Planning permission has been granted for 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 2016-2021.	1
16 Orchard Avenue Billericay Essex CM12 0SB	RLA 2016	15/00086/FULL	1	Planning permission has been granted for 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 2016-2021.	1
204 Norsey Road Billericay Essex CM11 1DB	RLA 2016	15/00188/FULL	2	Planning permission has been granted for 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 2016-2021.	1
Formerly Tower Radio High Road Vange Essex SS16 4TG	RLA 2016	15/00189/FULL	10	Planning permission has been granted for ten 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 2016-2021.	10
Land Adjacent To Dengayne Basildon Essex	RLA 2016	15/00385/FULL	5	Planning permission has been granted for 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 2016-2021.	5
Land Adjacent To 124 Chesterford Green	RLA 2016	15/00395/FULL	1	Planning permission has been granted for 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 2016-2021.	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
Basildon Essex							
55 Edinburgh Way Pitsea Basildon SS13 3RL	RLA 2016	15/00464/FULL	1	Planning permission has been granted for 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 2016-2021.	1
2 Sun Street Billericay Essex CM12 9LN	RLA 2016	15/00465/FULL	13	Planning permission has been granted for thirteen 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 2016-2021.	13
185 Swan Lane Wickford Essex SS11 7DJ	RLA 2016	15/00549/FULL	2	Planning permission has been granted for 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 2016-2021.	1
Barn Farm Cranfield Park Road Wickford Essex SS12 9ES	RLA 2016	15/00554/FULL	4	Planning permission has been granted for 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 2016-2021.	4
Northgate House High Pavement Basildon Essex SS14 1EA	RLA 2016	15/00611/PACU	87	Planning permission has been granted for eighty 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 2016-2021.	87
Kelting House Southernhay Basildon Essex SS14 1EQ	RLA 2016	15/00641/PACU	50	Planning permission has been granted for fifty 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 2016-2021.	50
21 Cavell Road Billericay Essex CM11 2HR	RLA 2016	15/00731/FULL	6	Planning permission has been granted for 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 2016-2021.	5

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
Land At Nether Mayne Kingswood Basildon Essex SS16 5NL	RLA 2016	15/00734/REM	181	Reserved Matters has recently been granted for the construction of one hundred and eighty one units.	The landowner still intends to build out the site.	This is the 1st phase and the Council are aware that the phase will be built in the five year period 2016-2021.	181
1 Fairview Billericay Essex CM12 9QF	RLA 2016	15/00750/FULL	1	Planning permission has been granted for 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 2016-2021.	1
234 Perry Street Billericay Essex CM12 0QN	RLA 2016	15/00781/FULL	2	Planning permission has been granted for 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 2016-2021.	1
Land Adjacent To No. 41 Alicia Avenue Wickford Essex	RLA 2016	15/00791/FULL	1	Planning permission has been granted for 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 2016-2021.	1
14 Quendon Road Basildon Essex SS14 3PD	RLA 2016	15/00819/FULL	4	Planning permission has been granted for 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 2016-2021.	4
46 Rosslyn Road Billericay Essex CM12 9JN	RLA 2016	15/00846/FULL	1	Planning permission has been granted for 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 2016-2021.	1
Broadway House 1 - 7 The Broadway Wickford Essex	RLA 2016	15/00921/PACU	16	Planning permission has been granted for sixteen 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 2016-2021.	16
Oak Lodge Buckwys Chase Billericay Essex CM12 0TN	RLA 2016	15/00948/FULL	1	Planning permission has been granted for 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 2016-2021.	1
30 Frithwood Lane Billericay	RLA 2016	15/00961/FULL	2	Planning permission has been granted for 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 2016-2021.	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
Essex CM12 9PJ							
9 Stock Road Billericay Essex CM12 0AD	RLA 2016	15/00971/FULL	5	Planning permission has been granted for 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 2016-2021.	4
Willowdale Centre High Street Wickford Essex SS12 0RA	RLA 2016	15/01028/FULL	7	Planning permission has been granted for 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 2016-2021.	7
14 Chapel Street Billericay Essex CM12 9LU	RLA 2016	15/01066/FULL	2	Planning permission has been granted for 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 2016-2021.	2
Rettendon Gardens Garages Rettendon Gardens Wickford Essex SS11 7ES	RLA 2016	15/01098/FULL	3	Planning permission has been granted for 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 2016-2021.	3
Garages South Of No. 70 Victoria Road Laindon Essex	RLA 2016	15/01116/FULL	4	Planning permission has been granted for 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 2016-2021.	4
22 Roberts Road Laindon Basildon SS15 6AY	RLA 2016	15/01179/FULL	9	Planning permission has been granted for nine 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 2016-2021.	9
166 Rectory Road Pitsea Essex SS13 2AN	RLA 2016	15/01180/FULL	2	Planning permission has been granted for 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 2016-2021.	2
10A Grange Road Billericay Essex CM11 2RB	RLA 2016	15/01228/FULL	2	Planning permission has been granted for 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 2016-2021.	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
Riverview London Road Wickford Essex SS12 0FE	RLA 2016	15/01310/FULL	5	Planning permission has been granted for 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 2016-2021.	5
Junction Of Pound Lane Osborne Road Bowers Gifford Basildon Essex	RLA 2016	15/01414/FULL	1	Planning permission has been granted for 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 2016-2021.	1
Independent House Radford Business Centre Radford Way Billericay Essex CM12 0BZ	RLA 2016	15/01456/PACU	8	Planning permission has been granted for eight 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 2016-2021.	8
43 Crown Road Billericay Essex CM11 2AD	RLA 2016	15/01572/FULL	1	Planning permission has been granted for 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 2016-2021.	1
The Icon Southernhay Basildon Essex SS14 1FG	RLA 2016	16/00031/FULL	6	Planning permission has been granted for 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 2016-2021.	6
						Total Planning Consents	1841

