

SOUTHEND-ON-SEA BOROUGH COUNCIL

**SOUTHEND-ON-SEA
ANNUAL MONITORING REPORT
(SAMR)**

2017

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Executive Summary

This Annual Monitoring Report is for the period 1 April 2016 to 31 March 2017. The main purpose of the Southend AMR is to set out information on the implementation of the Council's Local Development Scheme (LDS) and to review the progress and effectiveness of existing policies and targets.

Local Plan

The Southend Local Development Scheme sets out the key stages of preparation of the emerging Development Plan Documents (DPDs), including that of a new borough wide Southend Local Plan, together with detail of all adopted DPDs. Commentary is provided within section 3.

Monitoring Regeneration and Growth

Business Development and Jobs

Data suggests that the economic downturn in 2008 had a detrimental impact on employment in Southend. The number of jobs within Southend saw a decline, however in recent monitoring years job numbers in Southend have been increasing, and in 2017 were higher than 2008 levels. The Total count of active enterprises is at an all-time high since 2004 so Gross Value Added (GVA – which measures the contribution to the economy of each individual producer, industry or sector) is still increasing as in previous years.

Since unemployment peaked during February and March 2012 with 5.2% of working aged residents claiming job seekers allowance, the number of people claiming has reduced, following national trends, although there was a slight rise in March 2017 (also reflected nationally). Economic participation rates witnessed a significant recovery between 2014 and 2016, reversing the decline seen in Southend since 2006, and have dropped slightly since their peak in 2016.

Figures show there has been a net loss in employment land (B1 to B8 uses) across the borough during 2016/17, and outstanding planning permissions would result in a further loss of employment land.

Transport

The Council was awarded a number of key funding sources in 2016/17 to help support the delivery of a programme of transport projects. These include: Local Growth Fund – during 2016/17 the Council received £2.4m (from the £4.3m grant) from the South East Local Enterprise Partnership to commence construction for Phase 2 of the A127 Kent Elms Junction, a £0.3m grant for A127 Essential Bridge and Highway Maintenance to support the A127 Kent Elms Junction improvement, and the Southend Central Area Transport Scheme (S-CATS) received £1m in 2016/17.

Housing

There were 480 net dwelling completions in the Borough during 2016/17, a substantial increase on the previous monitoring year. Despite the drop in completions during 2009 and 2011, on average 329 net additional dwellings have been built per annum since 2001, which is slightly above the Core Strategy phased average of 325 net additional dwellings per annum.

Five year supply

The NPPF requires planning authorities to be able to demonstrate a five year supply of housing plus an additional 5%.

The Core Strategy phased housing requirement for the next 5 year period (2017 to 2022) is 1,565. An additional 5% would equate to 1,643.

The implementation of all outstanding residential planning permissions would result in an additional 2,739 net additional dwellings, of which 2,219 are predicted to be delivered in the next five years, which is in excess of the 5 year housing supply target + 5% of 1,643.

Past performance and delivery of windfall sites indicates that a windfall allowance of 416 can be applied to the housing delivery in Southend for the next 5 year period, resulting in a supply of 2,635 net additional dwellings, providing sufficient supply of housing to meet the Core Strategy target. This information demonstrates that Southend has a good supply of readily available housing sites to meet a five year housing supply and beyond.

5 Year Land Supply Planning Permissions and identified Windfall

According to the above results an **8.42** year housing land supply can be demonstrated for Southend. $[2,635 / (1,565/5) = 8.42]$.

Applying the 5% buffer to the housing target results in an **8.02** year housing land supply $[2,635 / (1,643/5) = 8.02]$

Further, there are a number of sites being brought forward by the Southend Central Area Action Plan (SCAAP) that currently do not have planning permission and are considered to be deliverable at least in part by 2021. These include SHLAA sites CON058,

CON127, CON128, CON129. The delivery of all these sites results in an additional 820 dwellings by 2021 and added to the planning permissions and identified windfall set out above results in a supply of 3,455 net additional dwellings.

5 Year Land Supply Planning Permissions, identified Windfall and SCAAP Sites

11 year housing land supply can be demonstrated for Southend. [3,455/ (1,565/5) = 11.04].

*Applying the 5% buffer to the housing target results in a **10.5** year housing land supply [3,455/ (1643/5) = 10.51]*

99.58% of dwelling completions during the monitoring year have been provided on previously developed land.

There were 95 affordable homes completed within the Borough during the monitoring year. Please note that the number of affordable homes reported in the AMR and those reported by the Council's housing department and submitted to government differ due to the method of monitoring. The Housing Department count a home as complete once it is habitable and the Planning Department count a dwelling as complete once a roof is in place. This subsequently means that the annual figures do not always align.

During the monitoring year, the ratio between the completions of flats and houses was 74% and 26% respectively, the proportion of houses being delivered has increased from the previous monitoring year from 17% to 26%.

The location of dwelling completions remains similar to previous years, the majority of development has still taken place within the Town Centre (Milton, Victoria and Kursaal Wards) and Shoeburyness. This is in line with the Core Strategy spatial strategy.

1. Introduction

This AMR monitors the period 1st April 2016 to 31st March 2017. The report on the progress of the LDS and specific elements of local plan preparation has been written to be as up-to-date as possible for the monitoring year.

The Localism Act (section 113) outlines that local planning authorities must publish a monitoring report annually. The local planning authority is no longer required to send a report to the Secretary of State. The main purpose of the Southend AMR is to set out information on the implementation of the Council's Local Development Scheme (LDS) and to review the progress and effectiveness of existing policies and targets.

Regulation 34 The Town and Country Planning (Local Planning) (England)¹ Regulations 2012 prescribes the minimum information to be included in monitoring reports, including net additional dwellings, net additional affordable dwellings, Community Infrastructure Levy receipts, the number of neighbourhood plans that have been adopted, and action taken under the duty to co-operate.

Monitoring is an essential element of the 'Plan, Monitor and Manage' approach to policy making. With its focus on the delivery of sustainable development and sustainable communities monitoring is important in the planning system in providing a check on whether those aims are being achieved. A monitoring framework was prepared for the first annual monitoring report in 2004/2005 and has been used to produce all subsequent AMRs. It uses measureable indicators to help assess progress towards the aims and targets set out in the emerging Local Planning Framework, local saved policies and relevant national policy. Southend adopted its Core Strategy DPD in 2007 which contains clear targets to assist the monitoring process.

The document is laid out in 5 sections, namely:

- Section 1** - Provides an introduction to the report setting out its purpose;
- Section 2** - Examines the context for the AMR including key characteristics of the Borough, key issues, challenges and opportunities relating to development in Southend that have arisen over recent years, and the consequent emerging strategic and local priorities for the period to 2021.
- Section 3** - Discusses progress on the plan preparation in relation to existing and emerging national, regional, sub-regional and local plans. This includes an assessment of implementation to date of the Council's Local Development Scheme (LDS), specifically its programme and timetable for preparation of Development Plan Documents and Area Action Plans.
- Section 4** - Details monitoring of progress towards regeneration and growth through the provision of, and commentary on, data and other information on a range of key indicators. In particular, data on jobs and business development, transport, local services (retail, office, leisure and open space) and housing are looked at in some detail, together with information on minerals and waste, flood protection and water quality, biodiversity, renewable energy, and gypsies and travellers. Finally, changes with regard to key contextual indicators on unemployment, gross value added (GVA) per head and gross weekly pay are examined. Within each section, a conclusion is provided, discussing Southend's progress towards regeneration and growth.

During 2016-17 the Council has not:

- i) made a neighbourhood development order nor received an application to designate a Neighbourhood Area under the Neighbourhood Planning Regulations 2012;

The Council has during 2016-17:

- ii) prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010².

A statement relating to Southend Borough Council's duty to co-operate will be produced separately to this report.

¹The Town and Country Planning (Local Planning) (England) Regulations 2012 <http://www.legislation.gov.uk/ukxi/2012/767/regulation/34/made>

² Community Infrastructure Levy Annual Financial Report 2016/17 http://www.southend.gov.uk/downloads/file/4938/cil_-_annual_financial_report_201617

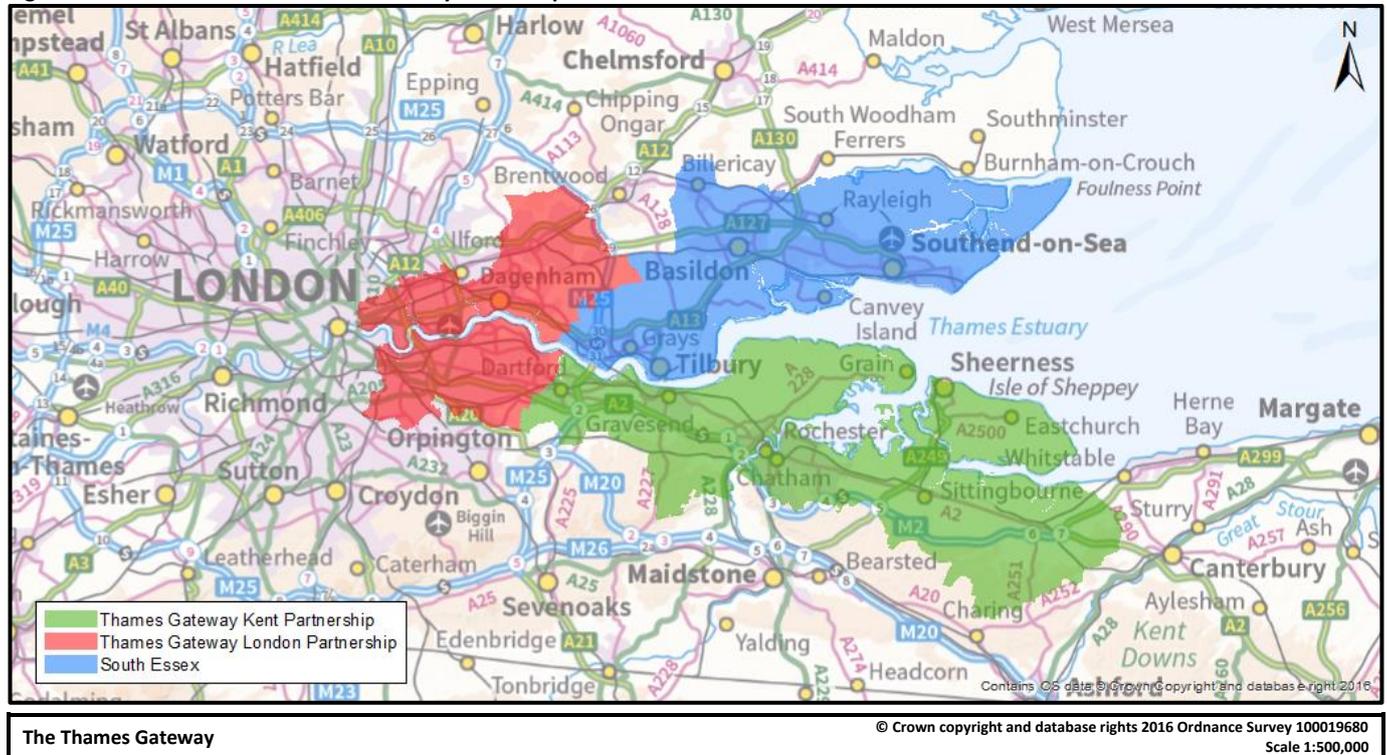
2. Context

2.1 Key Contextual Characteristics

Location

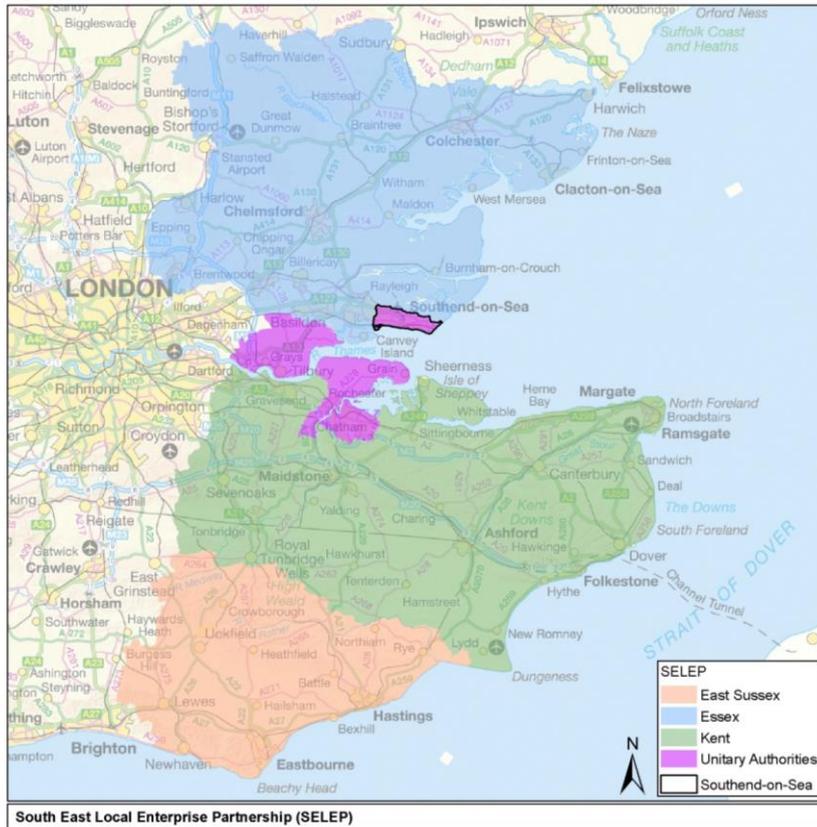
The unitary authority of Southend on Sea lies within the Thames Gateway Regeneration Area and collaborates with Basildon, Castle Point, Rochford and Thurrock as part of the South Essex Partnership sub-region.

Figure 2.1 - Location of the Thames Gateway Sub Groups



On a wider scale, Southend forms part of the South East Local Enterprise Partnership (SELEP), set up in 2010. Within the coalition agreement, the government committed to replace Regional Development Agencies with Local Enterprise Partnerships (LEPs). LEPs are partnerships between local authorities and businesses. They decide what the priorities should be for investment in roads, buildings and facilities in the area.

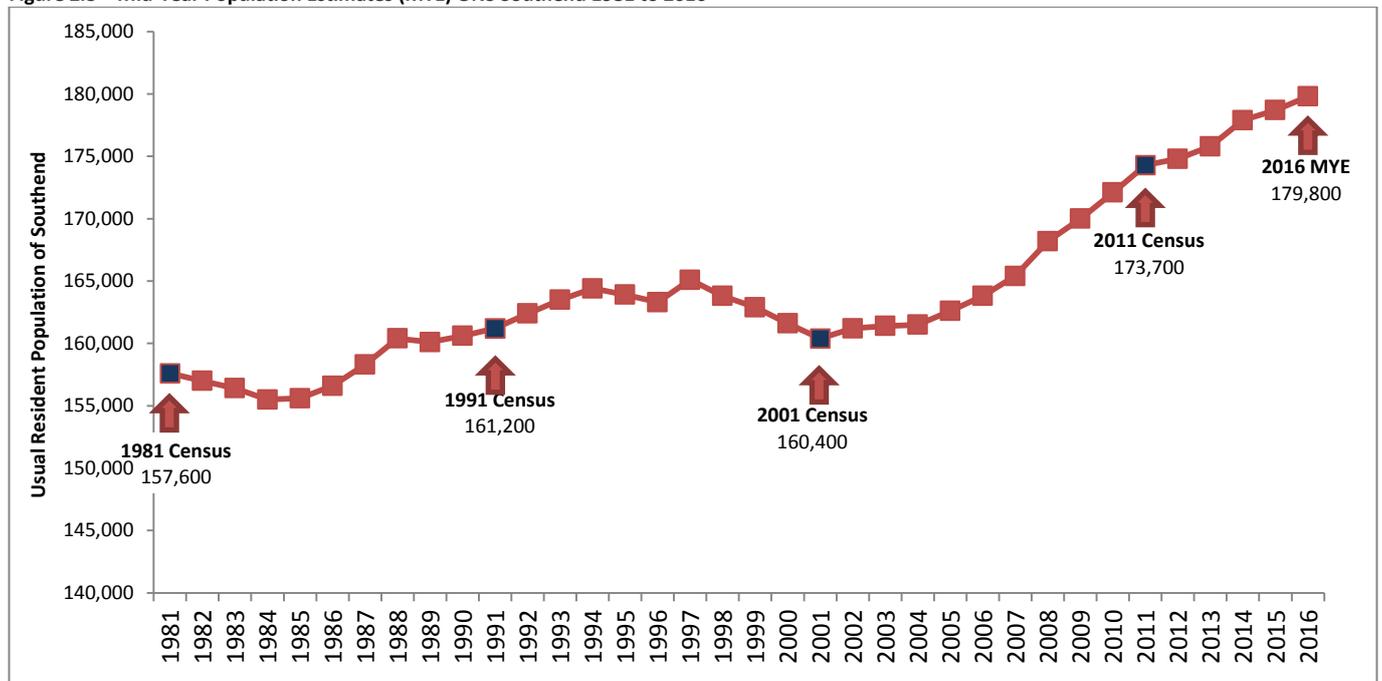
Figure 2.2 - South East Local Enterprise Partnership (SELEP)



Population

According to the 2011 Census the population of Southend was 174,300. This suggests a sharp increase in population since that recorded in 2001 (see Figure 2.3). However, Southend Council has always considered that the population count provided by the 2001 census underestimated the number of residents in the Borough, particularly the number of residents per household. Given this anomaly it is difficult to definitively determine population change in Southend and consequently national population and household projections for Southend continue to require further appraisal and scrutiny. The latest 2016 mid-year population estimate for Southend was 179,800.

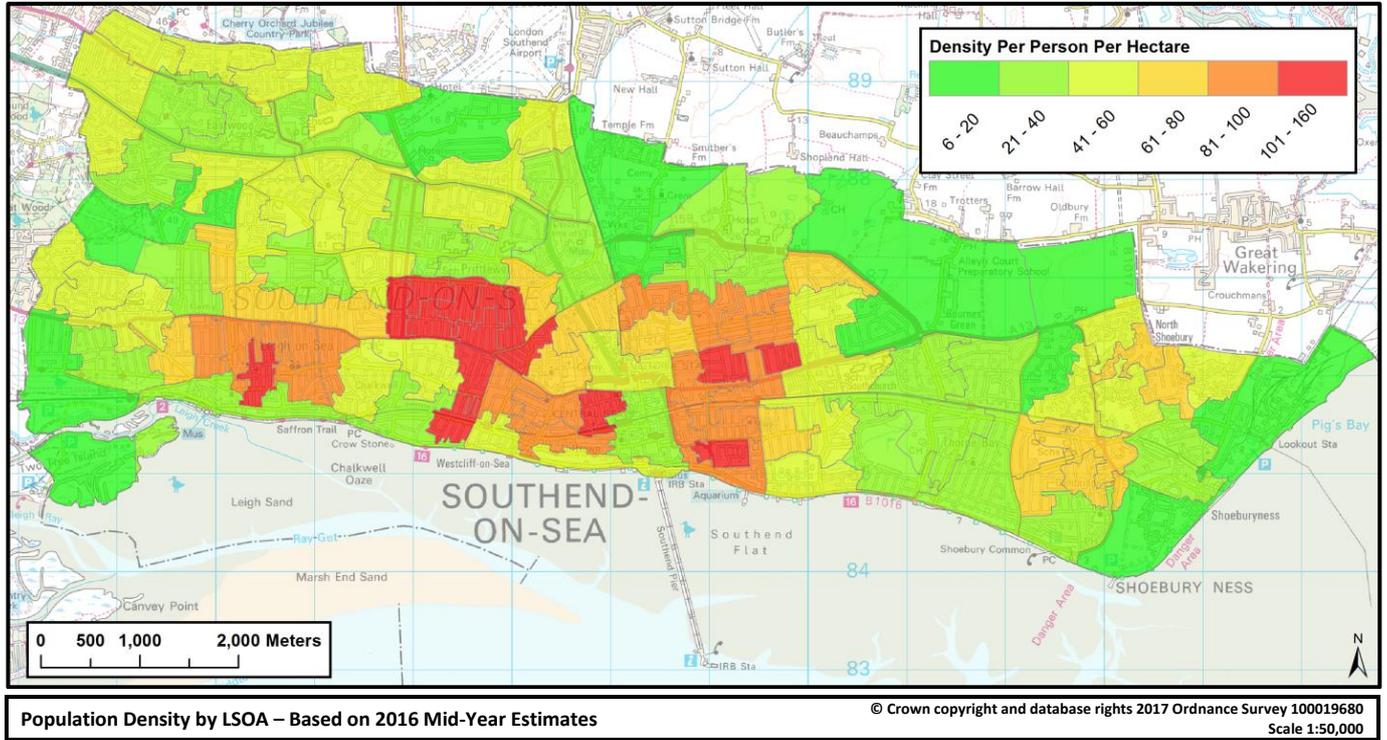
Figure 2.3 – Mid-Year Population Estimates (MYE) ONS Southend 1981 to 2016



Source: Nomis – mid-year population estimates (1981 to 2016)

Southend is a densely populated urban area covering 4,175 hectares (ha) with approximately 179,800 residents (2016 MYE). This equates to almost 43 residents per ha, which is high compared with other Unitary authorities such as Thurrock and Brighton (10 and 35 residents per ha respectively). The most densely populated parts of the Borough fall within the districts of Leigh and Westcliff and to the east of central Southend where densities can be as high as 160 residents per ha (see Figure 2.4)

Figure 2.4 - Population Density within the Borough by Lower Super Output Area

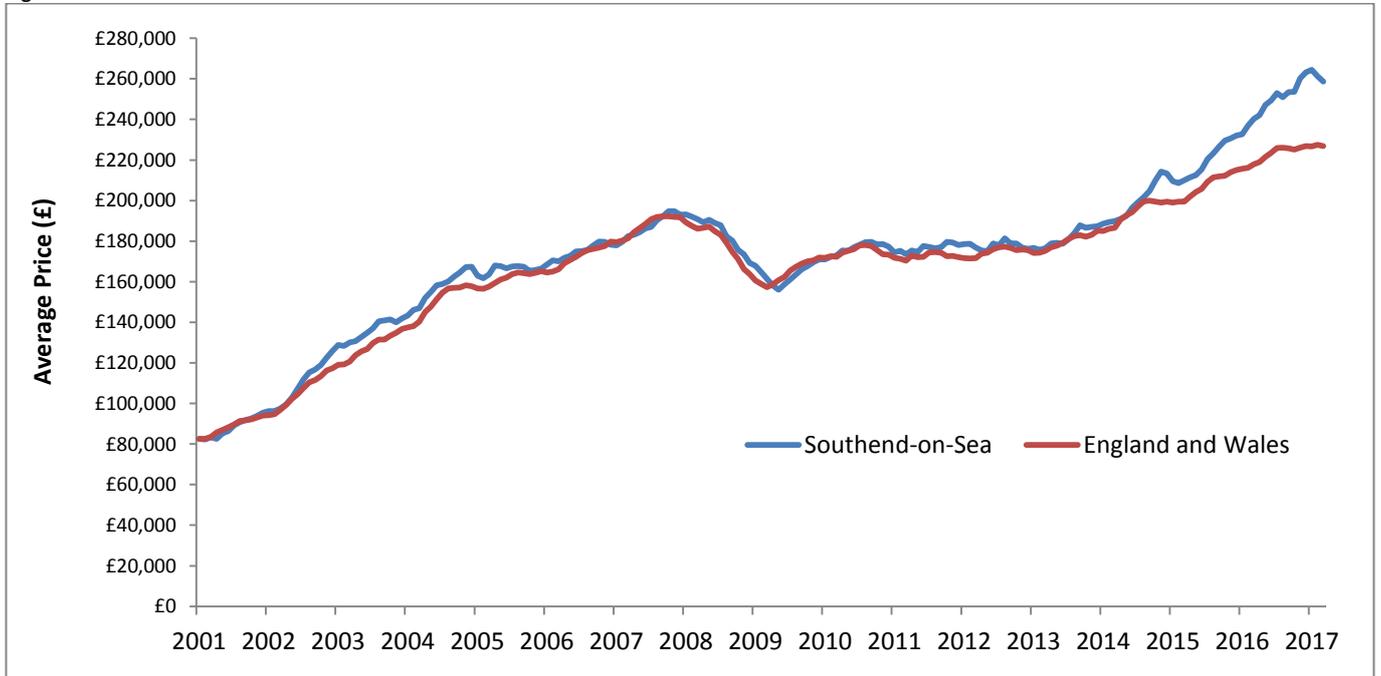


Source: ONS – 2016 Mid-Year Estimates

House Prices

Since 2001, house prices in the borough have been on average broadly in line with those for England & Wales (see Figure 2.5). Between February 2008 and June 2009 the average house price in Southend fell considerably, as did averages for England and Wales. House prices began to increase during the latter part of 2009, with modest fluctuations recorded for Southend and a steeper growth from 2015. Prices continue to rise in 2016/17 above the national average for England and Wales.

