Southend-on-Sea Local Plan Housing Supply Topic Paper

Southend-on-Sea City Council

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Cross Referenced SCC Evidence and Papers

Southend-on-Sea Integrated Needs Assessment – Part A: Housing Needs (2026)

Southend-on-Sea Housing and Economic Land Availability Assessment – Update (2026)

Southend Urban Capacity (2026)

Southend-on-Sea Brownfield Land Register (2024)

Land North of Southend Topic Paper (2026)

1.0 Introduction and Purpose

1.1 Southend-on-Sea City Council ('SCC') is preparing a new Local Plan which will guide housing development within the city over the period to 2045.

1.2 This Housing Supply Topic Paper summarises information on the total housing supply envisaged over the Local Plan period 2025-2045 and how the proposed housing requirements within the Local Plan have been derived.

1.3 SCC is required to ensure the Local Plan provides for a sufficient supply of housing across the plan period to address the housing requirement set out within the Local Plan. Southend-on-Sea is a large urban area with substantial local housing needs, but limited and constrained capacity and space to accommodate new housing development. In that context, this Topic Paper explains:

a how the capacity for housing across the area has been evaluated and evidenced;

b what components and sources of new housing supply exist;

c when that supply might reasonably be expected to come forward within a housing trajectory;

d how that has informed and shaped the Local Plan housing requirement;

e the Council's five year housing land supply position for the Local Plan; and

f the extent to which planned housing supply can address Local Housing Needs and the implications that flow from this.

1.4 This Topic Paper provides a summary of the relevant evidence on housing supply contained within the wider evidence base underpinning the Local Plan. Its purpose is to explain how that evidence has informed the approach taken to housing supply within the Local Plan, and to demonstrate how the approach within the Plan is positively prepared, justified, effective and consistent with national policy. It should be read alongside and with reference to those evidence base documents. However, this Topic Paper does not address site selection nor does it address the Green Belt and whether exceptional circumstances exist to alter Green Belt boundaries through the Local Plan.

1.5 The Topic Paper is prepared to relate to the Regulation 19 version of the Local Plan and is prepared in the context of the 2024 version of the National Planning Policy Framework (NPPF), against which it is intended the Regulation 19 Local Plan will be examined in line with transitional arrangements. A new NPPF was published in August 2026, but all references in this paper refer to the 2024 NPPF, unless otherwise stated.

2.0 Context

National Planning Policy and Guidance

2.1 The National Planning Policy Framework (2024) ('NPPF') sets out Government's planning policies for England, including how these should be applied when preparing Local Plans. The NPPF is supported by further guidance contained in Planning Practice Guidance ('PPG').

NPPF

2.2 The NPPF sets out at paragraph 11 a presumption in favour of sustainable development. It states:

"For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

> *i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
>
> *ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

2.3 The NPPF sets out that Local Plans should be prepared positively, in a way that is aspirational but deliverable (paragraph 16b) whilst also setting out that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for homes (including affordable housing), employment, retail, leisure and other commercial development.

2.4 It also sets out that the overall aim should be to meet an area's identified housing need (paragraph 61) and that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance (paragraph 62). Notwithstanding, the NPPF recognises that it may not be possible in every instance to meet those housing needs. Paragraph 69 sets out that:

"Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period."

2.5 Similarly, Paragraph 72 identifies that land availability is an important component of identifying sufficient land to meet housing needs. It states:

"Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

a) specific, deliverable sites for five years following the intended date of adoption; and

b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period."

2.6 The NPPF at paragraph 75 sets out that an allowance can be made for windfall development – sites not specifically identified and allocated within the Local Plan – as part of the anticipated supply, whilst paragraph 77 indicates the supply of large numbers of new homes can often be best achieved through planning for large scale development. NPPF paragraph 78 sets out that:

"Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites."