Appendix C: Town Centre Regeneration Schemes

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
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 within the five year period 2014-2019.	<u>250</u>
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 some of the site to be built out during the period 2016-2021	50
Wickford Town Centre	Town Centre Regeneration	Wickford TC	15	The site is situated within the Wickford town 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.	The area forms part of the Wickford town centre regeneration scheme, in which landowners are willing to regenerate the town centre.	Regeneration Schemes are starting to come forward in Wickford town centre and it is realistic to expect these units to be built in the five year period 2016-2021.	15
						Town Centre Regeneration	315

Appendix D: HELAA Sites 2016

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
Land North of Mayflower House, Heath Close, Billericay	HELAA 2016	SS0005	6	Site is within the urban area and close to services and facilities and does not have any physical constraints that would restrict housing development on the land.	The site has been carried forward as an expired permission which established the principle for development. The landowners consent was obtained for the previous permissions.	The site has been carried forward as an expired permission which established the principle for development. The landowners consent was obtained for the previous permissions.	6
Wickford Car Park, rear of High Street and Ladygate Centre	HELAA 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 30-40% 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 2016-2021.	60
Wickford market between market Road and Woodlands Road, Wickford	HELAA 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, 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 the site to be built out within the five year period 2016-2021.	35

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
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 2016-2021.	14
Land south and north of Barn Hall, Wickford	HELAA 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 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.	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 2016-2021.	60
Land east of Pound Lane, Laindon	HELAA 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.	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 2016-2021.	19
Land at Laindon Link, South West of Roundacre	HELAA 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 2016-2021.	30

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
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 2016-2021.	16
Land North of Nethermayne, South of 35 Toucan Way, Basildon	HELAA 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 2016-2021.	13
Cherrydown West / Ashdon Way Car Park	HELAA 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% - 36% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2016-2021.	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 out within the five year period 2016-2021.	9
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 2016-2021.	8

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
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 2016-2021.	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 2016-2021.	6
Basildon Integrated Support Service, High Road, Landon Hills	HELAA 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 2016-2021.	16
Land at corner of Mandeville Way and West Mayne/North of 75-92 Menzies Avenue, Landon	HELAA 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 30-40% 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 2016-2021	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 2016-2021.	75

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
Ashleigh Centre and Fryerns Library, Whitmore Way	HELAA 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% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2016-2021.	35
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 2016-2021.	55
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 2016-2021.	45
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 scheme. It is realistic to expect this site to be built out within the five year period 2016-2021.	13
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 2016-2021.	13

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
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 2016-2021.	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 2016-2021.	12
Land west of Youth and Community Centre, Church Park Road	HELAA 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 2016-2021.	5
The Wickford Education Centre, Aldemey Gardens, Wickford	HELAA 2014	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 2016-2021.	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 2016-2021.	20

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2016-2021
Open Space, Community Hall and Garages, r/o 3-83 Langham Crescent, Great Burstead	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 out within the five year period 2016-2021.	15
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 2016-2021.	8
Land in front of and including Park Lodge Neighbourhood Shopping Area, Wickford	HELAA 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 2016-2021.	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 2016-2021.	11
Car Park, Station Way, Basildon	HELAA 2014	SS0522	13	The site is situated within the town centre and is within an adequate proximity of local services. There are no constraints that make the site unsuitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 30% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2016-2021.	13
Land North of Dry Street, Basildon	HELAA2016	SS0655	29	There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	Site is within the urban area and the site lies adjacent to a site that has just been granted planning permission	29
						Total HELAA Sites	801