Figure 2.5 – House Prices



Source: Land Registry © Crown copyright 2017.

Health

In the 2001 census, 91% of residents in Southend stated their health was good or fairly good. The figures reported from the 2011 census results has shown an improvement, with 94% of residents in Southend stating that their health was very good, good or fairly good.

Economy

Approximately 66,100 employees work within Southend in over 8,100 VAT and/or PAYE registered businesses. Most businesses within Southend are small, with 85.5% of companies employing 10 people or fewer.

Source: IDBR 2017

Gross Value Added (GVA) measures the contribution to the economy of each individual producer, industry or sector in the United Kingdom. Southend's workplace based GVA at £18,111 per head is considerably lower than the UK average of £27,060 per head and the East of England average of £24,488 per head; however, the high out-commuting from Southend may affect this workplace based figure³ and GVA has been steadily increasing in Southend since 2011.

For those who work in the Borough, the gross weekly full time pay is approximately £497.4, which is lower than that for England (£555.8) and for the East of England (£545.5)⁴ although it has increased since the previous monitoring year.

Unemployment within Southend (measured as percentage of resident population claiming jobseekers allowance - JSA) has decreased significantly since its peak in February 2012 of 5.2%. At 2.1% in March 2017, it remains slightly above national (1.9%) and regional figures (1.4%) (see Section 4).

Qualifications and Skills

In 2016, 10.3% of working age people in Southend had no qualifications, a higher proportion than in the rest of the region (7.6%) and in England as a whole (7.8%). During 2015/16 the proportion of pupils achieving 5 or more A-C grade GCSEs or equivalent (including English and Mathematics) is slightly higher in Southend (65.3%) than in the rest of the region (58.1%) or in the country as a whole (53.5%)⁵.

Open Space

Despite the high population density, almost 600 ha of parks and open space is accessible to residents in the Borough. This includes district, local and neighbourhood parks, playing fields and sports areas and woods. Five parks received Green Flag Awards in 2016/17, the benchmark national standard for parks and green spaces in England and Wales. In 2016 Southend was awarded 3 Blue Flag awards for East Beach, Shoebury Common and Thorpe Bay, and 7 Seaside Awards for Bell Wharf Beach, Chalkwell Beach, Jubilee Beach, Thorpe Bay Beach, Three Shells Beach, Shoebury Common Beach and East Beach.

In order to safeguard important habitats and species, certain areas of the borough are protected and termed 'designated sites'. These mostly encompass Southend marshes and mudflats (SSSI, SPA, SAC and Ramsar sites⁶) but also include certain parks and open spaces that are designated as Local Nature Reserves and Local Wildlife Sites.

Heritage

The listed buildings register aims to preserve over 150 historic buildings and structures within the town, and 14 conservation areas have been designated to protect the character of certain neighbourhoods against any inappropriate development.

Deprivation

Approximately 25.8% of Southend's population is considered relatively deprived based on the Index of Multiple Deprivation (IMD). In 2015 Southend ranked as the 7th most deprived District in the East of England Region, up from 8th in 2010. IMD is calculated using Lower Super Output Areas (LSOA), there are five to six LSOAs per ward, each containing on average 1,500 residents. There were 26 LSOAs in the Borough that fell within the most deprived 20% LSOAs in the country in 2015, up from 23 in 2010 (see map in Figure 2.6) accounting for approximately 45,840 residents (mid 2014). The IMD is calculated using indicators arranged into seven different domains: income; employment; health; crime; education; living environment and accessibility. Within Southend, the areas that are most deprived primarily suffer from high unemployment and low income. Certain areas are also regarded as deprived in terms of health and education.

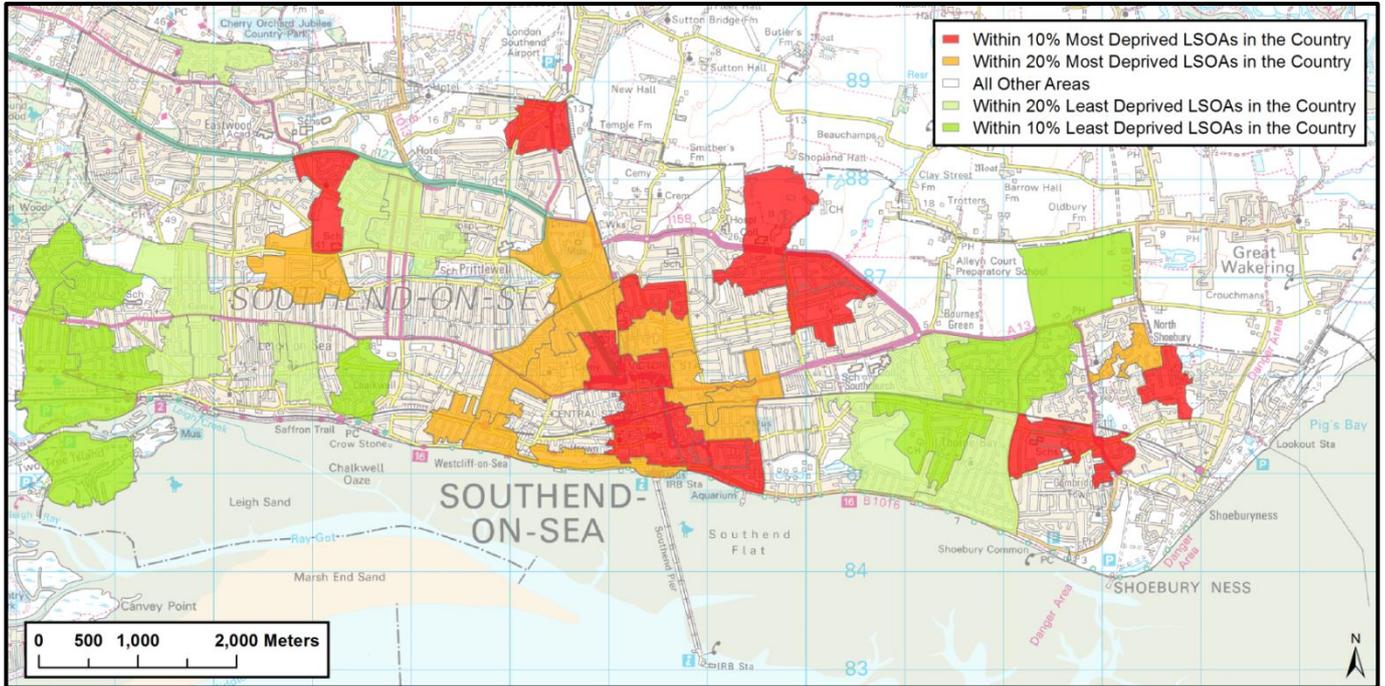
³ Source: ONS - Regional gross value added (income approach)

⁴ Source – ONS - Annual survey of hours and earnings - workplace analysis (2017)

⁵ Source: GOV.UK – Statistics: GCSEs (key stage 4)

⁶ SSSI = Site of Special Scientific Interest; SPA = Special Protection Area; SAC = Special Area of Conservation, Ramsar = wetland of international importance.

Figure 2.6 – Deprivation by Lower Super Output Area (2015)



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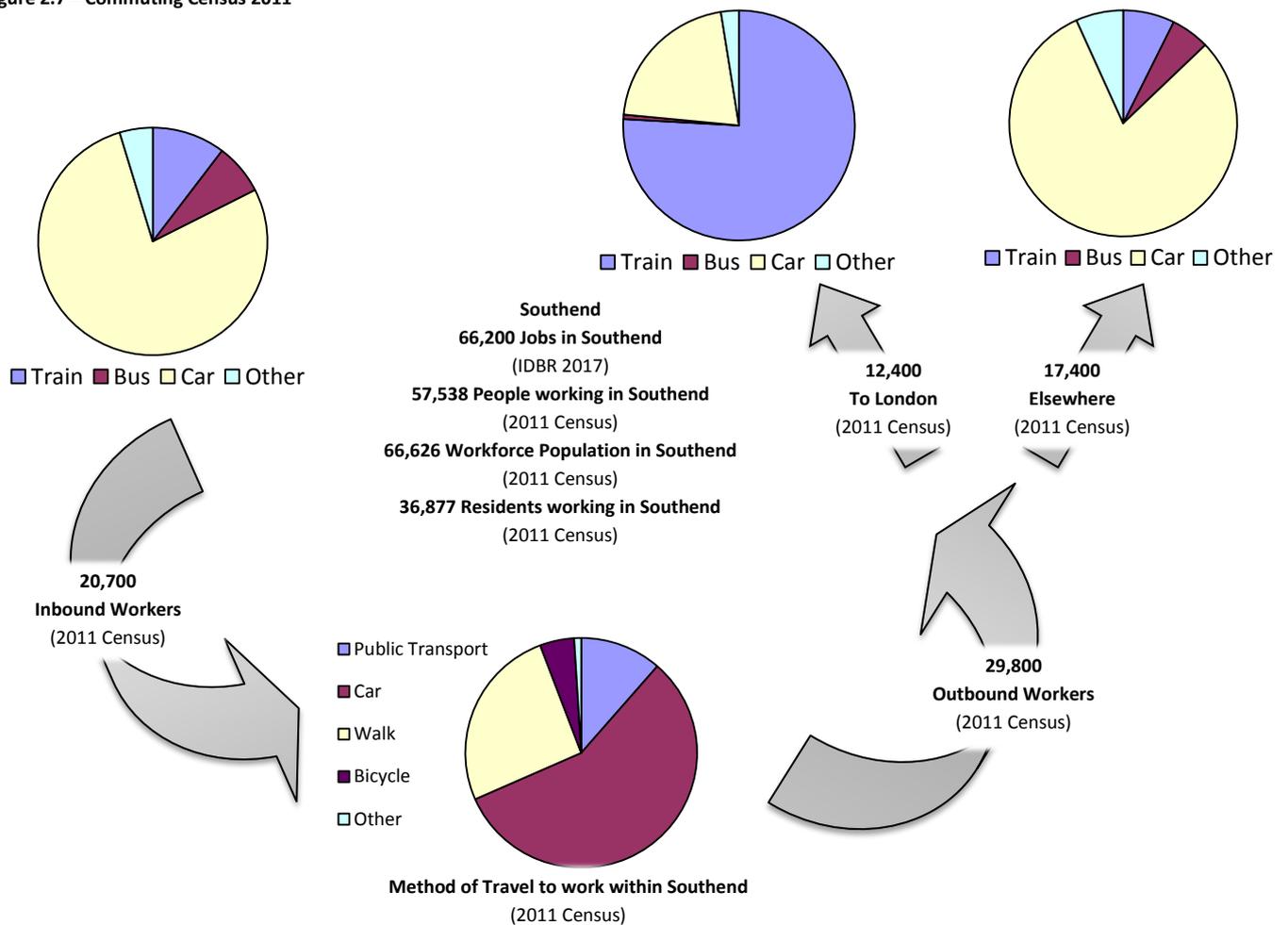
Index of Multiple Deprivation 2015

Scale 1:50,000

Source: Department for Communities and Local Government 2015

Traffic Congestion and Commuting

Figure 2.7 – Commuting Census 2011



Despite being a sub-regional shopping, commercial and employment centre in its own right, Southend has consistently experienced a significant level of net out-commuting. Census data (2011) shows that over 29,800 residents travel to work outside Southend, some 12,400 of these to London (largely by train) attracted by the wide range of job opportunities and higher wages. Others travel to the neighbouring towns for employment, the vast majority by car. 20,700 workers commute into Southend again principally by car (see figure 2.7). As a result of these travel patterns the distributor routes, particularly the A127 and A13, can suffer from severe congestion.

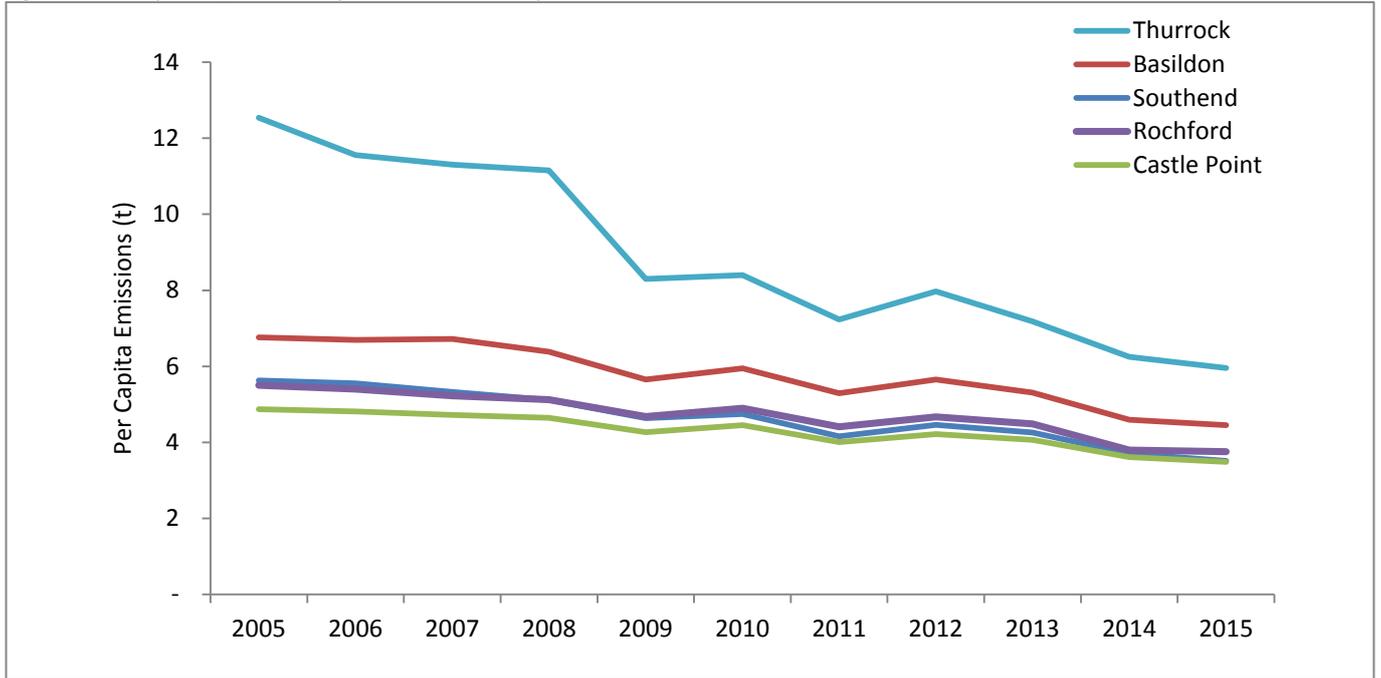
These travel patterns are concentrated on the A127 - the only strategic highway serving Southend - and the A13. Average 7 day daily traffic flow counts show that the A127 with some 65,000 movements experiences traffic flows similar to the A12 and M11. As a result of these travel patterns and the poor highway infrastructure, the town suffers from severe traffic congestion and accessibility problems⁷.

⁷ Comprehensive transport data is set out in the 'Transport Data Report 2006' published by the Borough Council and its term transport consultant Atkins in November 2007.

Reduction in Carbon Emissions

The estimated total CO₂ emissions⁸ within Southend have fallen from 916 kilo tonnes (kt) in 2005 to 628kt in 2015. Compared with surrounding authorities in South Essex, per capita CO₂ emissions in Southend are similar to neighbouring authorities of Rochford and Castle Point, but lower than the nearby Boroughs of Basildon and Thurrock⁹ (see figure 2.8 below).

Figure 2.8 Per Capita CO₂ Emissions by South Essex authority area



Source: Local and Regional CO₂ Emissions Estimates for 2005-2015

⁸ The statistics show emissions allocated on an “end-user” basis - the general principle here is that emissions are distributed according to the point of energy consumption (or point of emission if not energy related). Except for the energy industry, emissions from the production of goods are assigned to where the production takes place – thus as with the national inventories, emissions from the production of goods which are exported will be included, and emissions from the production of goods which are imported are excluded. <https://www.gov.uk/government/publications/local-authority-emissions-estimates>

⁹ Source: Department of Energy & Climate Change

Flood Risk

Certain areas of the Borough have been identified as being at risk from both fluvial and tidal flooding (Figure 2.9) and Southend Borough Council has produced a Strategic Flood Risk Assessment to inform future planning decisions. The Council also has a Surface Water Management Plan (November 2015) and a Local Flood Risk Management Strategy (November 2015).

Figure 2.9 – Flood Risk – Level 3



Flood Risk Level 3

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Scale 1:50,000

Source: Environment Agency

Summary

The above indicators illustrate that Southend is:

- an already densely developed urban area;
- experiences relatively lower local economic performance, employment opportunity and skill levels;
- has higher levels of out commuting for employment;
- suffers severe traffic congestion; and
- high levels of deprivation within a number of areas.

Regeneration, and in particular economic regeneration and the provision of related infrastructure, is therefore a key requirement for a balanced and sustainable community.

3. Planning Policy Framework

3.1 Local Planning Framework (including Local Plan)

Adopted Planning Policy

The Planning and Compulsory Purchase Act (2004) introduced a system of statutory Development Plan Documents (DPDs). These documents outline planning policy to manage development and related spatial matters.

Adopted local planning policy for Southend, for the 2016/17 monitoring year currently consists of:

- Core Strategy (2007);
- London Southend Airport and Environs Joint Area Action Plan (JAAP) (2014);
- Development Management Document (DMD) (2015); and
- a number of saved Borough Local Plan policies (1994)

Emerging Planning Policy

New national planning policy and guidance now includes emphasis for a single Local Plan DPD to be prepared for each local authority. Other accompanying DPD's may still be produced in addition to a Local Plan where they can be clearly justified.

The Council submitted the **Southend Central Area Action Plan (SCAAP) Submission Document** to the Government for independent examination on 10 March 2017. The SCAAP is considered to be an important catalyst and driver for investment and for the delivery of the remaining proportion of regeneration and growth in the Southend Central Area to meet or exceed Core Strategy targets up to 2021. The SCAAP will be reviewed as part of the new Southend Local Plan as set out below.

A new **Local Plan** for Southend is in its early stages of preparation, with early stages of work including a Call for Sites. The Local Plan will contain an overall vision for the borough and put in place a new strategy for delivering growth and regeneration that meets the needs of local people. The Southend new Local Plan will include a review the Core Strategy, JAAP¹⁰, DMD, SCAAP, remaining Saved Borough Local Plan Policies, and will likely comprise the following elements:

- Spatial Strategy;
- Assessment of Objectively Assessed Needs and Growth Targets;
- Site Allocations and Designations;
- Development Management Policies;
- Area-wide policy, including for Shoeburyness¹¹ and the Central Area;
- Policies Map.