2.7 The housing supply within the Local Plan has been identified in accordance with this national policy.

Planning Practice Guidance

2.8 Planning Practice Guidance ('PPG') which accompanies the NPPF contains sections on 'housing supply and delivery'. Under housing supply and delivery, the PPG outlines how Local Planning Authorities can demonstrate a 'deliverable' supply of housing land for the first five years, including sites which have a full planning permission and other sites where there is clear evidence that delivery can occur within five years, and also demonstrate a 'developable' supply of housing land for the remainder of the plan period where there is a 'reasonable prospect' that development or housing land supply are likely to come forward within the timescale envisaged. The PPG states (ID68-020) that:

"A pragmatic approach is appropriate when demonstrating the intended phasing of sites. For example, for sites which are considered developable within 6-10 years, the authority may need to provide a greater degree of certainty than those in years 11-15 or beyond."

2.9 The PPG also contains relevant sections on 'housing and economic land availability assessment' and 'effective use of land', which are addressed via the Local Plan's evidence base contained within the Southend-on-Sea Housing and Economic Land Availability Assessment ('HELAA') and Urban Capacity topic paper respectively.

Local Housing Needs

2.10 The Local Plan is supported by an Integrated Needs Assessment (2026) which sets out the local need for development within Southend-on-Sea over the plan period. It includes a Housing Needs Assessment which identifies the overall housing need for Southend-on-Sea using the standard method set out within national planning guidance. This identifies that

Southend's local housing need is **1,405 homes per annum**, equivalent to 28,100 over a 20-year plan period.

2.11 This level of local housing need is significantly higher than the level of housing delivery previously seen in Southend. Since 2001 an annual average of 329 net new homes have been delivered, with peak individual year delivery seen at 610 homes during that time (see Housing Needs Assessment Figure 5.2).

3.0 Housing Capacity

3.1 The administrative area of Southend-on-Sea City Council is one of the most densely populated in the country outside of London. At 4,445 people per square km, it is on a par with the much larger cities of Birmingham, Bristol and Nottingham for density and is the 11th most densely populated area in the UK outside of London.[1] Combined with administrative boundaries which are reasonably tightly drawn around its urban area, save for a relatively small area of Green Belt immediately to the north of the city, this existing level of density means there are practical and physical constraints on the capacity of the area to accommodate its development needs. Options for outward (e.g. significant City expansion) and upward (e.g. further increasing density and/or delivering tall buildings) growth are limited by the geography of the City and its existing urban fabric. Densifying brownfield development in certain parts of the City, including the city centre, also face viability challenges (e.g. see Whole Plan Viability Study found that the viability for flatted development within the lower Value Area 1, most specific within and surrounding the city centre, is challenging. Weaker results are generally associated with brownfield higher-density developments exceeding six storeys).

3.2 This has an imperative bearing on the housing supply for the Local Plan. The Council has been aware since the early stages of preparing its Local Plan that it would not likely have sufficient identified sites, broad locations and supply opportunities to meet its housing and other development needs. Therefore, the Council has sought to establish the maximum reasonable (i.e. suitable/deliverable) housing capacity that could be provided via the local plan, consistent with its vision and objectives for the City, in order to establish a robust basis for considering the overall amount of housing that can be planned for within the Local Plan. The approach adopted and conclusions informing the Local Plan are summarised in this section.

Approach

3.3 In preparing the new Local Plan, the Council has undertaken a series of inter-related and iterative assessments in order to establish the extent to which the Local Plan can meet Southend's local housing needs with an appropriate housing supply, consistent with the NPPF. This has included:

1 Preparing a Housing and Economic Land Availability Assessment ('HELAA') which has been updated periodically over the preparation of the Local Plan, with the HELAA 2026 update presenting the most recent consolidated position. The HELAA identifies specific sites and assesses them for their suitability, availability and achievability for different types of development, including housing. It also contains an estimate of likely future 'windfall' development for the Plan Period (i.e. sites not specifically identified or allocated within a Local Plan).