In addition to the Southend Local Plan, the Council has also jointly prepared a Replacement **Waste Local Plan (WLP)** in partnership with Essex County Council. The WLP will seek to ensure the sustainable management of waste in Essex and Southend up until 2032, and once adopted will replace the existing Waste Local Plan (2001). Hearings were held between 27th September 2016 and 7th October 2016.

Local Planning Framework

The Southend Local Planning Framework¹² refers to the collection of documents that relate to spatial planning within the Borough.¹³ A considerable part of this is made up by the DPD's outlined above. Other parts include:

- **Local Development Scheme (LDS)** – the project plan and live timetable for preparation of the Local Plan, subject to review within the AMR (see below);
- **Statement of Community Involvement** – outlines the Council's approach to community involvement and consultation in regard to planning policy documents and planning applications;
- **Annual Monitoring Report (AMR)** – reports on and reviews progress in preparing the Local Plan, including individual DPDs, and on the implementation and effectiveness of the Council's planning policies;

¹⁰ Review of the JAAP may necessitate the need for a separate stand-alone DPD, to accompany the Local Plan. This owing to the need for continued joint working on the JAAP in partnership with Rochford District Council.

¹¹ Detailed planning policy was previously being brought forward via a Shoebury Area Action Plan. This will now be incorporated into the new Southend Local Plan.

¹² previously known as Local Development Framework (LDF)

¹³ The introduction of the Localism Act 2011 and the Government's new national planning policy (in the form of the National Planning Policy Framework) has signalled changes to the planning system and the way in which plans are prepared. Such changes include a move away from producing LDFs with a suite of DPDs, to producing new style Local Plans with fewer DPDs and supplementary documents.

- **Supplementary Planning Documents (SPDs)** - provide additional guidance on Local Plan policies and proposals. The Council has adopted three SPDs: the Design and Townscape Guide SPD that provides guidance on design related issues for all development in Southend; the 'Planning Obligations' SPD, which sets out the Council's approach towards Section 106 agreements and developer contributions; and the 'Streetscape Manual' SPD, which provides guidance for the design and management of the Borough's streets, including street furniture and surfacing.
- **Community Infrastructure Levy (CIL)** - This document expands upon the infrastructure requirements identified in relevant planning policy documents and details a schedule of charges to be paid by developers to contribute towards the implementation of requisite infrastructure. The document states how the CIL legislation will be applied locally.

3.2 National Planning Policy Framework

The publication of the National Planning Policy Framework (NPPF) in March 2012 introduced a national agenda for the planning system to deliver sustainable growth and support economic recovery. The emphasis in the NPPF is for each authority to produce an up-to-date Development Plan that seeks to meet the objectively assessed needs of their area as far is consistent with the policies set out in the framework.

3.3 Local Development Scheme Review

The Council maintains a Local Development Scheme (LDS) to inform the public of the documents that will make up the Local Plan and the timescales they can expect for preparation and review. A live timetable, documenting each preparatory stage is available via the Southend Council website¹⁴.

During the 2016/17 monitoring year the following progress was made in regard to the LDS:

Southend Central Area Action Plan (SCAAP)¹⁵

- Submitted to the Secretary of State on 10th March 2017 for independent examination.

Joint Replacement Waste Local Plan¹⁶

- Submitted to the Secretary of State in June 2016 for independent examination;
- Hearing sessions held between 27th September and 7th October 2016;
- Consultation on Schedule of Modifications, Addendum to the Site Assessment and Methodology Report, and Addendum to Sustainability Appraisal, 5th January – 16th February 2017.

3.4 The Evidence Base

A robust evidence base is essential for plan preparation. The Council has undertaken a substantial amount of studies, both in house and with external consultants to support the plan preparation process. For the latest update on the Local Plan evidence base please visit our website.

3.5 Joint Working and the Duty to Cooperate

Under Section 33A (1) of the Planning and Compulsory Purchase Act 2004 (as introduced through Section 110 of the Localism Act 2011), Local Planning Authorities have a duty to cooperate with local planning authorities, county council's (that are not local planning authorities) and other public bodies prescribed by the Act on planning issues that cross administrative boundaries, particularly those that relate to strategic priorities. These other public bodies include: Environment Agency, Highways Agency, Historic England, Natural England and Primary Care Trusts.

The National Planning Policy Framework (NPPF) builds upon the requirements of the Localism Act requiring the Council, in the production of Local Plans, to plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies set out within the NPPF. In doing this, the Council is required to work collaboratively to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual local plans.

Southend Borough Council has a long history of co-operating with its neighbouring authorities, Castle Point Borough Council and Rochford District Council, as well as Essex County Council, South Essex Strategic Planning partners¹⁷ and other public bodies, on a range of planning matters. Recently, this has included:

¹⁴ http://www.southend.gov.uk/downloads/download/270/local_development_scheme

¹⁵ Subsequently, the SCAAP was subject to Examination in Public in May 2017. Consultation on Proposed Modifications and Addendum to Sustainability Appraisal, 11th August – 22nd September 2017. The Inspectors Final Report was received by the Council in December 2017, and found the plan sound, subject to modifications. The SCAAP was adopted by Southend Council on 22nd February 2018.

¹⁶ Joint Replacement Waste Local Plan Inspectors Final Report received June 2017. Plan adopted by Essex County Council on 11th July 2017 and by Southend Council on 19th October 2017.

- Joint working with Essex County Council at both member and officer level during the preparation of the Replacement Joint Waste Local Plan;
- Co-operation with Natural England, Historic England and the Environment Agency and other bodies as set out within the Council's Statement of Community Involvement throughout the preparation of the Southend Central Area Action Plan (SCAAP); and
- The preparation of joint evidence base documents.

The Council's adopted Core Strategy DPD (2007), which sets the strategic planning framework for the Borough, was found sound by the Inspector, being in general conformity with the Regional Spatial Strategy, which was at that time the mechanism for dealing with cross-boundary strategic issues prior to the introduction of Section 33A to the Planning and Compulsory Purchase Act (2004) as amended. Through the preparation of the JAAP, SCAAP and DM DPD, the Council is taking forward policies to deliver the strategic priorities of the adopted Core Strategy DPD; these documents referred to herein are therefore the products of a high-level of cross-boundary, cooperative working.

¹⁷ South Essex Strategic Planning consists of Southend-on-Sea Borough Council; Rochford District Council; Castle Point Borough Council; Basildon Borough Council; Thurrock Borough Council; and Essex County Council.

4. Monitoring Regeneration and Growth

Southend's Core Strategy sets out the policy for Employment Generating Development (CP1) to provide at least 13,000 net new jobs between 2001 and 2021.

Policy CP1 sets out to deliver a distribution of investment and development reflecting national and local policy within the regional and sub-regional context.

In order to assess the progress towards employment growth in Southend, the Core Strategy sets out the following framework to monitor:

- Total number of net additional jobs created, analysed spatially
- Amount of jobs and employment floorspace meeting local regeneration and economic sectors' needs:
 1. Amount of floorspace developed for employment by type
 2. Amount of floorspace developed for employment by type, in employment or regeneration areas
- Amount of employment land meeting regeneration and local economic sectors' needs:
 1. Employment land available by type
 2. Amount of employment land lost in employment and regeneration areas
 3. Amount of employment land lost to residential development

4.1 Business Development and Jobs

Indicator LBD1: Employee Jobs

Only tentative conclusions can be drawn from monitoring employment change at the local authority level and the Census often provides the most comprehensive analysis of employment change every 10 years. Table 4.1a outlines that the Census recorded a 8,900 increase in jobs in Southend between 2001 and 2011, which is in excess of the phased Core Strategy target for Southend as a whole (13,000 jobs 2001-2021; ten years equates to 7,500 jobs). However, data for the SCAAP area^[1] suggests a job decline over this period in the Central Area.^[2]

Table 4.1a: Net change in workplace jobs in Southend (Census)

Workplace Jobs	2001	2011	Change
Southend-on-Sea	63,200	72,100	8,900
Central Area ^[3]	22,198	20,717	-1,481
Rest of Borough	41,262	51,357	10,095

Data from Census Table T101 - UK Travel Flows; 2011 data from Census Table WU02UK - Location of usual residence and place of work by age

As aforementioned, the Inter-Departmental Business Register (IDBR), produced by the Office for National Statistics, provides an alternative dataset for measuring employment at a district level and is produced on an annual basis. However, IDBR data from 2007 onwards is not directly comparable to past releases (i.e. pre 2007).

Table 4.1b sets out the employment totals for Southend and Southend Central Area based on the IDBR data, and this suggests that there has been an increase in employment across the Borough since 2012, including within Southend Central Area and efforts to boost job creation are underway, including through implementation of the SCAAP.

^[1] Victoria and Milton Wards of Southend broadly cover the SCAAP area

^[2] The inter-censal growth in jobs recorded for Southend must be treated with caution. Southend-on-Sea's population was subject to a significant upward adjustment as a result of the 2011 Census count. The scale of this adjustment suggests that there may have been a population undercount in the 2001 Census, although this is difficult to verify. Indeed the 2001 mid-year estimate was significantly revised downwards following release of the 2001 Census results. The uncertainty of the Census results for Southend places some doubt regarding trends derived from the 2001 and 2011 Census, including measuring employment change.

^[3] Comprising Victoria and Milton Wards

Table 4.1b: Net change in workplace jobs in Southend (IDBR)

Employment in Southend	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Central Area *		21,600	23,000	25,100	25,500	25,200	23,800	23,700	23,700	22,000	20,900	19,700	20,000	20,800	21,200	21,200	22,000
%		36%	37%	39%	39%	38%	37%	37%	38%	36%	35%	32%	33%	33%	33%	33%	33%
Rest of Borough**		38,800	38,500	39,700	40,000	40,200	39,800	40,400	39,300	38,700	39,900	40,900	42,300	42,700	43,200	43,300	44,100
%		64%	63%	61%	61%	62%	63%	64%	62%	64%	66%	68%	70%	67%	67%	67%	67%
Total	60,900	60,400	61,600	64,800	65,500	65,300	63,500	64,000	63,000	60,700	60,800	60,500	62,200	63,500	64,400	64,500	66,100

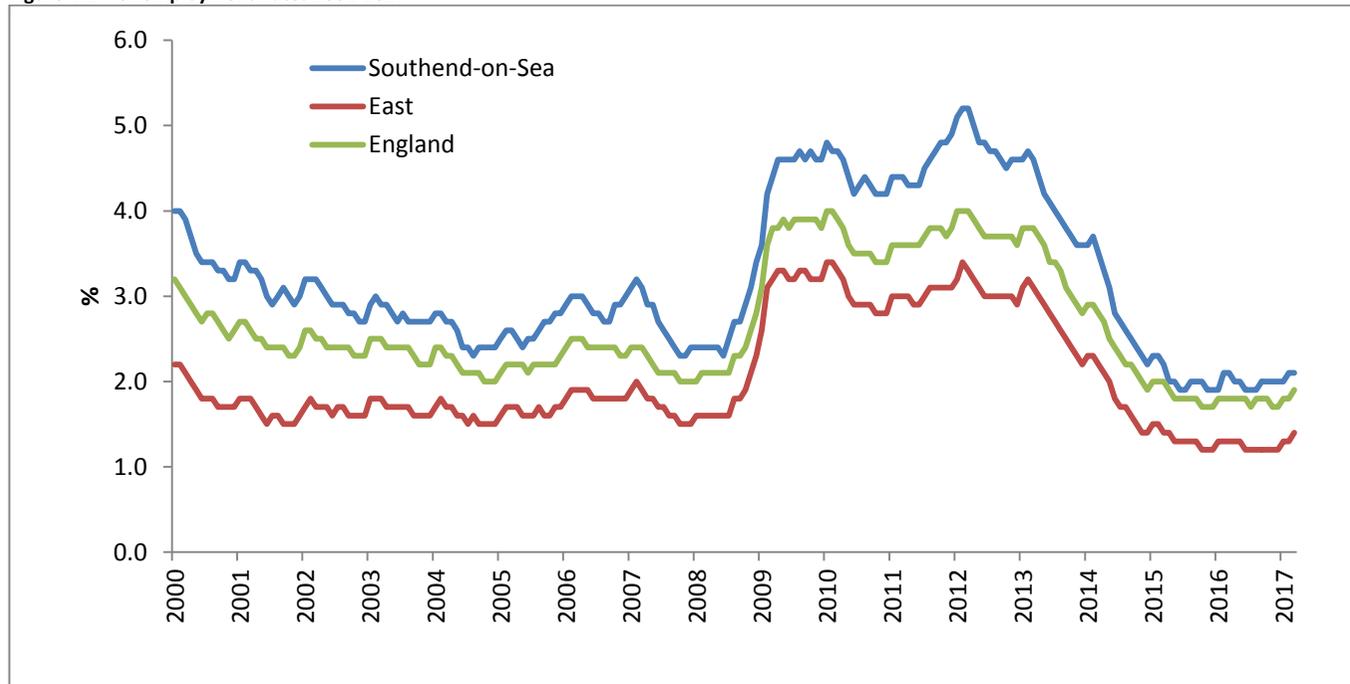
* Milton and Victoria Wards

** Southend minus Milton and Victoria Wards

Indicator LBD2: Unemployment

The claimant rate in Southend remains above that observed in the Region and in England as a whole. The unemployment rate in Southend reached a high of 5.2% in February and March 2012. This is the highest claimant rate in the Borough recorded for over 10 years. However, since this peak, the rate has been declining, having declined significantly between February 2013 and March 2015, bringing it more in line with the national average (although it remains slightly higher than the national average for England and above that of the East of England Region), rising very slightly during the first quarter of 2017 in line with national and regional trends.

Figure 4.1 – Unemployment Rates 2001-2017



Source: NOMIS - claimant count with rates and proportions. Note: Rates for local authorities from 2010 onwards are calculated using a resident population aged 16-64.

Indicator LBD3: Gross Value Added (GVA) Per Head

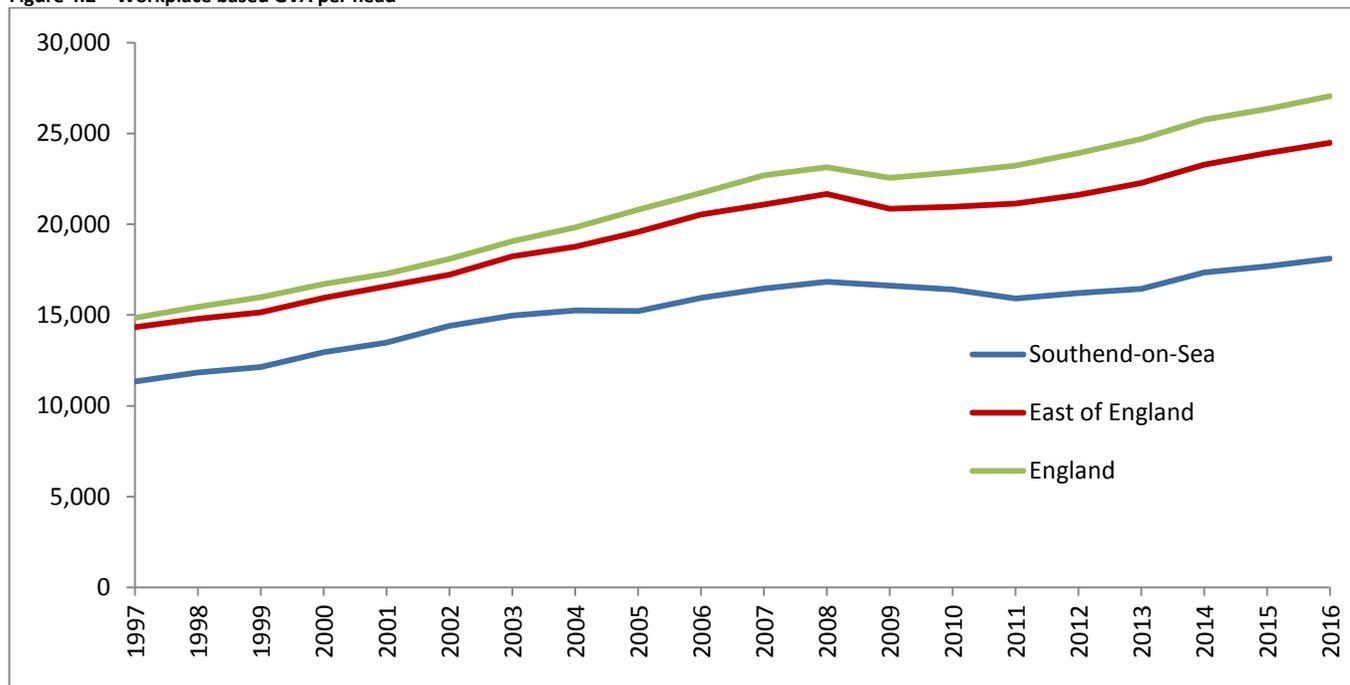
The workplace based GVA per head remains lower for Southend than in the East of England or the rest of Country. Care must be taken when interpreting workplace based GVA in areas with high levels of out-commuting such as Southend. This is due to the ‘wealth creation’ of commuters contributing to GVA of the area of employment, i.e. London. Underestimates of workplace GVA can also take place in areas with a high proportion of retired people.

Table 4.2 – Workplace based GVA per head

Region name	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Southend-on-Sea	11,340	11,828	12,135	12,957	13,483	14,402	14,977	15,250	15,220	15,946	16,466	16,830	16,628	16,414	15,914	16,207	16,445	17,350	17,680	18,111
East of England	14,333	14,790	15,147	15,954	16,595	17,220	18,235	18,763	19,578	20,547	21,096	21,681	20,859	20,957	21,150	21,627	22,279	23,289	23,919	24,488
England	14,842	15,457	15,977	16,713	17,281	18,091	19,062	19,824	20,809	21,731	22,695	23,137	22,560	22,866	23,225	23,923	24,705	25,764	26,348	27,060

Source: ONS

Figure 4.2 – Workplace based GVA per head



Source: ONS

Indicator LBD4: Gross Weekly Pay

Since 2008 there has been a consistent year on year alternation between a relatively small increase / decrease in the median gross weekly workplace pay within Southend. However, a constant rise has been recorded since 2015. The gross weekly pay for workers in Southend still remains well below the regional and national figures (see Table 4.3). Due to the methodology for calculating these statistics changing, it is not possible to view a time-series from 2001.

Table 4.3 – Median Gross Weekly Pay of Full time Workers

Year	Southend-on-Sea	East of England	England
2008	£438.90	£469.10	£483.90
2009	£422.50	£478.60	£495.00
2010	£471.30	£488.70	£504.50
2011	£460.90	£489.30	£504.00
2012	£479.10	£495.20	£512.60
2013	£472.30	£505.00	£520.30
2014	£475.80	£504.10	£523.50
2015	£465.40	£516.80	£531.60
2016	£478.60	£528.60	£544.20
2017	£497.40	£545.50	£555.80

Source: NOMIS – Annual Survey of Hours and Earnings (ASHE) – Workplace Analysis. Due to changes in methodology, data for 2007 and earlier are no longer comparable and are therefore not shown here.

Indicator LBD5: VAT registrations and de-registrations

Since 2004 the number of business start-ups and deaths has fluctuated (See Table 4.4 and Figure 4). 2015 marked the birth of the most businesses in Southend since data was first collected in 2004, falling only slightly in 2016, although in 2016 the number of business deaths just overtook the number of business start-ups.

Table 4.4 - Births and Deaths of enterprises within Southend

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Births of new enterprises	790	810	875	785	815	710	680	825	880	1,080	1,080	1,125	1,100
Deaths of enterprises	945	875	835	810	850	1,000	950	815	920	930	870	1,090	1,125
Total count of active enterprises	6,825	6,685	6,685	6,620	6,745	6,740	6,870	6,755	7,065	7,240	7,460	7,835	8,105

Source: ONS Business Demography: Enterprise Births & Deaths 2016

Figure 4.3 - Births and Deaths of enterprises within Southend

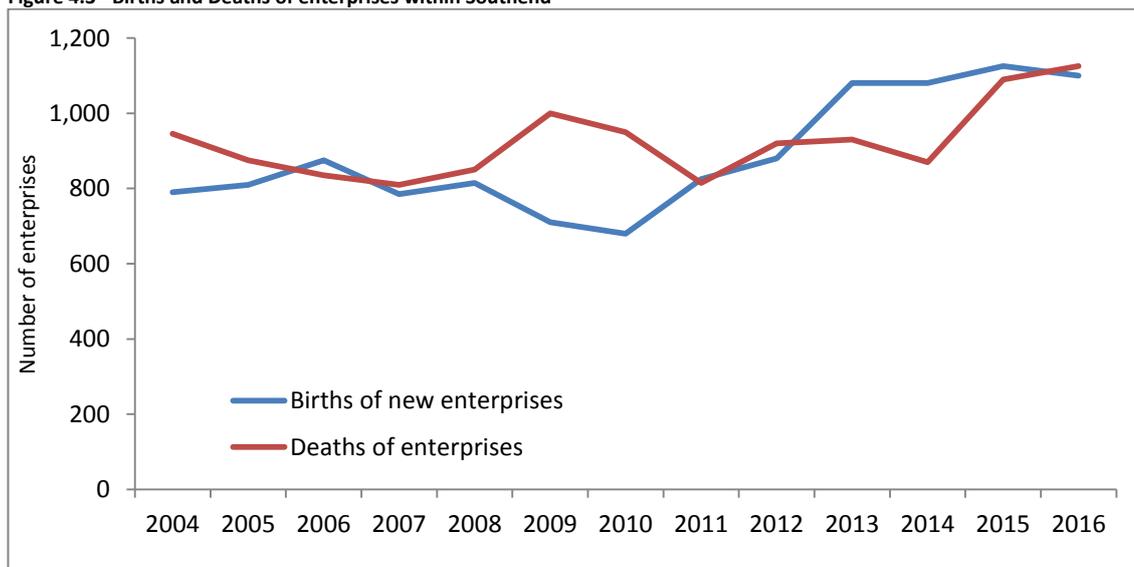


Table 4.5 - Survival of Enterprise Start-ups – including VAT and PAYE registered businesses

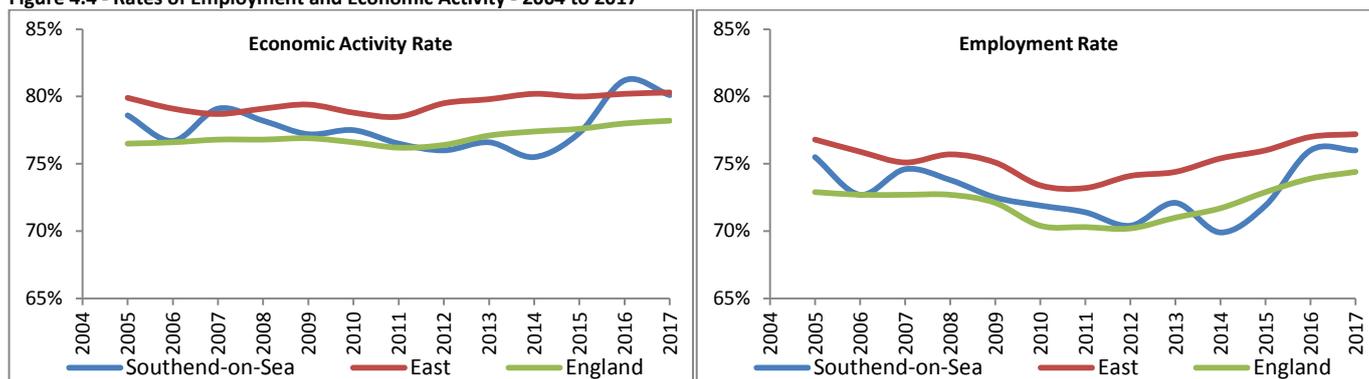
	Births	1 Year Survival	1 Year per cent	2 Year Survival	2 Year per cent	3 Year Survival	3 Year per cent	4 Year Survival	4 Year per cent	5 Year Survival	5 Year per cent
2004	790	740	93.7%	605	76.6%	480	60.8%	390	49.4%	340	43.0%
2005	810	770	94.9%	620	76.4%	495	60.8%	395	48.8%	325	39.7%
2006	875	835	95.4%	685	78.3%	545	62.3%	425	48.6%	350	40.0%
2007	785	765	97.5%	620	79.0%	485	61.8%	375	47.8%	315	40.1%
2008	815	755	92.6%	585	71.8%	450	55.2%	380	46.6%	310	38.0%
2009	710	640	90.1%	505	71.1%	405	57.0%	340	47.9%	290	40.8%
2010	680	560	82.4%	475	69.9%	365	53.7%	305	44.9%	255	37.5%
2011	825	760	92.1%	610	73.9%	480	58.2%	410	49.7%	350	42.4%
2012	880	800	90.9%	635	72.2%	510	58.0%	420	47.7%	-	-
2013	1,080	1,010	93.5%	805	74.5%	620	57.4%	-	-	-	-
2014	1,080	1,015	94.0%	820	75.9%	-	-	-	-	-	-
2015	1,125	1025	91.1%	-	-	-	-	-	-	-	-
2016	1,100	-	-	-	-	-	-	-	-	-	-

Source: ONS Business Demography: Survival of Newly Born Enterprises 2016

Economic Participation Rates

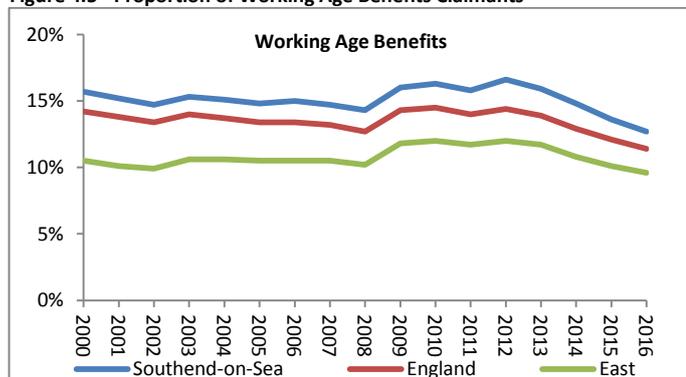
Economic participation rates have seen a recovery over recent years, reversing the decline seen in Southend since 2006 (see Figure 4.4). While the economic activity rate fell slightly during this monitoring year, it is still the second highest year recorded since monitoring began in 2005. The proportion of people of employment age (16 to 64) claiming benefits has also seen a steady decline in line with national and regional trends (see Figure 4.5). Figure 4.6 shows that since 2006 there has been an increase in the proportion of working age residents that have qualifications to at least NVQ Level 2, and while there was a dip in 2015, there has been a steady increase in 2016, helping to bridge the gap somewhat with regional and national trends.

Figure 4.4 - Rates of Employment and Economic Activity - 2004 to 2017



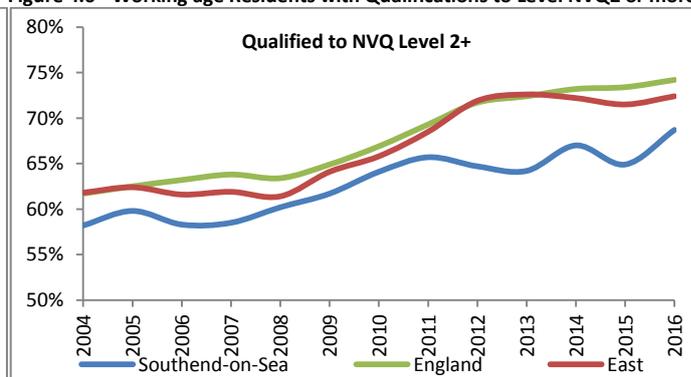
Source: NOMIS, Annual Population Survey

Figure 4.5 - Proportion of Working Age Benefits Claimants



Source: NOMIS, Benefit Claimants (working age client group). Working Age Benefits include: Bereavement Benefit; Carer’s Allowance; Disability Living Allowance; Incapacity Benefit; Severe Disablement Allowance; Income Support; Jobseeker’s Allowance; Widow’s Benefit.

Figure 4.6 - Working age Residents with Qualifications to Level NVQ2 or more



Source: Annual Population Survey

Business Development: Employment Floorspace and Employment Land

Business Development is captured by type, in accordance with the following Use Classes categorised by the Use Classes (Amendment) Order 2005:

Table 4.6 Use Class Order Description for Business Development

Use Class	Description
B1	(a) Offices (not within A2)
	(b) Research and Development, Studios, Laboratories, High tech
	(c) Light industry
B2	General Industry
B8	Wholesale warehouse, distribution centres, repositories

Due to the urban characteristics of Southend a high number of mixed applications are received and the specific use class is not clear. Therefore in order to ensure that the employment and business figures remain as accurate as possible, employment and business development has been captured in the following groups: B1(a); B1 (b); B1 (c); B1 Unknown Breakdown; B2; B8; B1-B8 Unknown breakdown.

Core Indicator BD1: Total amount of additional employment floorspace – by type (floorspace defined in terms of gross internal square metres)

During the 2016/17 monitoring year there was a net loss in employment floorspace (B1-B8) of 9,830m² across the Borough (see table 4.7).

Table 4.7 Indicator BD1: Total amount of additional employment floorspace – by type (Floorspace defined in terms of gross internal square metres)

Southend-on-Sea			
Use Class	Gain	Loss	Total
B1 (a)	159	1,994	-1,834
B1 (b)	0	0	0
B1 (c)	176	4032.4	-3,856
B1 Unknown	0	0	0
B2	0	142.52	-143
B8	124	4,121	-3,997
B1 - B8 Unknown	0	0	0
Total	459	10,289	-9,830

Core Indicator BD2: Total amount of employment floorspace on previously developed land – by type.

99.58% of the monitoring year's employment floorspace development has been on Previously Developed Land.

Indicator LBD6: amount of floorspace developed for employment by type, in employment or regeneration areas

Employment or regeneration areas, as defined in the Core Strategy, comprise the following:

- Town Centre and Central Area
- Seafront
- Shoeburyness
- Priority Urban Area: Industrial
- Priority Urban Area: District

The rest of the Borough ('non-specified areas') combined with the employment and regeneration areas form the total land area for the Borough.

Table 4.8 illustrates loss and gain within each of the regeneration/employment areas by employment type.

Employment land (B1(a), B1(c) and B8 use classes) was lost in Town Centre and Central Area, and in Priority Urban Areas: Industrial where B8 Uses were lost but there was a small gain in B1(c) uses, however there were gains in B8 Use Class in the Seafront (which encompasses the entire seafront, including the central seafront area) and in B1(c) Use Class in Shoeburyness. In Priority Urban Areas: Districts, there were no losses or gains. A net total of 8,822m² employment floorspace was lost across the regeneration areas in 2016/17, comprising a loss of B1(a), B1(c) and B8 uses.

Table 4.8 Indicator LBD1: Amount of Floorspace developed for employment by type in employment or regeneration areas (square metres)

Use Class	Town Centre and Central Area*			Seafront**			Shoeburyness		
	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	146	1,492	-1,346	0	0	0	0	0	0
B1 (b)	0	0	0	0	0	0	0	0	0
B1 (c)	0	3,963	-3,963	0	0	0	176	0	176
B1 Unknown	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0
B8	0	732	-732	27	0	27	0	0	0
B1-B8 Unknown	0	0	0	0	0	0	0	0	0
Total	146	6,187	-6,041	27	0	27	176	0	176
Use Class	Priority Urban Area: Industrial			Priority Urban Area: Districts			Sum of all Regeneration Areas		
	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	0	0	0	0	0	0	146	1,492	-1,346
B1 (b)	0	0	0	0	0	0	0	0	0
B1 (c)	176	0	176	0	0	0	176	3,963	-3,787
B1 Unknown	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0
B8	0	3,263	-3,263	0	0	0	27	3,716	-3,689
B1-B8 Unknown	0	0	0	0	0	0	0	0	0
Total	176	3,263	-3,087	0	0	0	349	9,171	-8,822

*This comprises the town centre and central area (but does not include the central seafront)

** This comprises the entire seafront (Which includes the central seafront)

The Southend Central Area Action Plan (SCAAP) has combined the central seafront within the central area. However, the results above (Table 4.8) are provided for the entire seafront, and for the town centre and central area (not including the central seafront). Alternative tables for the SCAAP area and the rest of the seafront are not provided as there was no difference in the results for this monitoring year.

Indicator LBD7: Loss of employment land

Table 4.9 shows that in the Southend regeneration areas there has been a net loss of 0.638ha employment land for the monitoring year. This is comprised of losses in B1(a), B1(c) and B8 uses.

Table 4.9 Indicator LBD2: Loss of employment land in (i) employment/regeneration areas in hectares (ha)

Use Class	Town Centre and Central Area*			Seafront**			Shoeburyness		
	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	0.000	0.093	-0.093	0.000	0.000	0.000	0.000	0.000	0.000
B1 (b)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1 (c)	0.000	0.245	-0.245	0.000	0.000	0.000	0.019	0.000	0.019
B1 Unknown	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B2	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B8	0.000	0.056	-0.056	0.003	0.000	0.003	0.000	0.000	0.000
B1-B8 Unknown	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total	0.000	0.395	-0.395	0.003	0.000	0.003	0.019	0.000	0.019
Use Class	Priority Urban Area: Industrial			Priority Urban Area: Districts			Sum of all Regeneration Areas		
	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.093	-0.093
B1 (b)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1 (c)	0.019	0.000	0.019	0.000	0.000	0.000	0.019	0.245	-0.226
B1 Unknown	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B2	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B8	0.000	0.296	-0.296	0.000	0.000	0.000	0.003	0.323	-0.319
B1-B8 Unknown	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total	0.019	0.296	-0.277	0.000	0.000	0.000	0.022	0.661	-0.638

*This comprises the town centre and central area (but does not include the central seafront)

** This comprises the entire seafront (Which includes the central seafront)

The Southend Central Area Action Plan (SCAAP) has combined the central seafront within the central area. However, the results above (Table 4.9) are provided for the entire seafront, and for the town centre and central area (not including the central seafront). Alternative tables for the SCAAP area and the rest of the seafront are not provided as there was no difference in the results for this monitoring year.

In the Borough as a whole, there was a slight net loss in employment land (0.709ha), as shown in Table 4.10.

Table 4.10 Indicator LBD2: Loss of employment land in (ii) the local authority (Ha)

Use Class	Southend		
	Gain	Loss	Total
B1 (a)	0.002	0.147	-0.144
B1 (b)	-	-	-
B1 (c)	0.019	0.249	-0.230
B1 Unknown	-	-	-
B2	0.000	0.014	-0.014
B8	0.013	0.333	-0.320
B1-B8 Unknown	-	-	-
Total	0.035	0.744	-0.709

Indicator LBD8: Amount of employment land lost to residential development

A total of 0.426ha employment land (B1-B8 use) was lost to residential use in the Borough during 2016/17. This is slightly higher than the corresponding figure (0.264ha) reported last year.

Indicator LBD9: Change in B1 employment land

Completed

Table 4.11 outlines that during the monitoring year there was a loss of 0.396ha B1 employment land primarily to C3 Use and other uses. This is an increase on the total amount of B1 land lost last year (0.162ha). Across the Borough there was no gain in B1 land from other uses.

Table 4.11 Indicator LBD4i: Change in B1, Completions (Hectares)

Use Class	Southend-on-Sea	
	B1 - Gained From	B1 - Loss to
B2	-	-
B8	-	-
B1-B8 Unknown	-	-
A1	-	-
A2	-	-
D2	-	-
C3	0.000	0.380
Other Use	0.000	0.016
Total	0.000	0.396

Outstanding

There is outstanding planning permission for 0.077ha of land in Southend to be converted into B1 employment uses. However, 1.495ha of existing B1 employment land in the Borough is due to be lost to other use classes based on outstanding permissions.

Table 4.12 Indicator LBD4ii: Potential change in B1, Outstanding (Hectares)

Use Class	Southend-on-Sea	
	B1 - Gain From	B1 - Loss to
B2	-	-
B8	-	-
B1-B8 Unknown	-	-
A1	-	-
A2	-	-
D2	0.010	0.000
C3	0.009	0.939
Other Use	0.057	0.556
Total	0.077	1.495

Core Indicator BD3: Employment land available (outstanding permission)

The Core Strategy sets out the spatial strategy for the Borough with no site specific allocations. Therefore at this stage in the Local Planning Framework there are no defined sites allocated to employment land. The Core Strategy policies seek to protect and enhance the towns existing key employment areas such as industrial estates, district centres and the town Centre. Within these areas however, outstanding employment permissions will create a net loss of 1.478ha in employment land (see Table 4.13a).

Table 4.13a - Employment land available by type (outstanding permissions) (Ha)

	Southend-on-Sea			Town Centre and Central Area*			Seafront**		
Use Class	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	0.534	1.485	-0.951	0.023	0.944	-0.921	0.005	0.038	-0.033
B1 (b)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1 (c)	0.165	0.000	0.051	0.000	0.028	-0.028	0.017	0.014	0.003
B1 Unknown	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B2	0.000	0.469	-0.469	0.000	0.263	-0.263	0.000	0.000	0.000
B8	0.035	0.626	-0.591	0.000	0.015	-0.015	0.002	0.040	-0.038
B1-B8 Unknown	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total	0.734	2.580	-1.960	0.023	1.250	-1.227	0.024	0.092	-0.068
	Shoeburyness			Priority Urban Area: Industrial			Priority Urban Area: Districts		
Use Class	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	0.456	0.057	0.398	0.011	0.268	-0.257	0.002	0.035	-0.033
B1 (b)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1 (c)	0.000	0.000	0.000	0.077	0.024	0.052	0.000	0.000	0.000
B1 Unknown	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B2	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B8	0.033	0.014	0.019	0.033	0.411	-0.378	0.000	0.015	-0.015
B1-B8 Unknown	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total	0.489	0.071	0.417	0.120	0.703	-0.583	0.002	0.050	-0.048
	Non Specified Areas (Intensification)			Sum of all Regeneration Areas					
Use Class	Gain	Loss	Total	Gain	Loss	Total			
B1 (a)	0.050	0.445	-0.395	0.497	1.285	-0.789			
B1 (b)	0.000	0.000	0.000	0.000	0.000	0.000			
B1 (c)	0.148	0.073	0.075	0.093	0.066	0.027			
B1 Unknown	0.000	0.000	0.000	0.000	0.000	0.000			
B2	0.000	0.206	-0.206	0.000	0.263	-0.263			
B8	0.000	0.557	-0.557	0.035	0.488	-0.453			
B1-B8 Unknown	0.000	0.000	0.000	0.000	0.000	0.000			
Total	0.198	1.280	-1.083	0.625	2.103	-1.478			

*This comprises the town centre and central area (but does not include the central seafront)

** This comprises the entire seafront (Which includes the central seafront)

The Southend Central Area Action Plan (SCAAP) has combined the central seafront within the central area. However, the results above (Table 4.13a) are provided for the entire seafront, and for the town centre and central area (not including the central seafront). Alternative tables for the SCAAP area and the rest of the seafront are provided below (Table 4.13b) as there was a difference in the results for this monitoring year.

Table 4.13b - Employment land available by type (outstanding permissions) (Ha)

	Southend-on-Sea			SCAAP*			Seafront**		
Use Class	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	0.534	1.485	-0.951	0.023	0.965	-0.942	0.005	0.018	-0.012
B1 (b)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1 (c)	0.165	0.000	0.051	0.000	0.028	-0.028	0.017	0.014	0.003
B1 Unknown	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B2	0.000	0.469	-0.469	0.000	0.263	-0.263	0.000	0.000	0.000
B8	0.035	0.626	-0.591	0.000	0.015	-0.015	0.002	0.040	-0.038
B1-B8 Unknown	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total	0.734	2.580	-1.960	0.023	1.271	-1.248	0.024	0.071	-0.047
	Shoeburyness			Priority Urban Area: Industrial			Priority Urban Area: Districts		
Use Class	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	0.456	0.057	0.398	0.011	0.268	-0.257	0.002	0.035	-0.033
B1 (b)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1 (c)	0.000	0.000	0.000	0.077	0.024	0.052	0.000	0.000	0.000
B1 Unknown	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B2	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B8	0.033	0.014	0.019	0.033	0.411	-0.378	0.000	0.015	-0.015
B1-B8 Unknown	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total	0.489	0.071	0.417	0.120	0.703	-0.583	0.002	0.050	-0.048
	Non Specified Areas (Intensification)			Sum of all Regeneration Areas					
Use Class	Gain	Loss	Total	Gain	Loss	Total			
B1 (a)	0.050	0.445	-0.395	0.497	1.285	-0.789			
B1 (b)	0.000	0.000	0.000	0.000	0.000	0.000			
B1 (c)	0.148	0.073	0.075	0.093	0.066	0.027			
B1 Unknown	0.000	0.000	0.000	0.000	0.000	0.000			
B2	0.000	0.206	-0.206	0.000	0.263	-0.263			
B8	0.000	0.557	-0.557	0.035	0.488	-0.453			
B1-B8 Unknown	0.000	0.000	0.000	0.000	0.000	0.000			
Total	0.198	1.280	-1.083	0.625	2.103	-1.478			

*This comprises the town centre and central area, including the central seafront. The SCAAP has now combined the central seafront within the central area.

** The results are provided for the seafront minus the central seafront, which is included in the SCAAP.

Core Indicator BD4i: Amount of completed retail, office and leisure development in Town Centres (floorspace in square metres)

In this section 'town centre uses' are captured by type as categorised by the Use Classes (Amendment) Order 2005 and as defined in the table 4.14 below:

Table 4.14 Use Classes (Amendment) Order 2005

Use Class	Description
A1	Shops, retail warehouses, hairdressers, undertakers, travel agents and ticket agencies, post offices, dry cleaners, internet cafes etc. Pet shops, sandwich bars Showrooms, domestic hire shops, funeral directors
A2	Banks, building societies, estate and employment agencies Professional and financial services, betting offices
B1(a)	Offices (not within A2)
D2	Cinemas, music and concert halls Dance, sport halls, swimming baths, skating rinks, gymnasiums Other indoor and outdoor sports and leisure uses, bingo halls, casinos

Core Indicator BD4ii: Amount of completed retail, office and leisure development (floorspace in square metres)

Policy CP2: Town Centre and Retail Development of the Southend Core Strategy states that Southend Town Centre will remain the first preference for all forms of retail development and for other town centre uses attracting large numbers of people.

Town Centre

During 2016/17, the Town Centre incurred a net loss of B1a, A1 and A2 employment floorspace (measuring 1,346 m², 3,447m² and 108 m² respectively). There was however a net gain of 135m² of D2 floorspace (see table 4.15).

Table 4.15 - Amount of completed retail, office and leisure development in the town centre (floorspace in square metres)¹⁸

Use Class	Town Centre		
	Gain	Loss	Total
B1 a	146	1,492	-1,346
A1	117	3,564	-3,447
A2	0	108	-108
D2	135	0	135

Southend on Sea

Within the Borough as a whole, during the monitoring year there were net losses of B1a, A1, A2 and D2 floorspace (1,834m², 4,301m², 421m² and 244m² respectively see Table 4.16).

Table 4.16 - Total amount of completed retail, office and leisure development in the Borough (floorspace in square metres)

Use Class	Southend-on-Sea		
	Gain	Loss	Total
B1 a	159	1994	-1834
A1	473	4773	-4301
A2	66	488	-421
D2	286	530	-244

¹⁸ As defined by the Core Strategy. When considering the wider Central Area as defined by the SCAAP the results are the same, except for A2, which is as follows: Gain 37m²; Loss 108m²; Total -71m².