2 In parallel, preparing an Urban Capacity topic paper ('UCS') which seeks to assess and evidence the potential urban capacity to deliver housing within Southend within the plan period on those sites not specifically promoted nor allocated in the Local Plan. In particular the UCS looks at how density might be further optimised within new

[1] Source: ONS Mid Year Population Estimates June 2024, Table MYE5 Population density for local authorities in the UK, mid-2011 to mid-2024.

developments in the City, whilst also looking at potential additional capacity that might supplement the findings of the HELAA from either sites that have been filtered out within the HELAA process and conclusions (e.g. because they are not shown to be reasonably available) or on wholly other sources of potential supply (e.g. areas or land typologies where there may be opportunities for additional housing delivery, but specific sites are not identified). The purpose of the UCS is to help complement the evidence on capacity to justify the adopted windfall rate.

3 Southend-on-Sea City Council's Brownfield Land Register 2024. In accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017, the Brownfield Land Register provides information on sites that the Council consider to be appropriate for residential development.

3.4 As part of the evidence on economic development needs for the Local Plan, as summarised within the Employment Land Topic Paper, the Council has also assessed the potential for releasing employment land for housing, in accordance with NPPF paragraph 128. This is further reflected in the HELAA which assesses the in-principle suitability of such sites for redevelopment to either or a mix of uses.

3.5 Each of the above represents a 'piece of the jigsaw' in respect of the housing capacity of Southend. However, there is overlap between the sources of potential housing supply in each, such that in coming to an overall assessment of the housing capacity of the City it is necessary to ensure that it avoids any potential for double counting or overestimating supply, particularly for components which are not related to specifically defined or identified sites.

3.6 In particular, the NPPF at paragraph 75 sets out that an allowance can be made for windfall sites as part of anticipated supply, where there is compelling evidence that they will provide a reliable source of supply, and that any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. An assessment of a realistic windfall rate is made as part of the HELAA, including based on an analysis of past trends, the nature/source of windfall delivery and anticipated future trends. Many of the potential sources of supply assessed as part of the UCS would similarly come forward as windfall delivery, so theoretically could already be captured as part of those trends. Similarly, many of the sites identified on brownfield land register are replicated and considered within the HELAA and UCS. Care is therefore needed in drawing these together to come to a conclusion on the overall housing capacity of the City.

3.7 The steps the Council has taken is illustrated diagrammatically in the Figure below. In summary:

1 The HELAA has been undertaken to look across as comprehensive a set of sites as possible (above the size threshold adopted of 5+ dwellings), drawn from both call for sites exercises, land searches and the Council's own land holdings. It also considers a windfall allowance.