4.2 Transport

Transport infrastructure improvement is required for sustainable regeneration and growth of the Town. This is set out in Southend's Third Local Transport Plan. The Third Local Transport Plan (LTP3) 2011/12 – 2025/26, which was revised in January 2015 builds on the successes of LTP2 and further tackles the agendas of economic growth, carbon reduction and sustainable means of travel to protect and enhance the quality of life for all. The LTP3 is crucial to the delivery of the Spatial Strategy set out within the adopted Core Strategy DPD but also informs the potential scale and distribution of future growth in the Borough. The LTP3 has regard to the requirements for transportation and access requirements of both the Southend Central AAP and London Southend Airport and its environs JAAP.

The LTP3 and other Council capital and revenue activities are used in part to co-fund other project grants that have been awarded in competition with other local authorities. This adds value and enables a broader and more significant programme to be delivered, particularly in reducing congestion, supporting economic growth and reducing carbon emissions. Principally the other key funding sources are:-

- TRACE: A European funded project with a grant of £110,000 for three years (to 2017) to trial the development of a transport mobile phone app.
- S-CATS: The Southend Central Area Transport Scheme (S-CATS) is a Local Growth Fund Scheme that has a total allocation of £7m (£1m of this allocated for 2016/17). The purpose of the scheme is to take forward aspects of transport and public realm infrastructure that are seen as necessary to support both housing and employment growth in Southend Central Area.
- Local Growth Fund: During 2016/17 the Council received £2.4m (from the £4.3m grant) from the South East Local Enterprise Partnership to commence construction of Phase 2 of the A127 Kent Elms Junction Improvement to improve the capacity of the junction.
- Local Growth Fund: During 2016/17 the Council received a £0.3m grant from the South East Local Enterprise for A127 Essential Bridge and Highway Maintenance to support the A127 Kent Elms Junction Improvement.

This section aims to monitor progress of key infrastructure schemes both inside and outside of the Borough.

Table 4.17 – Key Transport Infrastructure Projects

Project	A127/A1015 Kent Elms Junction Improvement - Phase 2
Delivering Authority	Southend Borough Council
Scheme Description	During 2016/17 the Council secured a £2.4m (LGF) grant from the South East Local Enterprise Partnership to commence Phase 2 of the A127 Kent Elms Junction Improvement. The at-grade improvement will add an additional straight ahead lane in both the west and east bound carriageways, extend the east bound right turning lane and install an informal crossing the south of the junction with new toucan crossings east, west and north of the junction to enable the existing cycling facilities to be better connected and improve community coherence. The existing non-Equalities Act compliant footbridge was removed and will be replaced with a fully compliant Equalities Act footbridge. The junction improvement will reduce journey times, reduce queue lengths, improve journey reliability and improve level of service. The project supports Southend and Rochford Councils' ambitions to create 7,380 new jobs in the area around London Southend Airport over the next 15 years.
Status as at 31/3/17	On-going.
Project	A127 Essential Bridge and Highway Maintenance
Delivering Authority	Southend Borough Council
Scheme Description	During 2016/17 the Council received £0.3m from the £8m (LGF) grant from the South East Local Enterprise Partnership for Essential Bridge and Highways Maintenance. The funding was drawn down to support the A127 Kent Elms Junction Improvement.
Status as at 31/3/17	On-going.
Project	Southend Central Area Transport Scheme (S-CATS)
Delivering Authority	Southend Borough Council
Scheme Description	S-CATS received £1m of the £7m allocation from the Local Growth Fund (SELEP) in

	<p>2016/17 to deliver junction improvement works along Victoria Avenue. This work includes:</p> <ul style="list-style-type: none"> - Carnarvon Road/Victoria Avenue junction improvement to allow right turn movements out onto Victoria Avenue to reduce growing traffic on residential streets. - Great Eastern Avenue / Victoria Avenue junction improvement to allow right turn movements out onto Victoria Avenue to support the redevelopment of the library car park and reduce traffic through the residential area. - Extended right turn lane from Victoria Avenue to East Street to cater for traffic flows from the modified junctions. - Cycle route improvements to connect new developments with the town centre cycle route.
Status as at 31/3/17	On-going.

4.3 Housing

Core Indicator H1: Plan Period and Housing Targets

The Core Strategy for Southend was adopted in 2007 and sets out the provision for 6,500 net additional dwellings between 2001 and 2021.

Indicator H2(a): Net Additional Dwellings – in previous years

The total number of housing completions within the Borough between 2001 and 2017 totals 5,261 net additional dwellings, the breakdown of which can be seen in Figure 4.8. This equates to an average of 329 net additional dwellings per year since 2001, which is broadly in line with the provision required per annum set out in the Core Strategy.

Core Indicator H2(b): Net Additional Dwellings – for the reporting year

The total net dwelling completions for the period 1st April 2016 and 31st March 2017 was 480 (see figure 4.8).

Figure 4.8 - Net Additional Dwellings over Development Plan Period 2001-2017

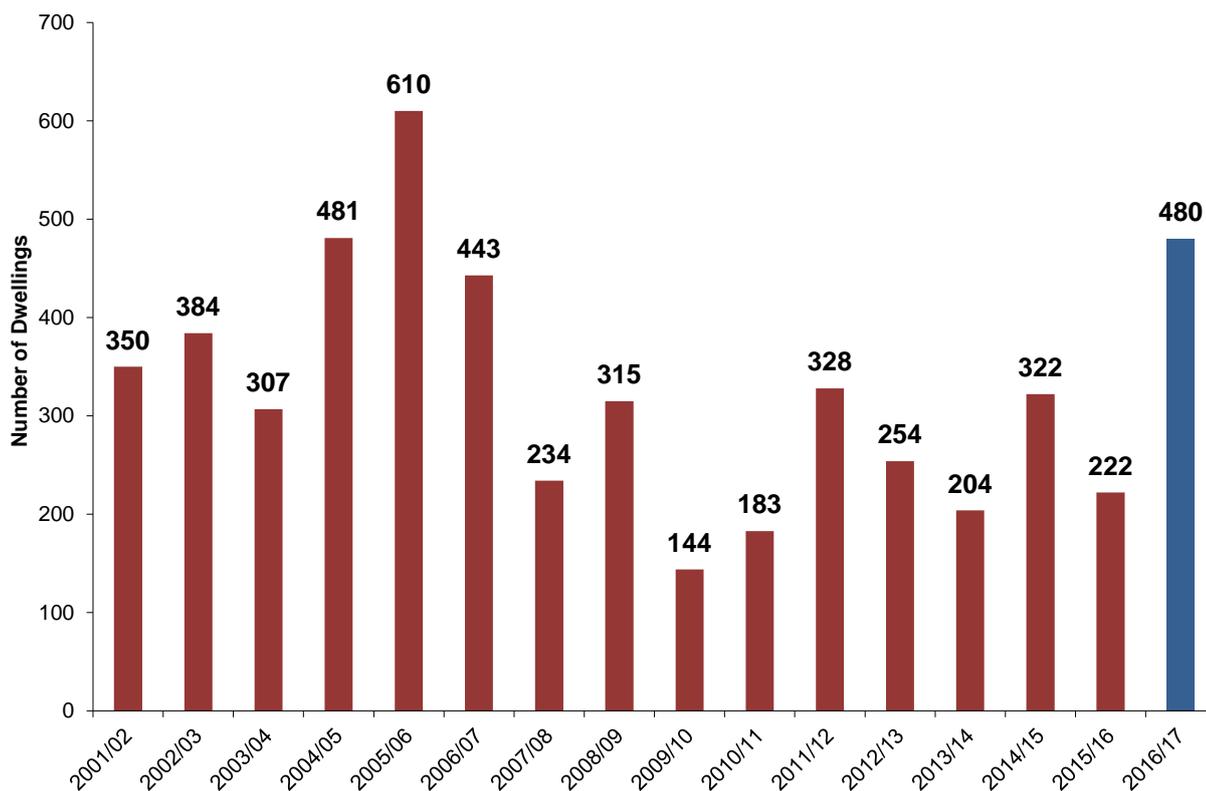
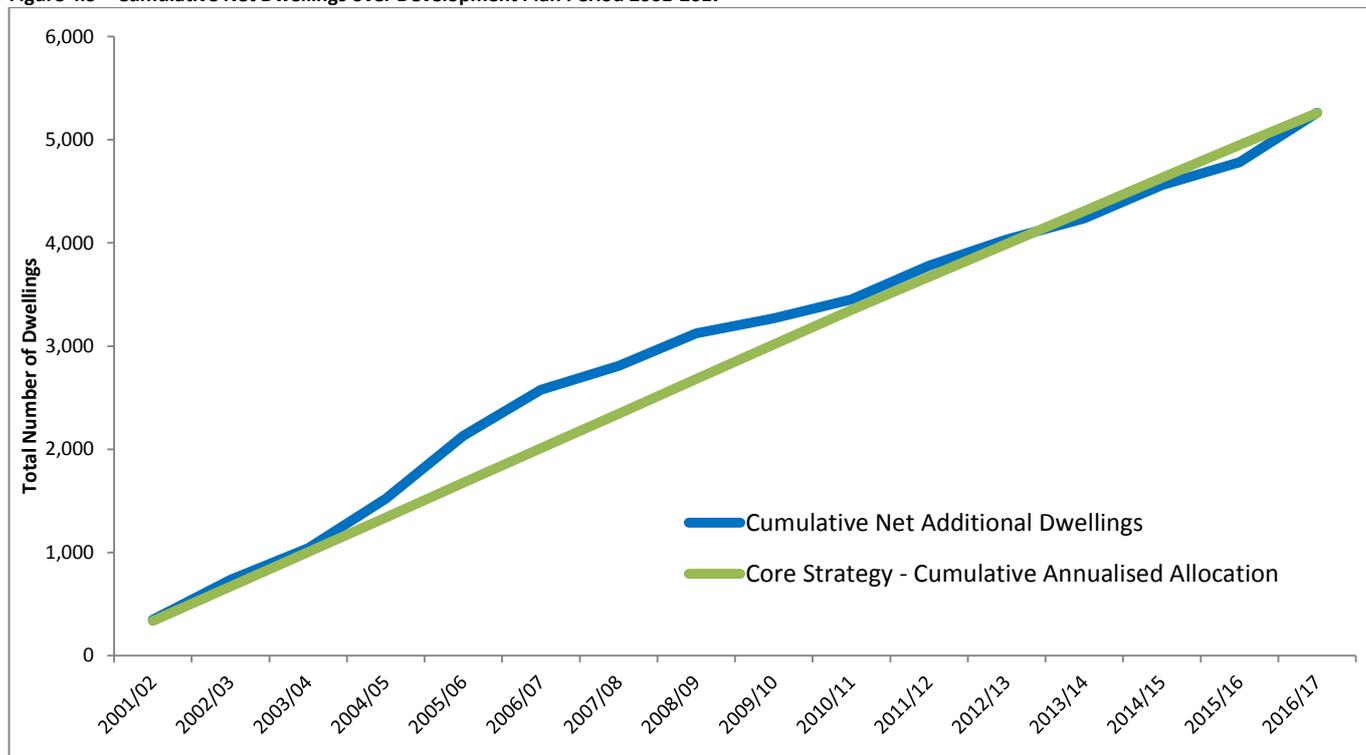


Figure 4.9 illustrates that the cumulative net dwelling completions between 2001 and 2017 (5,261) almost exactly reflects that required by the annualised allocation in the Core Strategy (5,260) for the same period. Southend is performing well against its housing targets, particularly during 2004 to 2007, which was characterised by relatively high completion rates.

Figure 4.9 – Cumulative Net Dwellings over Development Plan Period 2001-2017



Core Indicator H2(c): Net Additional Dwellings – in future years

The potential future housing supply, based on outstanding planning permissions and sites identified within the Strategic Housing Land Availability Assessment (SHLAA) is shown in Table 4.18. The SHLAA 2010 and updates¹⁹ provide an informed, site-specific estimate of land availability in the Borough. In addition, the SHLAA has identified broad locations and an annual windfall estimate that may provide a source of housing development. The timescale for the delivery of sites is estimated based on the best possible information available.

Five year supply

The NPPF requires planning authorities to be able to demonstrate a five year supply of housing plus an additional 5%. The Core Strategy phased housing requirement for the next 5 year period (2017 to 2022) is 1,565. An additional 5% would equate to 1,643.

The implementation of all outstanding residential planning permissions would result in an additional 2,739 net additional dwellings, of which 2,219 are predicted to be delivered in the next five years, which is in excess of the 5 year housing supply target + 5% of 1,643.

Past performance and delivery of windfall sites indicates that a windfall allowance of 416 can be applied to the housing delivery in Southend for the next 5 year period, resulting in a supply of 2,635 net additional dwellings, providing sufficient supply of housing to meet the Core Strategy target. This information demonstrates that Southend has a good supply of readily available housing sites to meet a five year housing supply and beyond.

¹⁹ Southend on Sea SHLAA and updates can be located here: http://www.southend.gov.uk/downloads/download/304/strategic_housing_land_availability_assessment

5 Year Land Supply Planning Permissions and identified Windfall

According to the above results an **8.42** year housing land supply can be demonstrated for Southend. $[2,635 / (1,565/5) = 8.42]$.

Applying the 5% buffer to the housing target results in an **8.02** year housing land supply $[2,635 / (1,643/5) = 8.02]$

Further, there are a number of sites being brought forward by the Southend Central Area Action Plan (SCAAP) that currently do not have planning permission and are considered to be deliverable at least in part by 2021. These include SHLAA sites CON058, CON127, CON128, CON129. The delivery of all these sites results in an additional 820 dwellings by 2021 and added to the planning permissions and identified windfall set out above results in a supply of 3,455 net additional dwellings.

5 Year Land Supply Planning Permissions, identified Windfall and SCAAP Sites

According to the above results an **11.04** year housing land supply can be demonstrated for Southend. $[3,455 / (1,565/5) = 11.04]$.

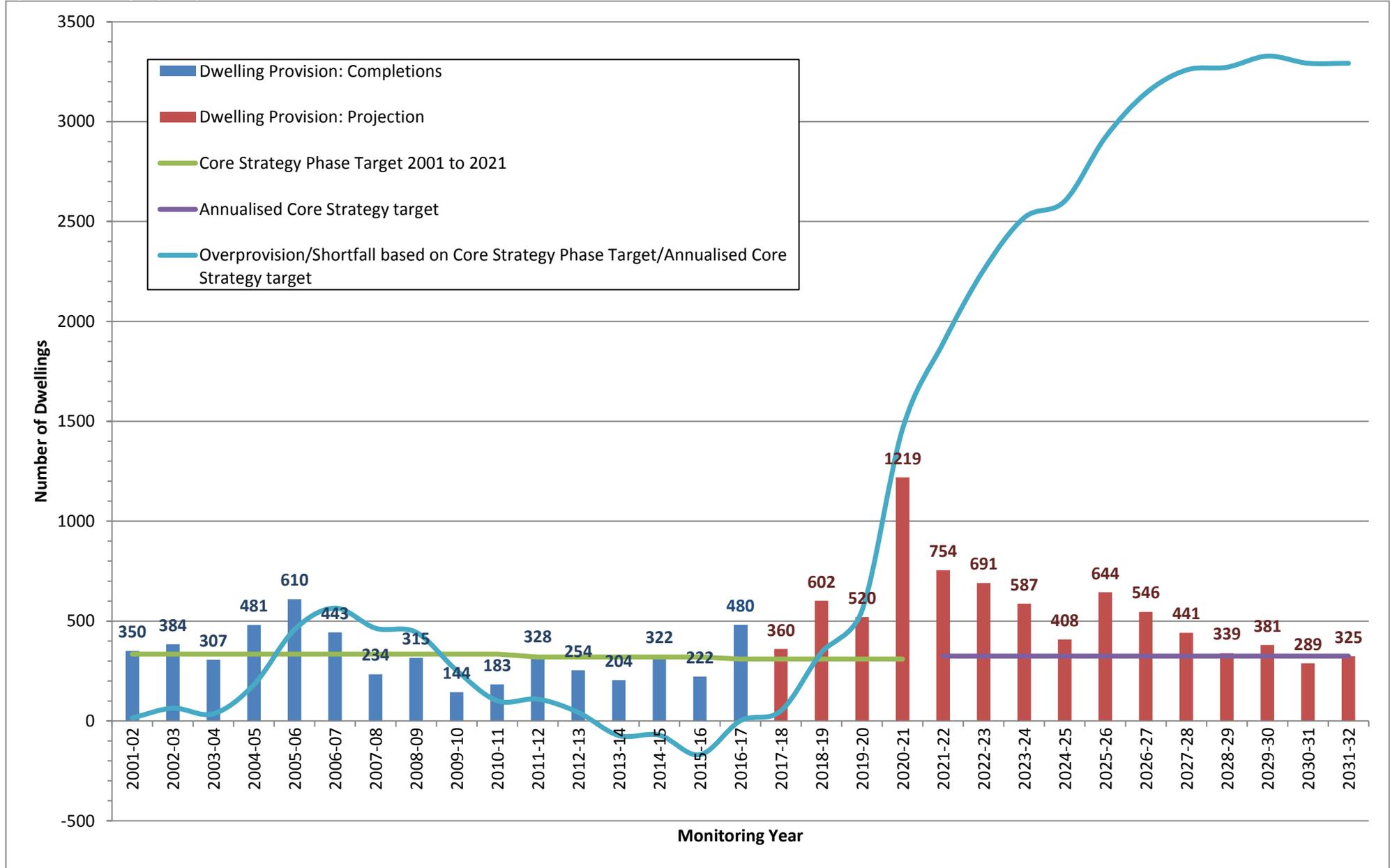
Applying the 5% buffer to the housing target results in a **10.5** year housing land supply $[3,455 / (1643/5) = 10.51]$

Table 4.18 – Housing Trajectory

	Previous Years														Reporting Year 2016- 2017	5 Year Supply					6 to 10 Year Supply					11 to 15 Year Supply					5 Year Supply	15 Year Supply						
	2001- 2002	2002- 2003	2003- 2004	2004- 2005	2005- 2006	2006- 2007	2007- 2008	2008- 2009	2009- 2010	2010- 2011	2011- 2012	2012- 2013	2013- 2014	2014- 2015		2015- 2016	2017- 2018	2018- 2019	2019- 2020	2020- 2021	2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031			2031- 2032					
Completions	350	384	307	481	610	443	234	315	144	183	328	254	204	322	222	480																					-	-
Outstanding Planning Permissions																	228	139	142	154	139	158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	802	960
SHLAA Sites with Planning Permission																	132	463	239	397	186	196	94	72	0	0	0	0	0	0	0	0	0	0	0	0	1,417	1,779
SHLAA Sites without Planning Permission																	0	0	120	510	190	256	254	97	405	307	202	100	142	50	86	820	2,719					
Windfall																	0	0	19	158	239	81	239	239	239	239	239	239	239	239	239	416	2,648					
Completions/ Projection	350	384	307	481	610	443	234	315	144	183	328	254	204	322	222	480	360	602	520	1219	754	691	587	408	644	546	441	339	381	289	325	3,455	8,106					
Annual target	335	335	335	335	335	335	335	335	335	335	320	320	320	320	320	310	310	310	310	310	325	325	325	325	325	325	325	325	325	325	325	1,565	4,815					
Core Strategy Phase Target 2001 to 2021														Annualised Core Strategy target																								
Cumulative Completions/ Projection	350	734	1,041	1,522	2,132	2,575	2,809	3,124	3,268	3,451	3,779	4,033	4,237	4,559	4,781	5,261	5,621	6,223	6,743	7,962	8,716	9,407	9,994	10,402	11,046	11,592	12,033	12,372	12,753	13,042	13,367							
Cumulative target	335	670	1,005	1,340	1,675	2,010	2,345	2,680	3,015	3,350	3,670	3,990	4,310	4,630	4,950	5,260	5,570	5,880	6,190	6,500	6,825	7,150	7,475	7,800	8,125	8,450	8,775	9,100	9,425	9,750	10,075							
Cumulative overprovision/ Shortfall	15	64	36	182	457	565	464	444	253	101	109	43	-73	-71	-169	1	51	343	553	1,462	1,891	2,257	2,519	2,602	2,921	3,142	3,258	3,272	3,328	3,292	3,292							

^a – The annual target consists of: 2001 to 2021 - Adopted Core Strategy Phase Target; 2021 to 2032 – Annualised Core Strategy target (325 per annum).

Figure 4.10 - Housing Trajectory



Core Indicator H2(d): Managed Delivery Target

The Housing Trajectory for Southend is set out in Figure 4.10 and Table 4.18. The data suggests that the number of dwelling completions will meet the Core Strategy requirement in by 2021.

Core Indicator H3: New and Converted Dwellings – on previously developed land

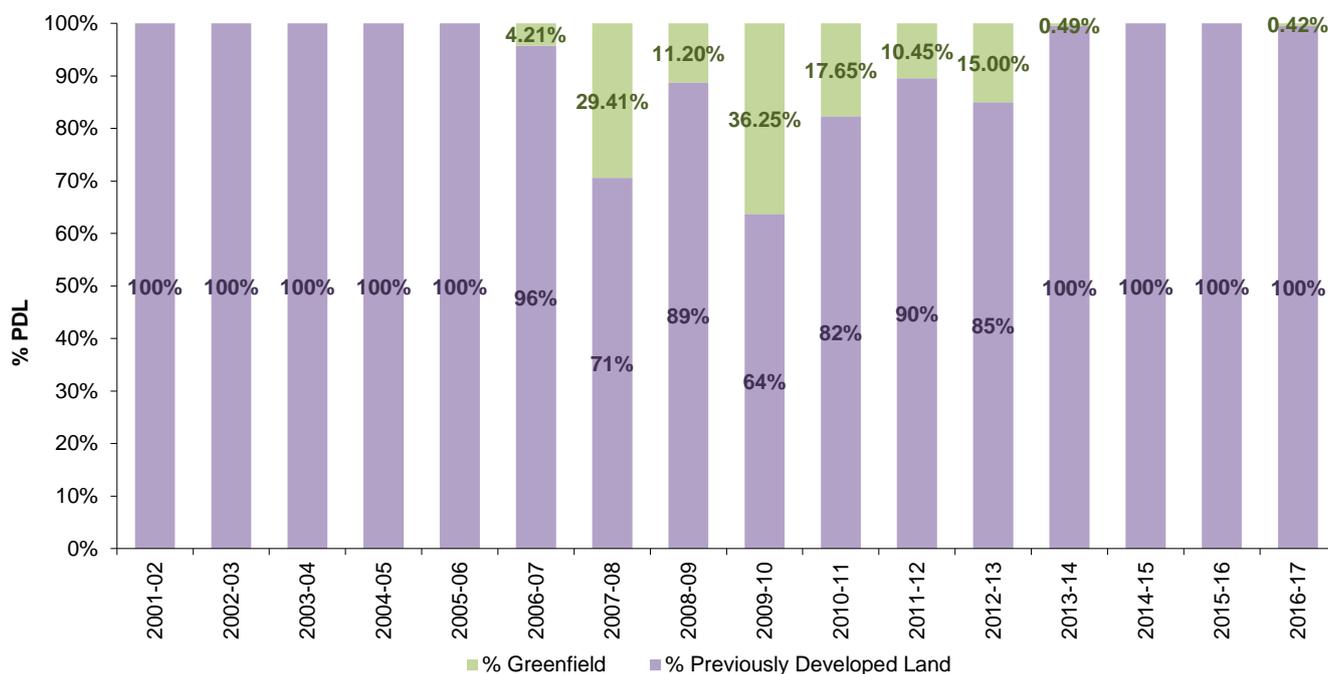
The Core Strategy Policy CP8 requires the provision of not less than 80% of residential development on PDL. Performance against this target is set out in Table 4.19 below and in Figure 4.11. 99.58% of residential development has taken place on previously developed land in the monitoring year.

Table 4.19 - Previously Developed Land

Development on PDL			Greenfield Development Scheme Completions			
Year		%	Lifstan Way	Shoebury Park	Eagle Way	Watkins Way
Previous Years	2001-02	100.00%	-	-	-	-
	2002-03	100.00%	-	-	-	-
	2003-04	100.00%	-	-	-	-
	2004-05	100.00%	-	-	-	-
	2005-06	100.00%	-	-	-	-
	2006-07	95.80%	20 units	-	-	-
	2007-08	70.60%	70 units	-	-	-
	2008-09	88.80%	42 units	-	-	-
	2009-10	63.80%	13 units	45 units	-	-
	2010-11	82.40%	-	36 units	-	-
	2011/12	89.50%	-	37 units	-	-
	2012/13	85.00%	-	31 units	-	-
	2013/14	99.51%	-	-	1 units	-
	2014/15	100.00%	-	-	-	-
	2015/16	100.00%	-	-	-	-
Current Year	2016/17	99.58%	-	-	-	2 units
Average 2001 to 2017		92.19%	36 units	37 units	1 units	2 units

Over the plan period 2001-2017 an average of 92.19% of new and converted dwellings have been built on PDL per year, falling in line with the Core Strategy policy.

Figure 4.11 – Percentage of Completions built on Previously Developed Land (PDL) between 2001 and 2017



Core Indicator H4: New Additional Pitches (Gypsy and Traveller)

There were no new additional gypsy and traveller sites provided in the 2016/17 monitoring year.

Core Indicator H5: Affordable Housing Completions

The Core Strategy Policy CP8 includes measurements to be taken to secure provision of affordable homes in the Borough.

Figure 4.12 illustrates that affordable homes comprises 19.79% of the total completions in 2016/17. This equates to a total of 95 units (see Table 4.20). Between 2001 and 2017, 667 affordable homes have been completed, which equates to 12.68% of the total net dwellings completed during this period (5,261).

Figure 4.12 – Affordable Housing Completions 2001-2017

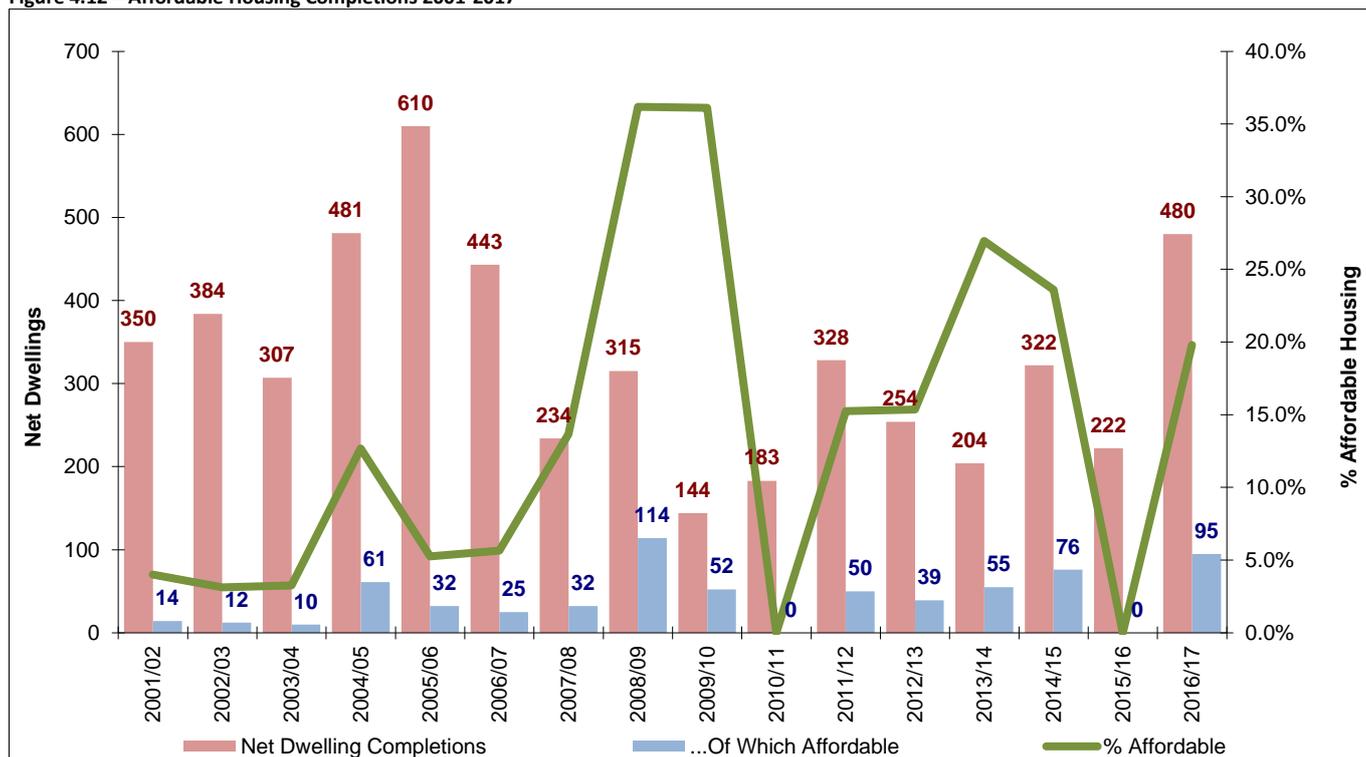


Table 4.20 – Affordable Housing Completions 2016-17

Location	Ward	Net Additional Dwellings	...of which are affordable	% of which are affordable	Notes
Small Sites					
102 And 110 (Garages Adjacent), Ashanti Close, Shoeburyness, Essex, SS3 9RL	SHOEBN	5	5	100%	One of various SBC Led schemes to deliver Affordable Housing in the area
10 And 12 And Adjacent 38 (Garages Rear Of), Ashanti Close, Shoeburyness, Essex, SS3 9RQ	SHOEBN	3	3	100%	One of various SBC Led schemes to deliver Affordable Housing in the area
1 And 7 (Garages Adjacent), Exeter Close, Shoeburyness, Essex, SS3 9YY	SHOEBN	3	3	100%	One of various SBC Led schemes to deliver Affordable Housing in the area
25 - 31 (Garages Rear Of), Ashanti Close, Shoeburyness, Essex, SS3 9RH	SHOEBN	3	3	100%	One of various SBC Led schemes to deliver Affordable Housing in the area
49 and 51 And adjacent 57 and 69 And 71 (Garages rear of), Ashanti Close, Shoeburyness, Essex, SS3 9RH	SHOEBN	2	2	100%	One of various SBC Led schemes to deliver Affordable Housing in the area
29 - 35 (Garages Rear Of), Bulwark Road, Shoeburyness, Essex, SS3 9RS	SHOEBN	2	2	100%	One of various SBC Led schemes to deliver Affordable Housing in the area
Large Sites					
Albany Court Nelson Road and Albany Laundry, Eastwood Boulevard, Westcliff-on-Sea, Essex	BLENPA	65	19	29%	
Texsol Builders Merchants Ltd, Kenway, Southend-On-Sea, Essex, SS2 5DX	VICTON	50	50	100%	
Prittlebrook Industrial Estate, Priory Crescent, Southend-On-Sea, Essex, SS2 6QN	STLAUR	42	8	19%	Scheme is for a total of 231 Dwellings, 55 of which are to be Affordable Housing

Indicator LH1: Spatial Distribution of Dwelling Completions (Core Strategy DPD Policy CP8) as at 1st April 2017

Table 4.21a – Distribution of Dwelling Provision – Core Strategy DPD

	Total Required 2001-2021	2001-2016 Phased Total	2001-2016 Completions	Ahead of 2016 Phased Total	Outstanding Permissions		Residual Amount to be Found by 2021
					Pre 2021	Post 2021	
All Borough	6,500	5,260	5,261	1	2739		-1,500
					1894	845	
Town Centre*	2,000	1,895	970	-925	1441		-411
					1170	271	
Seafront**	550	510	436	-74	561		-447
					195	366	
Shoeburyness	1,400	1,008	817	-191	228		355
					83	145	
Intensification	2,550	1,847	3,038	1,191	509		-997
					446	63	

* Core Strategy target and results do not include central seafront

** Core Strategy target and results include central seafront

Table 4.21b - Distribution of Dwelling Provision – Core Strategy DPD (transposed by the SCAAP)

	Total Required 2001-2021	2001-2016 Phased Total	2001-2016 Completions	Ahead of 2016 Phased Total	Outstanding Permissions		Residual Amount to be Found by 2021
					Pre 2021	Post 2021	
All Borough	6,500	5,260	5,261	1	2739		-1,500
					1894	845	
SCAAP*	2,474	2,086	1,266	-820	1971		-763
					1337	634	
Seafront**	76	80	140	60	31		-95
					28	3	
Shoeburyness	1,400	1,106	817	-289	228		355
					83	145	
Intensification	2,550	1,988	3,038	1,050	509		-997
					446	63	

* Core Strategy target and results include central seafront

** Core Strategy target and results do not include central seafront

Table 4.21a demonstrates the broad spatial locations of housing growth to 2021 as per the Core Strategy, these being: the Town Centre; the entire Seafront; Shoeburyness; and intensification. The SCAAP now includes the central seafront area and Table 4.21b displays the broad locations to reflect this.

Core Indicator H6: Housing Quality – Building for Life assessments

Building for Life 12 (BfL12) is the industry standard, endorsed by Government, for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to guide conversations about creating good places to live. BfL12 is led by three partners: Cabi at the Design Council, Design for Homes and the Home Builders Federation, supported by Nottingham Trent University. A set of 12 questions reflect the vision of what new housing developments should be: attractive, functional and sustainable places. Redesigned in 2012, BfL12 is based on the new National Planning Policy Framework and the Government’s commitment to build more homes, better homes and involve local communities in planning.

The 12 questions are based around three themes: Integrating into the Neighbourhood; Creating a Place, and; Street and Home. Schemes are scored on a traffic light system – red, amber, green. The maximum score is 36, whereby a development would receive a ‘green’ for each of the 12 assessment criteria, and is considered a well-designed home.

The comments provide an explanation for the scores assigned. Only developments where 10 or more homes have been completed in 2016/17 are included in the building for life assessments. Table 4.22 provides a summary of the scores, with the more detailed assessment results being set out in Appendix 2. The highest score was obtained by 3 Acacia Drive. The lowest score was received by Suffolk House.

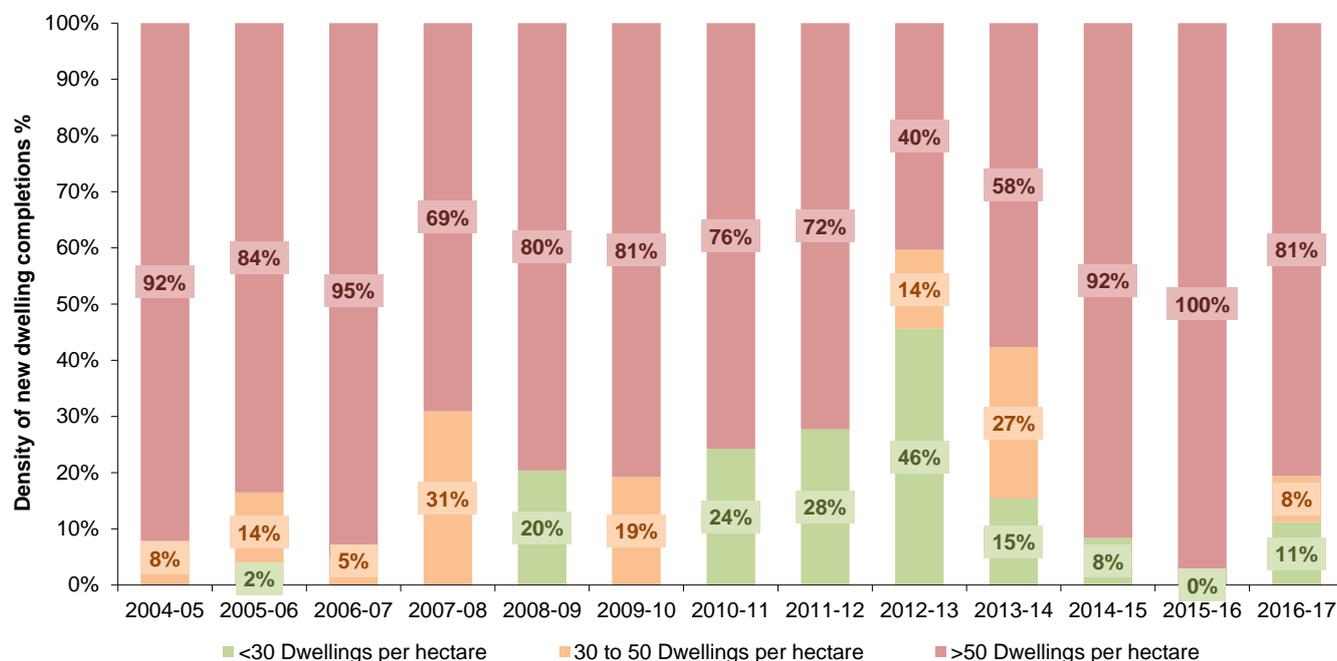
Table 4.22 - Building for life assessments

Location	BFL Score
3-5 High Street, Southend	29
32-36 Valkyrie Road, Westcliff	27
South Point, 257-285 Sutton Road, Southend	31
Albany Court, Nelson Road, Westcliff	30
Avenue Works, Southend	24
Highbanks, Southchurch Avenue, Southend	24
Former Hinguar School, Shoeburyness	30
Kenway, Southend	31
Mariner House, Southend	21
Suffolk House, Baxter Avenue, Southend	19
3 Acacia Drive, Thorpe Bay	32

Indicator LH2: Density of New Dwelling Completions

Figure 4.13 illustrates the density levels of dwelling completions between 1st April 2004 and 31st March 2017. Development density has been expressed in terms of average dwellings per hectare of 'net developable land' and the percentage of dwellings falling into three bands; these being '<30 dwellings per hectare', '30-50 dwellings per hectare' and '>50 dwellings per hectare'. Those developments comprising 10 dwellings or more are included, as are those where the site area is easily identifiable. During 2016/17 81% of sites were built at a density of greater than 50 dwellings per hectare.

Figure 4.13 – Density of new dwelling completions



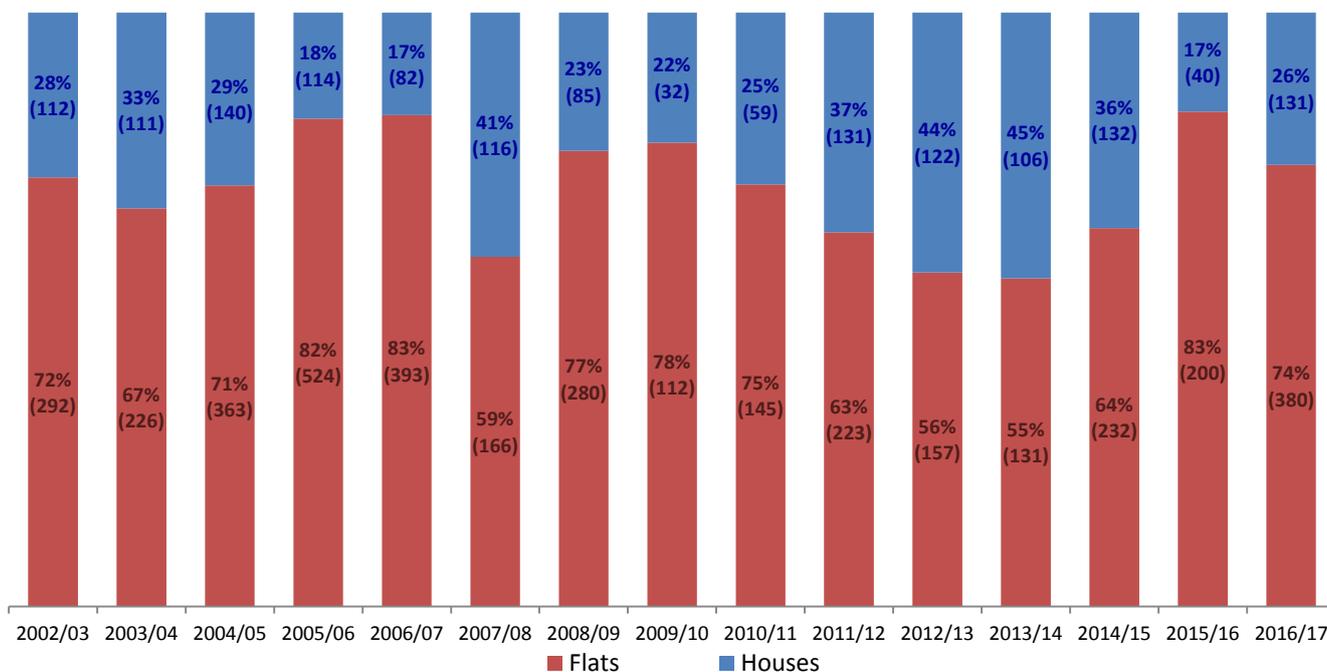
Indicator LH3: Size and type of dwelling completions

Table 4.23 and Figure 4.14 show gross dwelling completions by type since 2002. More flats have been built than houses for each monitoring year since 2002. While the proportion of houses built has been increasing in recent years, in 2015/16 this saw a decline and has picked up in 2016/17, rising from 17% to 26%.