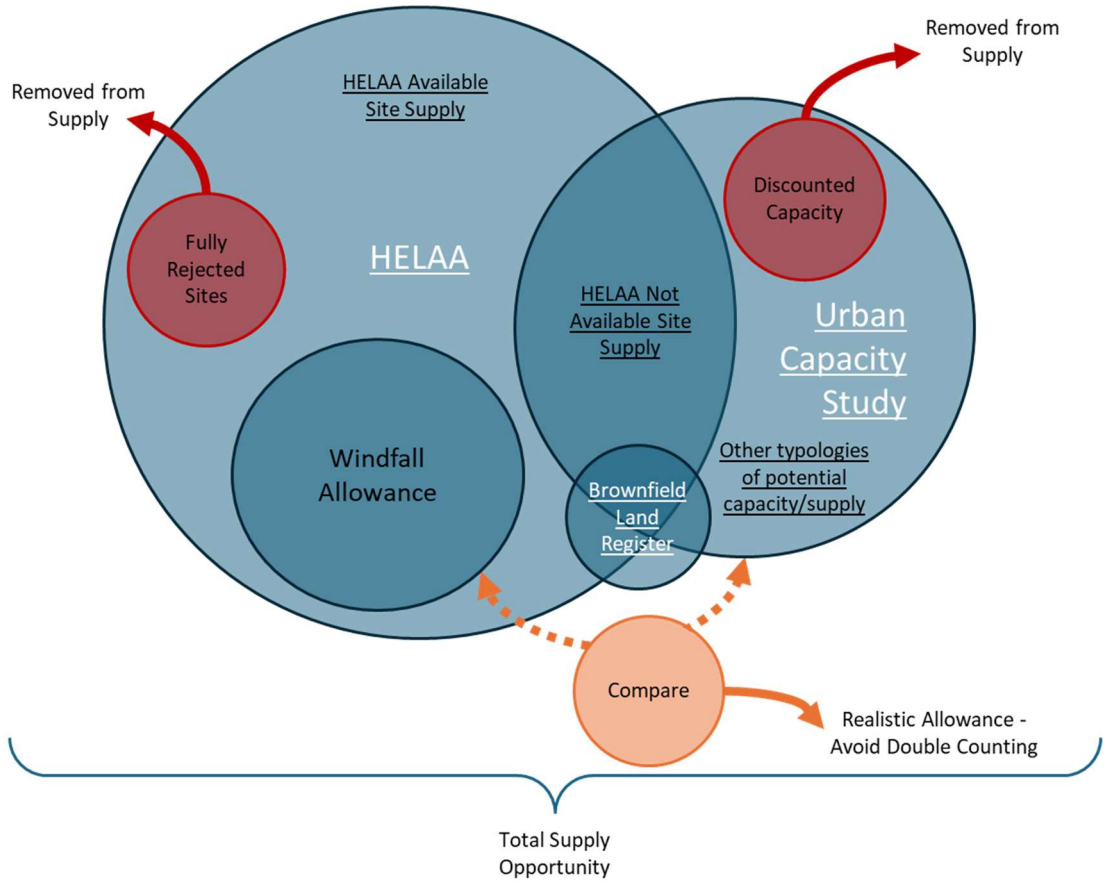
2 Sites 'rejected' or 'falling out' of the HELAA for reasons not to do with their fundamental suitability for development, were taken into the UCS to assessment. These sites are generally ones where there may be prospects for development, but the Council concludes there is not sufficient certainty – for example on ownership, availability or

intentions – for those sites to be identified for allocation within the Local Plan. They were then included within the UCS, alongside other potential sources of urban capacity, to assess the degree to which they might contribute to enhanced housing capacity in the City, if those sources of supply were to come forward in the plan period.

3 The findings of the UCS were then compared back to the HELAA windfall allowance in order to inform a judgement as to whether there was a case for adopting an enhanced windfall allowance within the Local Plan, increasing the potential delivery assumed from such windfall sources. This judgement sought to come to a reasoned view as to whether windfall supply might be augmented with additional supply from urban capacity in the future (for example whether the urban capacity opportunity identified was much greater than indicated by past windfall trends, supporting a commensurate uplift). This triangulation of a windfall figure seeks to ensure any windfall element takes full account of the potential for change within the urban area, but remains realistic.

3.8 This has allowed the Council to arrive at an evidenced and robust conclusion on the potential housing capacity and supply opportunity within the City, to inform the appropriate housing requirement included within the Local Plan.

Figure 3.1 Conceptual Diagram – Identifying Southend's Housing Capacity



3.9 The Council consider this approach has been thorough in seeking to identify fully the amount of housing supply that could come forward as part of the Local Plan. It considers all potential sources of supply in the round as to the quantified contribution they could make

to housing delivery, and leaves no source of potential supply excluded from assessment. This approach – of leaving no stone unturned in seeking to meet as fully the housing needs of the area – is consistent with the NPPF paragraph 36 requirements for Plans to be positively prepared, justified and effective.