Table 4.23 – Gross Dwelling Development by Type

Gross Completions	Flats	Houses
2002-2003	292 (72%)	112 (28%)
2003-2004	226 (67%)	111 (33%)
2004-2005	363 (72%)	140 (28%)
2005-2006	524 (82%)	114 (18%)
2006-2007	393 (83%)	82 (17%)
2007-2008	166 (59%)	116 (41%)
2008-2009	280 (77%)	85 (23%)
2009-2010	112 (78%)	32 (22%)
2010-2011	145 (71%)	59 (29%)
2011-2012	223 (63%)	131 (37%)
2012-2013	157 (56%)	122 (44%)
2013-2014	131 (55%)	106 (45%)
2014-2015	232 (64%)	132 (36%)
2015-2016	200 (83%)	40 (17%)
2016-2017	380 (74%)	131 (26%)
Total	3824 (72%)	1513 (28%)

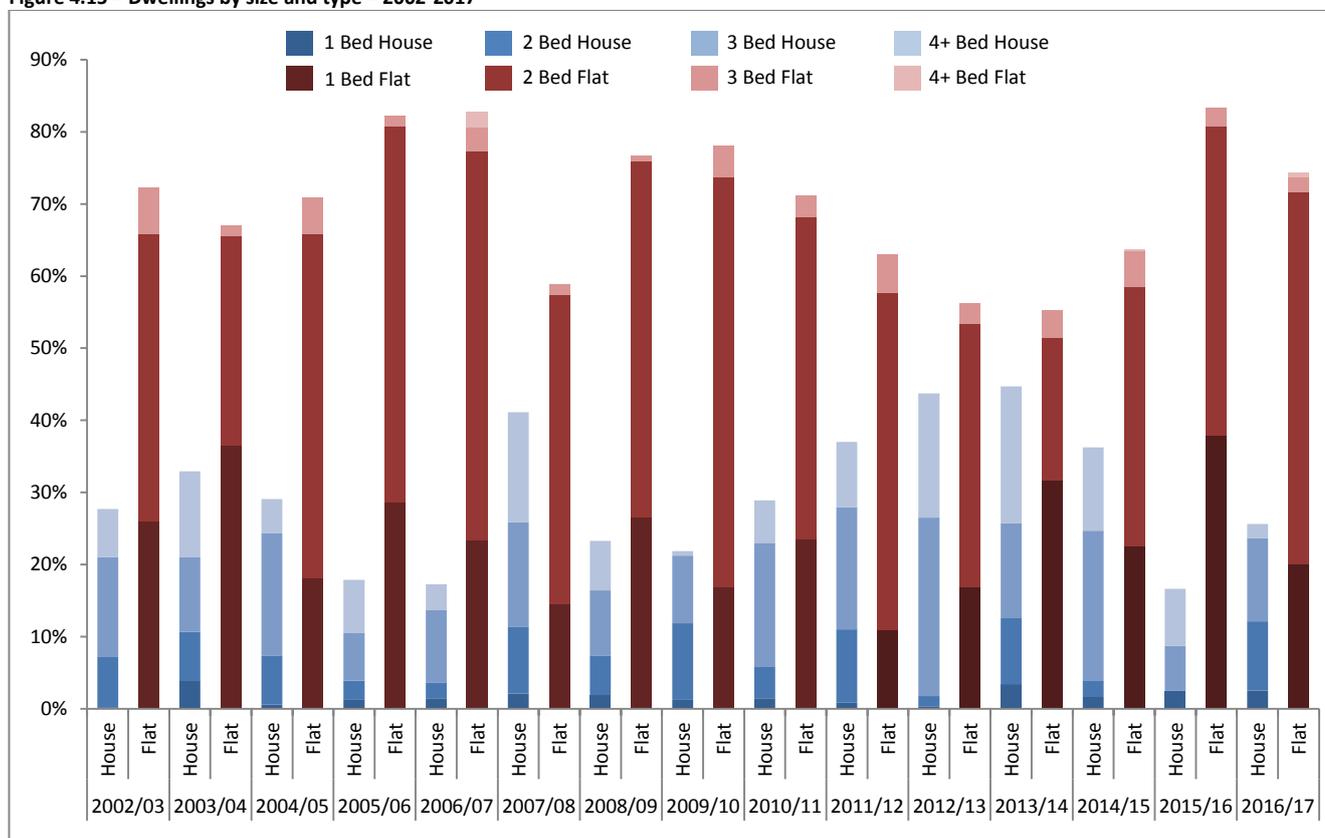
Figure 4.14 – Gross House and Flat developments since 2002



Indicator LH4: Dwellings Completions by type and number of bedrooms

Figure 4.15 illustrates the size and type of dwellings completed since 2002. It is important that a range of properties of different sizes and types are provided in order to meet a variety of housing needs and requirements. A mix of dwelling types and sizes will help contribute towards more socially balanced localities and sustainable communities, although provision of a higher number of smaller dwellings may contribute to improved affordability.

Figure 4.15 – Dwellings by size and type – 2002-2017



The data in Table 4.24, and as illustrated in Figure 4.15, shows that the majority of dwellings built in Southend during 2016/17 were one and two bedroom flats. The proportion of 1 and 2 bed houses built shows an increase on 2015/16, although there has been a decrease in the number of 3 and 4+ bed houses built.

Table 4.24 – Dwellings by size and type – 2002-2017

	House				Flat			
	1 Bed	2 Bed	3 Bed	4+ Bed	1 Bed	2 Bed	3 Bed	4+ Bed
Average 2002 to 2016	1.45%	5.68%	13.46%	8.94%	24.15%	42.91%	3.26%	0.15%
Results for 2016/17	2.54%	9.59%	11.55%	1.96%	20.16%	51.47%	2.15%	0.59%

Indicator LH5: Residential Development Completion by Ward between 2001 and 2017

Figure 4.16 – 16Year Dwelling Completions (2001-2017) by Ward

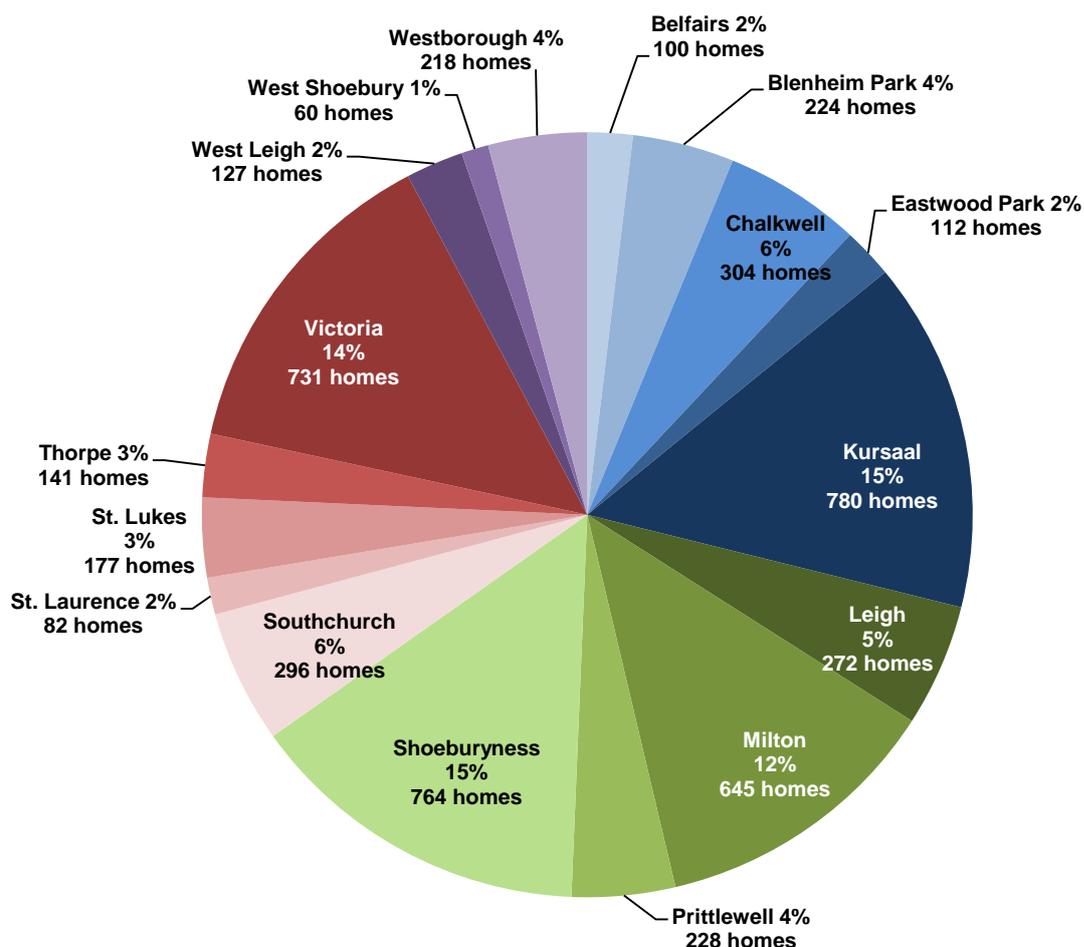


Figure 4.16 illustrates the percentage of dwelling completions by ward between 1st April 2001 and 31st March 2017. In this period a total of 5,261 net additional dwellings have been completed. The chart reveals that the highest proportion of development has occurred in Shoeburyness, Kursaal, Victoria and Milton wards (15%, 15%, 14% and 12% respectively) which comprise a total of 56% of completed development, equating to 2,920 homes. This indicates that a large proportion of housing is being focused in the Central Area and Shoeburyness in line with the Core Strategy spatial strategy.

Indicator LH6: Residential Development completed by ward on a yearly basis since 2001

Figure 4.17 – Development by ward since 2001

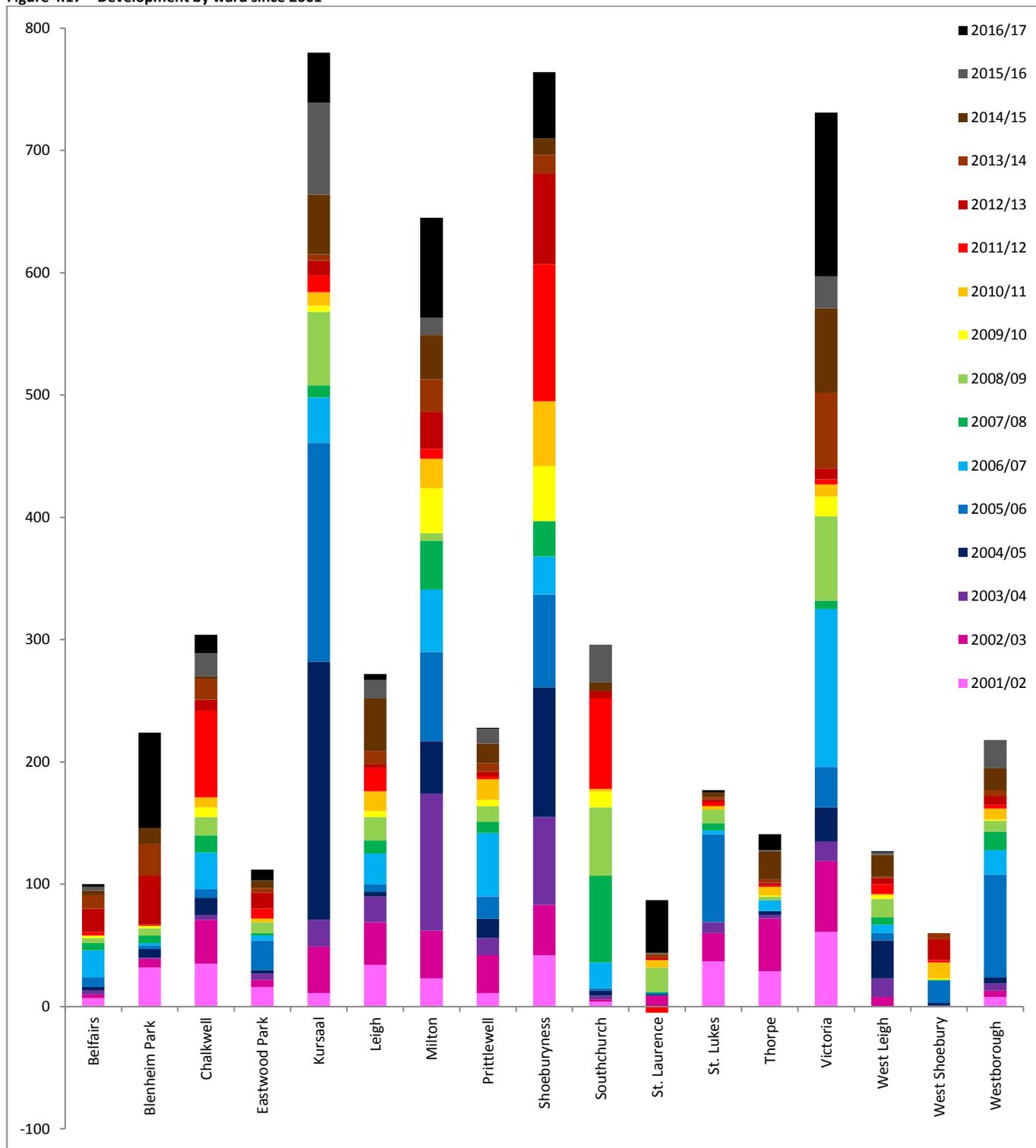


Figure 4.17 shows the location of residential development per year since 2001. The data shows that the majority of development in Kursaal and Milton wards occurred prior to 2007 whereas house building within Shoeburyness has remained relatively steady over the monitoring period. The wards of Belfairs, Eastwood Park, St. Laurence, Thorpe, West Leigh and West Shoebury have all incurred low development rates over the period 2001 to 2017.

Indicator LH7: Type of Residential Development Completed by Ward between 2003 and 2017

Figure 4.18 – Type of development by ward 2003-2017

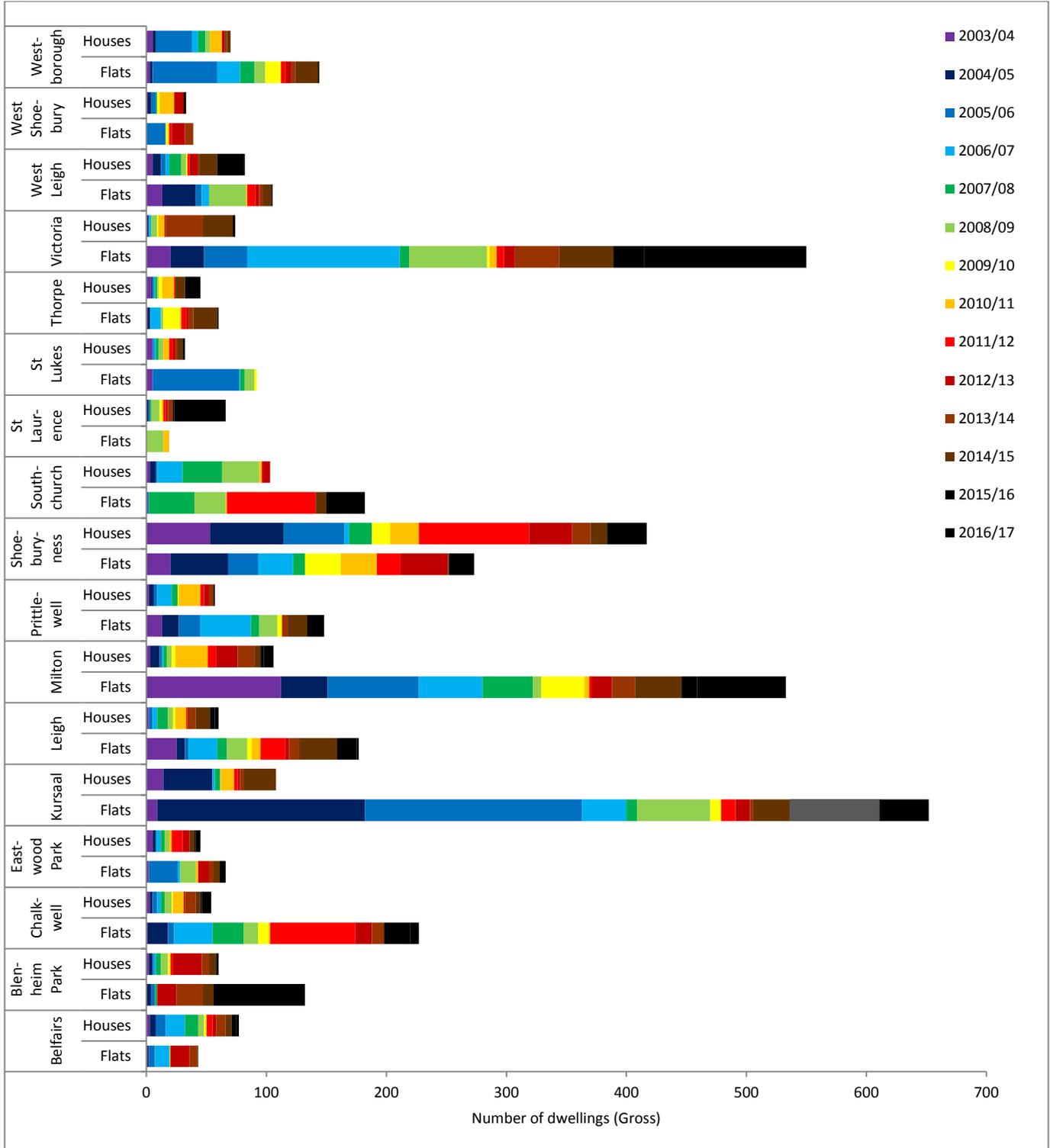


Figure 4.18 shows the number of flats and houses built in each of the 17 wards in Southend during the monitoring years since 2003. The chart reveals that the highest number of flats built over the period 2003 to 2016 have been in the central wards of Kursaal, Milton and Victoria and is expected due to the nature of development within central areas of the town. In Shoeburyness, more houses have been built than flats since 2003, which is mainly due to the housing schemes brought forward at Shoebury Garrison and Shoebury Park.

Housing Summary

A total of 480 homes have been completed during the period 1st April 2016 to 31st March 2017. This is a notable increase on the previous monitoring year (222 completions in 2015/16).

Compared with the housing targets set out in the Core Strategy, Southend is performing on target. The phased target set out within the Core Strategy requires a total of 5,260 homes to be built during the period 2001 to 2017. The cumulative total to the end of the current monitoring period is 5,261, which is 1 dwelling above the required amount. Importantly annual average completions (329) are in line (slightly above) with the annualised averaged Core Strategy target (325).

Looking forward, the projected completions (based on outstanding permissions and SHLAA sites) meet the required totals at the 5, 10 and 15 year phases.

A total of 99.58% of dwelling completions during the year have been provided on previously developed land.

There have been 99 affordable homes completed within the Borough during the monitoring year. Please note that the number of affordable homes reported in the AMR and those reported by the housing department and submitted to government differ due to the method of monitoring. The Housing Department count a home as complete once it is habitable and the Planning Department count a dwelling as complete once a roof is in place. This subsequently means that the annual figures do not always align.

During the monitoring year, the ratio between the completions of flats and houses was 74% and 26%, with a higher delivery of houses than the previous monitoring year.

The location of dwelling completions remains similar to recent years, the majority of development has still taken place within the Central Area (Milton, Kursaal and Victoria Wards) and in Shoeburyness.

4.4 Environmental Quality

Core Indicator E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

The Environment Agency (EA) annually publishes details regarding planning applications submitted to local authorities that the EA have objected to due to flood risk or water quality issues. Table 4.25 lists the objections made by the Environment Agency to planning applications submitted to Southend on Sea Borough Council during the 2016/17 monitoring year. Note, the status of the application (granted/ refused) does not reflect on whether the objection was overcome or not.

Table 4.25 – Planning applications objected to by the EA

LPA Reference	Proposal	Objection Reason	SBC Decision
Flood Risk			
15/02012/FUL	Convert existing dwelling house in to two dwelling houses and alter elevations	PPS25/TAN15 - Request for/ Unsatisfactory FRA/FCA	Application Refused, no appeal lodged.
16/00986/BC3	Erect single storey boathouse and install gates to boundary fence	Unsatisfactory FRA/FCA Submitted	Application granted.
16/01469/FUL	Demolish building and erect two detached dwelling houses with Juliette balconies to rear, associated amenity space, landscaping, layout parking and form new vehicular accesses on to Ness Road	Unsatisfactory FRA/FCA Submitted	Application withdrawn.
16/01901/FUL	Erect two storey side extension to form terraced house and layout parking	PPS25/TAN15 - Request for FRA/FCA	Application granted.
Water Quality			
16/00950/FUL	Change of use of existing scrap yard (Class Sui Generis) to Waste transfer station (Class Sui Generis) on land adjacent to no. 63 Vanguard Way	Unacceptable risk to water quality	Application Refused, no appeal lodged.

Core Indicator E2: Change in areas of biodiversity importance.

Southend-on-Sea Borough Council's Local Biodiversity Action Plan (BAP) has been produced as a result of an international agreement, called the Convention of Biological Diversity, which the UK Government signed at the 'Earth Summit' held at Rio de Janeiro in 1992.

The Local Biodiversity Action Plan consists of individual action plans for 18 Southend habitats (plus one habitat statement) and 14 species. The 2014 annual update²⁰ sets out the progress made. Generally, good progress has been made with regards to biodiversity conservation work in Southend, with new and continued projects being carried out in conjunction with the Council's conservation partners. Listed below are where actions have been taken against particular habitats and species.

- Heath Fritillary Butterfly
- Dormouse
- Reptiles
- Water Vole
- Brent Geese
- Saltmarsh
- Woodland
- Orchard
- Skylark
- Turtle Dove

²⁰ Local Biodiversity Action Plan 2014 - http://www.southend.gov.uk/downloads/file/3558/local_biodiversity_action_plan_report_2014

Core Indicator E3: Renewable energy generation

The Borough of Southend-on-Sea is an already densely developed urban area with tightly drawn boundaries, and with an extensive foreshore which is of international, national and local significance for biodiversity. There is therefore little or no opportunity within the Borough for commercial scale electricity generation capacity from any source within its boundaries. In 2016/17 the following installations were made however: Temple Sutton School (0.206MW) solar added to Edwards Hall and Heycroft Primary Schools. Biomass boilers added at Temple Sutton (246kw) and SACC (90kw).

Clearly, however, regeneration and growth provide the opportunity, indeed the requirement, to promote the use of renewable energy sources in relation to new development in the town. The Council has therefore included appropriate policy wording requiring this in its Core Strategy Development Plan Document. 'Policy KP1 Development Principles' requires all development to

“include appropriate measures in design, layout, operation and materials to achieve:

- a. a reduction in the use of resources, including the use of renewable and recycled resources. All development proposals should demonstrate how they will maximise the use of renewable and recycled energy, water and other resources. This applies during both construction and the subsequent operation of the development. At least 10% of the energy needs of new development should come from on-site renewable options (and/or decentralised renewable or low carbon energy sources), such as those set out in SPD 1 Design and Townscape Guide, wherever feasible. How the development will provide for the collection of re-usable and recyclable waste will also be a consideration”.

Monitoring systems are being put in place to collect data on how well this policy is being implemented. Furthermore, Policy DM2 of the Development Management Document, seeks to ensure the delivery of sustainable development and that all development proposals should contribute to minimising energy demand and carbon dioxide emissions.

Open Space

The government wants to see the Thames Gateway become a world class model of sustainable development, with the living landscape at its heart. Because of this, the Thames Gateway has implemented a “Greening the Gateway” strategy. The main objective is to establish a functional green infrastructure to provide a sense of place, environmental protection and to enhance the quality of life for communities within the Gateway.