Identifying Housing Capacity

3.10 Adopting the above approach, the following sets out the headline findings from that process.

Housing and Employment Land Availability Assessment (HELAA)

3.11 The Local Plan development has been informed by several HELAA iterations:

- The Southend-on-Sea Strategic Housing Land Availability Assessment Update Report undertaken in 2017 by the Council and informing the Southend Central Area Action Plan (SCAAP);
- The Southend Housing and Employment Land Availability Assessments (and accompanying viability evidence) was prepared in 2018 and undertaken by DLP;
- The Rochford and Southend-on-Sea Housing and Employment Land Availability Assessment Combined 2020 Update, was undertaken in 2020 by Lichfields; and
- The Southend-on-Sea Housing and Employment Land Availability Assessment 2026 Update was undertaken in 2026 by Lichfields.

3.12 The latest HELAA 2026 Update provides a comprehensive position for Southend, bringing up to date relevant site assessments from previous iterations and supplementing them with new site assessments where there are new sites or sites have been addressed differently (e.g. clustered together for assessment, or with changed boundaries).

3.13 In light of already established conclusions that previous HELAAs did not identify sufficient housing land to meet the City's local housing need figures, in preparing the HELAA 2026 Update it sought to consider and review approaches which could increase the capacity identified. This included:

- integrating assumptions on density drawn from the parallel UCS to re-appraise estimated site capacities;
- re-assessing the potential phasing of sites and where delivery might be expedited on certain strategic sites, and
- considering whether sites without clear availability evidence (and that might otherwise be discounted) may still have a reasonable prospect of coming forward within the plan period and can be considered developable on that basis.

This approach specifically sought to reflect the exercise required in the Planning Practice Guidance (ID: 3-025) that where assessment indicates there are insufficient sites/locations to meet needs that:

"In the first instance, strategic policy-making authorities will need to revisit their assessment, for example to carry out a further call for sites, or changing assumptions about the development potential of particular sites to ensure these make the most efficient use of land. This may include applying a range of densities that reflect the accessibility and potential of different areas, especially for sites in town and city centres, and other locations that are well served by public transport.

If insufficient land remains, then it will be necessary to investigate how this shortfall can best be planned for. If there is clear evidence that strategic policies cannot meet the needs of the area, factoring in the constraints, it will be important to establish how needs might be met in adjoining areas through the process of preparing statements of common ground, and in accordance with the duty to cooperate. If following this, needs cannot be met then the plan-making authority will have to demonstrate the reasons why as part of the plan examination."

Call for Sites and Other Sources of Sites

3.14 The HELAAs have been informed by a comprehensive site search exercise to inform the 'longlist' of potential site opportunities for assessment within the City. This has included an ongoing call for sites exercise, whereby the Council invites landowners, developers, agents, and the general public to put sites forward for consideration. All site promoters are required to provide basic information on the land being put forward, including address; site size; owner details; what use the site is being promoted for; known constraints; access; and the provision of a map indicating the site boundaries and location.

3.15 An initial call for sites exercise was undertaken in May 2017 informing the 2018 HELAA. A further call for sites exercise informed the 2020 Joint HELAA Update. Since that point the Call for Sites has been open on an ongoing and annual basis, with sites submitted in the previous monitoring year (beginning April to the end of March) then added to the ongoing and iterative site appraisal process which has informed the Local Plan. The call for sites has remained open right up to the publication of the Regulation 19 Local Plan, ensuring as comprehensive a picture of potential land availability from site promoters is understood. The Council has had targeted correspondence with some landowners and site promoters where necessary to request updated information, or to gather further information on site availability and/or development aspirations.

3.16 The sites received through the call for sites exercise have been supplemented with other sites known to the Council, including: previous planning applications; existing allocations; brownfield register sites; the Council's own land and assets; other public sector owned sites; and the Council's own review of broad locations/areas/clusters of sites where there is potential for redevelopment or change (including potential regeneration areas). This has involved the Council actively identifying sites through a desktop review process.

HELAA Findings

3.17 The HELAA 2026 Update demonstrates and concludes the following:

1 There are 226 specifically identified deliverable or developable sites in the City with a combined potential housing capacity of 13,744 homes.

2 Of those 3 sites are existing/potential employment sites where the final use might preclude housing, which would leave a total of 223 specifically identified deliverable or developable sites with a housing capacity of 13,732 homes.

3 Placing those sites into a trajectory with assumptions around timing of availability, phasing of build out, and pace of delivery (see Section 4.0 below); of that overall HELAA site capacity of 13,732 the trajectory shows **capacity for 11,724 homes in the plan period** 2025-2045.

4 A windfall allowance of 200 homes per year is realistic, and should be applied from year 6 in the trajectory, to avoid any element of double counting with the existing stock of planning permissions which form the windfall for the first part of the trajectory. This provides a **windfall allowance of 3,000 homes in the plan period**.

5 In total over the plan period there is an **estimated HELAA derived capacity for 14,724 homes**. Including capacity on sites phased beyond the plan period the total capacity is 16,732 homes (13,732 on sites and 3,000 as windfall).

6 Of this theoretical capacity, 4,900 homes in the plan period, are from identified Green Belt sites on land north of Southend within the local planning authority boundary, and would, in effect involve the release of a large proportion of Green Belt areas within the administrative boundary of Southend-on-Sea.

3.18 The HELAA and its conclusions, drawn from its assessment of sites and windfall analysis, provided the starting point for considering the housing capacity of the City.

Urban Capacity

3.19 The Urban Capacity topic paper evidences the potential scale of opportunity for delivering housing within Southend within the plan period on sites and sources of land that are not to be specifically allocated within the Local Plan and/or do not already benefit from planning permission. The HELAA, in line with guidance, adopts a site size threshold of 5 homes or more, meaning that many forms of smaller development opportunity are not assessed, nor will be allocated in the Local Plan. Similarly, the HELAA process cannot predict or identify whether specific new sites might come forward over the course of the Local Plan, for example due to existing uses on a site becoming redundant (e.g. an employer moving to a new location, a shop closing leaving vacant space), or a change in how public sector land is utilised or managed (e.g. managing car parks across the City, bringing forward regeneration proposals). To address this the HELAA does include a windfall rate, but another way of considering how much housing the City might be able to accommodate and deliver over the plan period is by assessing different typologies of housing development that could come forward in Southend, and making an assessment of the contribution it theoretically could make housing delivery, based on the prevalence of that typology of land/opportunity within the City.

3.20 The UCS specifically looks at the potential for the following types of housing development on non-allocated sites/opportunity areas over the plan period:

1 Intensification, including:

a sub-division (e.g. conversion of a house into separate flats);

b upwards extensions (e.g. adding floors to the rooftops of existing apartment blocks);

c urban infill/backland development (e.g. development on gaps between existing buildings, or rear garage parking courts); and

d urban renewal and redevelopment (e.g. redevelopment of a vacant/under-utilised commercial building).

2 Homes over shops, using vacant space above ground floor commercial units;

3 Bringing back into use empty homes;

4 Redevelopment of car parks (including surface level parking, where parking can be re-provided/reconfigured)

5 Conversion of commercial buildings (e.g. prior approvals for office to residential conversions)

6 Redevelopment within protected employment areas; and

7 Development on green and open space.

3.21 Ultimately, it concludes that not all of the above will be suitable sources for providing new homes (e.g. protected employment areas, or developing on open/green space), but it identifies a **theoretical capacity for 2,067 new homes** on non-allocated opportunity typologies in the City, based on a 'bottom-up' assessment of potential sources of supply.

3.22 This conclusion is less than the 'top-down' assessment of potential windfall development of 3,000 homes identified in the HELAA and which draws upon past-trends (broadly agnostic of the typology/components of development that would make up that overall figure). This broadly reflects that a 'trend based' windfall figure will be capturing everything on non-allocated sites, whilst the UCS has looked specifically at individual potential components of supply and used these as the building blocks to come to an assessment of urban capacity (using some assumptions on likelihood of such components coming forward). In that context the Council consider the following conclusions can be made:

1 A windfall rate of 3,000 is suitably ambitious, but realistic based on past trends. It does not overstate what could reasonably occur over the plan period, but will be dependent on very wide sources of windfall supply continuing to be approved within the City on an application-by-application basis.