In 2003/04, the Council carried out an audit and needs assessment of recreational open space and sports facilities in the Borough. The report indicated no clear evidence of any quantitative deficiency in provision of parks and open spaces in relation to the existing population, although current levels should be regarded as an absolute minimum, but it did demonstrate that there is a need for additional facilities to serve proposed additional housing development.²¹

The adopted development plan (comprising the adopted Core Strategy and saved policies in the Borough Local Plan) contains firm policies for the safeguarding of all green space, and for securing additional such space, in the Borough. This is a major consideration in such a densely developed urban area as Southend. Policy CP4 “the environment and urban renaissance” in the Core Strategy seeks to achieve protection and enhancement of the town’s parks, gardens and other urban open spaces and makes reference to the creation of a ‘green grid’ in accordance with sub regional objectives.

Indicator LE1: Number of Parks Managed to Green Flag Award Standard

Southend covers an area of 4,175 hectares and the Council’s Leisure Services Department currently manage approximately 570 hectares of land. A description of types of open space and the associated area they occupy within the Borough are set out in Table 4.27 below.

²¹ An updated study of Playing Pitches and Built/Indoor Facilities was commissioned by the South Essex authorities of Basildon, Castle Point, Rochford and Southend, along with Essex County Council, in 2017. Outputs are expected in 2018.

Table 4.27 - Amount of Open Space

Open space type	Total Area (Hectares)
Parks and open spaces	303.91
Area Open Space	17.36
Sports Grounds	103.01
Closed Churchyards	1.78
Nature Conservation sites	109.02
Woodland	2.87
Allotments	27.82
Playgrounds	6.55
Total	572.32

Source: Parks and Greenspaces Strategy 2015-2020

The Council aims to maintain all green spaces in the most sustainable way possible, and to manage all parks and amenity open spaces to Green Flag award standards. In 2016/17, five parks within the Borough were awarded green flag status, as listed in Table 4.28.

Table 4.28 - Parks Awarded Green Flag Status, 2016/17

Park Name	Area (ha)
Belfairs Park and Nature Reserve	123.0
Chalkwell Park	10.5
Priory Park	18.0
Shoebury Park	8.0
Southchurch Park	12.5
Total	172.0

4.5 Minerals

The Borough of Southend contains no aggregate deposits, no secondary/recycled aggregate production capacity, nor any aggregate importation facilities. Production of primary land won, secondary/recycled or marine dredged aggregates was therefore nil in the monitoring year, and is likely to remain so for the long-term future. The Borough Council is, however, including policies within its Local Development Framework which promote and facilitate the provision and use of secondary and recycled minerals.

The only mineral that does occur is the specialist mineral brickearth, previously used in the manufacture of local stock bricks at the neighbouring Star Lane brickworks. However, no brickearth has been extracted for many years, and in August 2005, the owner/operator of the brickworks advised that the deposits are no longer commercially viable, that brick manufacture at the works had ceased, and following sale of the remaining stocks of bricks being stored on site, the works would be closed completely. They also confirmed that they knew of no other facility for which these deposits could provide a feedstock, and that they could not foresee any change to this situation in the future.

Mineral production and safeguarding is therefore no longer an issue in the Borough, and the Council has reviewed and revised its previous safeguarding policy in the preparation of its Core Strategy Development Plan Document.

4.6 Waste

Core Indicator W1: Capacity of new waste management facilities by waste planning authority

The Council is also the Waste Planning Authority for the Borough. During the monitoring year 2016/17, there were no planning applications for new waste management facilities. However, works have completed on the following waste Planning application, approved in 2013, on the existing Central Cleansing Depot site (the new application does not alter the existing throughput capacity).

13/00055/BC3M	Demolish existing buildings, erect waste transfer station erect water storage tank and fire water pump enclosure, layout parking and carry out associated works, alterations to access, modification of existing public highway including creation of new right hand turning lane, pedestrian crossing and associated traffic signal control on Eastern Avenue	67,900 t.p.a waste	Permission Granted 22/05/2013
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Table 4.29 below summarises the existing operational waste facilities in Southend.

Southend and Essex are working jointly to deliver a network of new and sustainable waste management facilities. A major Mechanical Biological Treatment (MBT) facility at Courtauld Road has been built. The MBT facility will be used to treat and process residual (black bag) waste through a mechanical treatment stage where materials that can be recycled, such as ferrous and non-ferrous metals, plastics and glass, will be recovered from the waste. What is left will be processed by a 'bio-stabilisation' process. This biological process will cause the mass of the waste to reduce and it will also dry it. After six weeks the waste has become stabilised, meaning it won't be able to break down, or decompose, anymore and so it can be landfilled and/or used as a solid recovered fuel for use in energy plants.

Table 4.29 – Existing waste Facilities in Southend

Site Name/ Operator	Site Address	Specific Facility Type
OPERATIONAL		
Imperial Metal Recyclers	63 Vanguard Way, Shoeburyness, Essex. SS3 9QY	End of Life Vehicles
Eastern Avenue Waste Transfer Station	Eastern Avenue, Southend On Sea, Essex. SS2 5QX	Materials Recycling / Recovery Facility and Waste Transfer Station
Hadleigh Salvage Ltd	Plot 9, Stock Road, Southend On Sea, Essex. SS2 5QF	Non Hazardous Transfer Stations
Stock Road Civic Amenity Site	Stock Road, Southend On Sea, Essex	Recycling Centre for Household Waste
Leigh Marsh Civic Amenity Site	Leigh Marsh, Leigh-on-Sea, Essex	Recycling Centre for Household Waste

Core indicator W2: Amount of municipal waste arising, and managed by management type by waste planning authority.

The rate of diversion from landfill has continued to increase year on year (see Table 4.30), representing the Borough's improving progress towards sustainable waste management.

Table 4.30 - Waste Management

Amount Managed (Tonnes)		2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Total municipal waste arising		89,271	86,637	87,922	84,246	80,752	76,157	75,110	76,034	72,757	73,646	74,151	76,525	78,331
Of which:	Sent to landfill	67,475	64,990	60,164	53,636	46,614	43,407	41,214	39,009	37,096	34,177	35,596	25,529	10,328
	Incinerated	13	21	15	21	0	0	0	0	0	0	0	0	0
	Diverted	21,783	21,626	27,743	30,589	34,138	32,752	33,896	33,998	35,123	39,122	38,228	52,075	64,642
Of that Diverted:	Recycled	14,378	14,802	19,841	22,601	23,693	21,955	22,151	22,382	23,667	24,624	23,404	23,256	21,494
	Composted	7,405	6,824	7,902	7,988	10,445	10,797	11,745	11,617	11,456	14,497	14,824	14,177	13,377
	MBT	0	0	0	0	0	0	0	0	0	0	0	14,642	29,771

Percentage Managed		2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
% of total sent to landfill		75.60%	75.00%	68.40%	63.70%	57.70%	57.00%	54.90%	51.30%	50.99%	46.41%	48.45%	33.16%	23.96%
% of total incinerated		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
% diverted		24.40%	25.00%	31.60%	36.30%	42.30%	43.00%	45.10%	44.70%	48.27%	53.12%	51.55%	66.84%	76.04%
% of total which is:	recycled	16.10%	17.10%	22.60%	26.80%	29.30%	28.80%	29.50%	29.40%	32.53%	33.44%	31.56%	29.85%	27.56%
	composted	8.30%	7.90%	9.00%	9.50%	12.90%	14.20%	15.60%	15.30%	15.75%	19.69%	19.99%	18.20%	17.15%
	MBT	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18.79%	31.33%

Source: SBC – Waste Management and Street Scene

4.7 Gypsies and Travellers

During the monitoring year 2016-17, there were no authorised public or private sites in the Borough, nor any changes in this position. The biennial counts (which take place in January and July 2005 to 2017) have consistently recorded a 'nil' response for the Borough.

In consequence, there were deemed to be no authorised or unauthorised gypsy and traveller sites or encampments in the Borough during the monitoring year. In addition, there have been no planning applications submitted for new public or private sites, nor any outstanding unimplemented permissions in recent years. This has remained the position up until the time of preparing this SAMR. Until this point in time, therefore, and for the relevant monitoring year, there is considered to be no indication of unmet need in the Borough.

The government published its new 'Planning policy for traveller sites' in March 2012 (revised August 2015). This policy came into effect at the same time as the National Planning Policy Framework. The new planning policy for traveller sites should be read in conjunction with the National Planning Policy Framework. Government's aims in respect of traveller sites, as set out in the 2015 policy, are:

- that local planning authorities should make their own assessment of need for the purposes of planning
- to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites
- to encourage local planning authorities to plan for sites over a reasonable timescale
- that plan-making and decision-taking should protect Green Belt from inappropriate development
- to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites
- that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective
- for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies
- to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply
- to reduce tensions between settled and traveller communities in plan-making and planning decisions
- to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure
- for local planning authorities to have due regard to the protection of local amenity and local environment.

The Essex Gypsy and Traveller Accommodation Assessment (GTAA) evidence base did not support a requirement in Southend and the caravan counts qualified this position. Therefore local policy doesn't include specific targets for Gypsy and Travellers outside of the Core Strategy residential housing target (as they would be counted in this total). This has been acknowledged by the Planning Inspector in the Report on the Southend Core Strategy, and the inspector agreed that Policy KP2 provided an appropriate policy to judge any planning applications for gypsy and traveller accommodation.

In addition policies in the Development Management DPD offer sufficient guidance for all development proposals including any proposal for a gypsy and traveller site. The Council will operate policies in these documents for any proposal coming forward for Gypsy and Traveller accommodation.

Essex Planning Officers Association (EPOA) commissioned a GTAA to assess current needs for Essex Authorities, and this study was published in July 2014²². Southend is a densely populated urban area surrounded by the estuary and green belt land. The GTAA (2014) does not identify a need in Southend, sites will be considered along with the potential constraints during the production of a Southend new Local Plan.

²² A further update to the EPOA GTAA is currently underway.

Appendix 1

Glossary of Terms and Abbreviations

ABI	Annual Business Inquiry – sample survey of employment
AMR	Annual Monitoring Report
CIL	Community Infrastructure Levy
Contextual Indicators	Measure changes in the wider social, economic and environmental background
Core Indicators	LDF monitoring indicators prescribed by ODPM (Good Practice Guide LDF Monitoring 2005)
DCLG	Department of Communities and Local Government
DfT	Department for Transport
DPD	Development Plan Document
GTAA	Gypsy and Traveller Accommodation Assessment
GVA	Gross Value Added (£)
Ha (or ha)	Hectare
IDBR	Inter Departmental Business Register – source of job numbers data
IMD	Index of Multiple Deprivation
LDD	Local Development Document
LDF*	Local Development Framework (<i>now referred to as Local Planning Framework</i>)
LDS	Local Development Scheme – the programme management document for the LDDs
Local Indicators	Indicators for monitoring key local planning considerations not covered by the core indicators
LSOA	Lower Super Output Area
LTP	Local Transport Plan
NOMIS	National Online Manpower Information Service – source of unemployment data
ODPM	Office of the Deputy Prime Minister (now Department of Communities and Local Government - DCLG)
ONS	Office of National Statistics
RES	Regional Economic Strategy (prepared by EEDA)
RPG	Regional Planning Guidance
SAMR	Southend Annual Monitoring Report
SBC	Southend Borough Council
SCAAP	Southend Central Area Action Plan
SCI	Statement of Community Involvement – the authority’s policy and standards for involving the community in the planning process
SELEP	South East Local Enterprise Partnership
SPD	Supplementary Planning Document – providing further guidance
TGSE	Thames Gateway South Essex
TGSEP	Thames Gateway South Essex Partnership

*The LDF consists of the LDS, SCI, several LDDs – both DPDs and SPDs - and the AMR

Appendix 2: Building for Life detailed Assessments

Name/Location	3 – 5 High Street, Southend	
Size	18 dwellings	
Overall Score	29	
Score Breakdown	Integrating into the neighbourhood	9
	Creating a place	9
	Street and home	11
Comments	<p>Sustainably located in Southend town centre, with access to shops and services, as well as being in walking distance of the bus and train stations. There is an existing and a new, smaller, commercial unit at ground floor although at the time of visit both were vacant.</p> <p>The development provides apartments to the upper floors of the building, with an extension to the rear and to the roof; 18 apartments are provided – all market housing, with a contribution made to provide affordable housing off site.</p> <p>The development has positively seen the retention of an attractive historic building, which is notable in the streetscene with its dome feature to the corner. The roof extension has been built close to this feature, and does compete with it somewhat in views down the High Street. Although vacant at the time of visit, the existing ground floor unit is glazed and provides potential for an active street frontage, wrapping around the corner. There is a clear pedestrian entrance to the residential element of the building.</p> <p>This is a central area site, no car parking is provided however there is secure cycle parking, along with bin storage for residents and commercial uses.</p>	

Name/Location	32-36 Valkyrie Road, Westcliff	
Size	22 dwellings	
Overall Score	27	
Score Breakdown	Integrating into the neighbourhood	9
	Creating a place	8
	Street and home	10
Comments	<p>The development is in a sustainable, urban location with access to main bus routes and a mainline railway station, as well as local shops and services, particularly those of Hamlet Court Road and London Road.</p> <p>Provision has been made for off-site provision of affordable housing, and none is provided on site. The development provides 1, 2 and 3 bed dwellings, although the majority are 1 and 2 bed.</p> <p>There is a parking court to the rear, which is generally well overlooked by residential properties, although access is via an undercroft, which creates a dark void in the building. Although local features, such as the projecting front gables, have been replicated in the development, it has a dominant appearance in the streetscene emphasised by the use of materials (such as the grey cladding) and the full three storeys across the development.</p> <p>There is a small area of shared amenity space to the rear, which is attractively landscaped, although overall the provision of amenity space within the development is limited, although some units benefit from small patio areas.</p>	

Name/Location	South Point, 257-285 Sutton Road, Southend	
Size	97 dwellings	
Overall Score	31	
Score Breakdown	Integrating into the neighbourhood	9
	Creating a place	10
	Street and home	12
Comments	<p>The site is sustainably located in the existing urban area, with access to local shops and services, and is accessible by public transport.</p> <p>The development doesn't provide any affordable housing on site, providing a mix of 1, 2, 3 and 4 bed private market units (the majority being 1 and 2 bed). The development is distinctive and prominent within the streetscene, working with the bend in the road and providing a strong frontage here – balconies providing interest, and the development benefitting from landscaping. There is a mixed palette of materials, some common in the streetscene others less so.</p> <p>There is a distinction between private and communal spaces and the site benefits from basement parking, allowing for amenity provision at ground floor, including landscaping, and ensuring that parking does not dominate the site or the streetscene. The new development offers natural surveillance to the street and generally has a positive impact on the local area.</p>	

Name/Location	Albany Court, Nelson Road, Westcliff	
Size	65 dwellings	
Overall Score	30	
Score Breakdown	Integrating into the neighbourhood	11
	Creating a place	10
	Street and home	9
Comments	<p>The development benefits from cycle storage, provided in interesting stands that have the appearance of a public art installation. Parking is provided in rear/ internal parking courts, which benefit from natural surveillance from residential units, although do dominate the site to an extent.</p> <p>Private amenity space is limited although there are some areas of communal space/landscaping, and these spaces are generally well overlooked, and an area of play space is provided. The site also benefits from easy access to the Prittle Brook greenway, which provides an attractive pedestrian and cycle route.</p> <p>Buildings successfully work with the shape of the site and provide definition to the corner and front the streets. The development has a unique character and should aid way-finding, providing a contemporary residential development, although the chosen brick is somewhat unique in this context.</p> <p>The development generally provides 1 and 2 bed units, although there are some larger 3 beds within the scheme. Overall the development has helped to regenerate the area, replacing older industrial buildings and complementing the residential character of the area.</p>	

Name/Location	Avenue Works, Southend	
Size	15 dwellings	
Overall Score	24	
Score Breakdown	Integrating into the neighbourhood	9
	Creating a place	8
	Street and home	7
Comments	<p>The development comprises predominantly of 1 and 2 bed units, together with one larger 3 bed unit. There is some private amenity space available to residents in the form of balconies and terraces.</p> <p>The site is sustainably located, with access to existing facilities and services, and to public transport. Some off street parking and cycle parking is provided on site.</p> <p>There is a pedestrian access to the building from the public footpath, although main access for vehicles is to the side of an existing building via Kenilworth Avenue – the development is tucked behind this building.</p> <p>While it has worked with the context of the site to provide some height, and units at street level going up the hill of Southchurch Avenue, a number of the ground floor units appear dominated by their proximity to the bridge and shadowed by it. While the character of Southchurch Avenue is mixed in part, Kenilworth Gardens has a more distinctive character and the new development is read in context with existing building here – competing somewhat, although picking up on local characteristics including the use of red brick.</p>	

Name/Location	Highbanks, Southchurch Avenue, Southend	
Size	22 dwellings	
Overall Score	24	
Score Breakdown	Integrating into the neighbourhood	8
	Creating a place	6
	Street and home	10
Comments	<p>The development provides a mix of 2 and 3 bed units, although the 22 dwellings are largely comprised of 2 beds, and an off-site contribution is made for affordable housing.</p> <p>The parking court to the rear of the site is generally well overlooked by residential units, although is gated for access by residents. The cycle parking stores are accessible, to the front of the site, and there are dedicated walking routes to the pedestrian entrance.</p> <p>Units benefit from private amenity space in the form of terraces/balconies, and the landscaping around the site helps to soften the impact of the development to an extent. Again, the site is in a sustainable location, with access to local facilities and services and to public transport.</p>	

Name/Location	Former Hinguar School, Shoeburyness	
Size	31 dwellings	
Overall Score	30	
Score Breakdown	Integrating into the neighbourhood	10
	Creating a place	11
	Street and home	9
Comments	<p>The site is well located in an existing residential area, and is close to Shoeburyness railway station and high street, as well being accessible by bus. There are also a number of services and facilities in close proximity, including local schools and shops.</p> <p>The development provides for a variety of property types within the site, which helps to aid way-finding and orientation (although the site is relatively compact), it has also positively seen the original schools buildings, which front the site, being retained and converted into residential units. This provides continuity to the street frontage and sees the retention of a locally listed façade. The front of the site makes a positive contribution to the streetscene and is attractively landscaped, with good quality surface materials to the parking areas here.</p> <p>Within the site, car parking is a dominant land use, particularly to the centre, where a range of off-street parking options are set out, including tandem parking spaces, and tarmac is used to denote the carriageway (with a more sensitive use of block paving to the parking bays). Parking is visible from the entrance to the site, and there are some parking areas which are less well overlooked than others.</p> <p>Positively, an existing mature tree has been retained within the site, as has one of the walls to the former school playground, which is painted with murals.</p>	

Name/Location	Kenway, Southend	
Size	50 dwellings	
Overall Score	31	
Score Breakdown	Integrating into the neighbourhood	10
	Creating a place	11
	Street and home	10
Comments	<p>The development is in the central area of the Borough and as such is accessible by public transport, and in walking distance of two mainline railway stations and bus interchange, as well as shops and services.</p> <p>The development provides for affordable housing, although there isn't variety in the unit sizes. This is a contemporary scheme which makes a positive addition to the streetscene, including through the provision of balconies to the residential units which provide interest and articulation to the building, as well as providing some useable private amenity space for residents.</p> <p>Parking areas are generally well overlooked and benefit from quality block paving. There is pedestrian level lighting which aids walking through the site. The development has positively worked with the contours of the site, providing a communal garden in the narrow, tapered end of the site, which appears to be well maintained, and the development benefits from some public art to the railings, carried through the site.</p>	

Name/Location	Mariner House, 157 High Street, Southend	
Size	16 dwellings	
Overall Score	21	
Score Breakdown	Integrating into the neighbourhood	9
	Creating a place	5
	Street and home	7
Comments	<p>Sustainably located in Southend town centre, with direct access to local services and facilities, as well as rail and bus services. The development – an office to residential conversion – provides 2 bed flats, so the mix of unit sizes is limited and no affordable housing is provided on site.</p> <p>The development provides a residential element to the upper floors of this building on the high street, which could help to provide more activity through the day and evening, and promotes town centre living here.</p> <p>The conversion of the existing building has limited to an extent the opportunity for wider regeneration here, and redevelopment of the building may have provided an opportunity to further enhance the character of the streetscene. The residential units, while in a central location with access to local parks, are not provided with private amenity space.</p>	

Name/Location	Suffolk House, Baxter Avenue, Southend	
Size	16 dwellings	
Overall Score	19	
Score Breakdown	Integrating into the neighbourhood	8
	Creating a place	7
	Street and home	4
Comments	<p>The development is sustainably located in the central area of the Borough, with access to shops and services, as well as being well connected by public transport. The mix of unit sizes is limited to 1 and 2 beds, and no affordable units are provided on this site.</p> <p>The development was previously an office building which has been converted to residential under prior approval and still retains its character as an office building, missing opportunity for regeneration and a design that reflects the new residential use of the building.</p> <p>There are some areas of existing landscaping, which help to soften the development, although it is largely dominated by hard landscaping particularly to the rear parking court, although this does benefit from being overlooked by the residential units.</p>	

Name/Location	3 Acacia Drive, Thorpe Bay	
Size	14 dwellings	
Overall Score	32	
Score Breakdown	Integrating into the neighbourhood	10
	Creating a place	10
	Street and home	12
Comments	<p>The site is sustainably located, with access to existing facilities and services and public transport routes. Units benefit from off street parking, located to the rear of the site where they are well overlooked.</p> <p>The site is well landscaped, with attractive gardens surrounding the site, softening the development and providing a positive outlook for residents. Residential units also benefit from private and communal amenity space.</p> <p>A mix of 2 and 3 bed units are provided on site, and the new buildings – which replace a single dwelling – provide a continuous, active street frontage, with entrances fronting the street and marking the corner here. The development has its own distinctive character, and it is noted that development around the roundabout to the corner plots is varied, although Acacia Drive is more distinctive in terms of character and the development hasn't picked up on this in the main.</p>	