2 The urban capacity conclusion would <u>not</u> support adopting a higher windfall figure, augmenting it with additional potential supply from sites/development typologies that do not already factor within the trend-based analysis. It is not the case that the Urban Capacity analysis is indicating a range of 'untapped' sites and opportunities that are absent in the trend-based windfall figures (e.g. lots more urban infill or intensification opportunities that have not come forward previously, but could lead to significantly increased windfall rates in the future – as may be the case for some large urban cities where it may be factors such as viability, amenity or infrastructure which holds back the recycling of land into new homes).

3.23 The UCS also includes an analysis of density for Southend-on-Sea, seeking to consider the degree to which existing or proposed allocations (or other forms of windfall development)

could come forward at higher densities in the future. Appendix 1 of UCS includes an analysis of previous developments in Southend, setting out a typology approach to the reasonable density that can apply to different typologies of development. This has informed the capacity figures then applied to sites with the housing supply.

Brownfield Land Register

3.24 The Southend Brownfield Land Register (2024) provides an up-to-date directory of the brownfield land within the City that meets the definitions and criteria required for land to be included on the register, namely that:

- the land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings;
- the land is suitable for residential development;
- the land is available for residential development; and
- residential development of the land is achievable.

3.25 These criteria for inclusion overlap with those adopted for the HELAA, and many of the sites on the register already benefit from planning permissions. As such the land identified is already captured within the overall capacities identified by the HELAA. Notwithstanding, the Brownfield Land Register identifies a **brownfield land housing capacity of 3,973 homes** across 63 identified sites. More than half of these homes are identified on two key regeneration sites: Queensway (BR099) with planning permission for 1,268 new homes and Victoria Avenue west (BR100) a cluster of sites/opportunity area with minimum net capacity for 900 homes identified on the register (of which 687 benefitted from planning permissions or prior approvals at May 2024).

Policy Approaches within the Local Plan to Maximise Capacity

3.26 In order to maximise the capacity for new homes which the Local Plan can deliver, the approach to policy has been tailored to ensure it strikes the appropriate balance between encouraging development to come forward within Southend and doing so at appropriate densities, whilst safeguarding the City from development which could be harmful to the Plan's overarching objectives.

3.27 One way in which the plan does this is to implement policy approaches which seek to make the most of land and development capacity within the City, including:

1 **Policy SP5 Homes** sets out how housing delivery will be achieved, including through promoting the efficient use of land/sites across the city by optimising densities, particularly in highly accessible locations and those with the most capacity to accommodate new homes. This will include the implementation of existing planning permissions to deliver 3,500 new homes. For sites without planning permission, this will be achieved by allocating land for development to deliver an additional 7,700 new homes, identifying Broad Locations/ Opportunity Sites to deliver an additional 500 new homes, including underutilised employment sites. As well as positively considering proposals for the provision of homes from other sites

(**windfall development**) to deliver 3,000 new homes, including supporting the improvement and/ or renewal of existing housing estates and sheltered housing.

2 **Policy DM5.2 Mix and Quality of Homes** where Part (3) of the policy provides encouragement for proposals in highly accessible locations and comprising higher density flatted development, by setting out that they may include a higher proportion of smaller units, whilst still include an element of family sized accommodation;

3 **Policy DM5.4 Residential conversions and retention of family housing** which is permissive of conversions into smaller units of self-contained accommodation provided that certain criteria are met, helping to ensure policy does not create any blanket or overly onerous restriction to this source of windfall housing supply;

4 **Policy DM5.9 Co-Living** which seeks to encourage schemes for this type of purpose-built and managed accommodation where it is appropriate and meets certain design criteria. Co-living schemes particularly can make efficient use of land and are anticipated to be focussed in the Southend Central, including City Centre, area where they could make suitable use of brownfield land.

5 **Policy DM6.3** where through the designation of Employment Land, three previously designated Employment Areas are proposed to be removed and allocated as a broad location for housing-led development; Grainger Road, Prince Close, and Terminal Close. This reflects the employment land evidence, as summarised in the Employment Land Topic Paper (2026), and provides an appropriate balance between employment and housing provision in the City, reallocating land where it can better help contribute to meeting housing needs through redevelopment. Such an approach is considered justified and consistent with the requirements set out at NPPF paragraph 127.

6 **Policy DM7.2** which seeks to ensure development proposals are well designed and optimise the use of land in a sustainable manner, responding positively to local character and not leading to an unacceptable burden on existing infrastructure. It recognises there may be opportunities to optimise the use of land, increase densities, and deliver development through a design led approach, particularly within the City Centre and in other key growth and regeneration areas, and site allocations, on a case by case basis. Alterations and additions to existing buildings, including air space development, are also recognised by the policy, and expected to be of a good quality design, where acceptable in principle.

7 **Policy DM7.3** sets out principles for the development of tall buildings, recognising their potential to contribute towards regeneration and growth, with the city centre and central seafront as key areas for the focus of tall buildings, with other appropriate locations to be determined on a case by case basis.

8 **Neighbourhood Policies (N1-N9)** which seek to facilitate the provision of new homes, including through site allocations, and positively consider windfall development particularly where this is of a good quality design and optimises the use of land including in sustainable locations such as passenger transport corridors, and centres.

Conclusions on Capacity

3.28 Overall, the Council's evidence demonstrates a **housing capacity within the City of 14,724 homes over the plan period and 16,732 homes in total** (with some of that total figure phased for likely delivery beyond the plan period providing a realistic discount rate).

3.29 This is drawn from the HELAA, but is further supported by evidence within the Urban Capacity topic paper and the Brownfield Land Register. It is a capacity figure that has sought to reflect development patterns that would make effective use of land, the individual capacities ascribed to different sites within the HELAA having been informed by an analysis of appropriate densities that could be delivered on sites within Southend. It is a capacity figure that also includes a substantial windfall allowance, 3,000 homes or c.20% of the plan-period housing capacity, which has been identified via an analysis of past trends, whilst also considering the future urban capacity of Southend to accommodate such windfall. The Council through its proportionately thorough examination of all sources of potential future supply has not identified any compelling evidence that would support a higher windfall allowance being realisable for the area. Even so, it is considered the policy approaches in the Local Plan would not unduly restrict the delivery of suitable windfall components of supply where these could come forward at a higher rate in the future.

4.0 Housing Supply

4.1 The identified housing supply within the HELAA has been placed into a trajectory based on an assessment of when housing on each individual site is expected to be built. This trajectory is included within the Local Plan to illustrate the expected rate of delivery over the plan period, in accordance with NPPF paragraph 78. It is also the reason why, whilst there is a theoretical capacity for 16,732 homes in Southend, only 14,724 of that capacity is identified as able to be delivered within the Local Plan period (c.88%). The trajectory takes into account matters such as:

1 **The planning status of the site.** For example with sites with planning permission that do not involve major development, and all sites with detailed permission, considered deliverable in the first five years of the trajectory (unless there is clear evidence to the contrary), and sites either to be allocated or with outline planning permission only considered deliverable where there is clear evidence completions will begin in the first five years, in line with the definitions at NPPF Annex 2.

2 **The phasing and build out of the site.** Information from the call for sites exercise, as well as further engagement with developers, both specifically in respect of the Local Plan but also as part of wider monitoring, has been used to establish when construction is likely to commence on site and when homes are first likely to be delivered. Where no such information is available, the Council has had to exercise its own judgement as to when development might reasonably occur. Where sites are large scale and would be delivered over many years, for example as part of large planned new neighbourhoods to the north of Southend, an exercise has been undertaken to arrive at appropriate build out rates for the delivery of those developments. This has drawn on national evidence, for example Lichfields' 'Start to Finish – How quickly do large-scale housing sites deliver?'[2], as well as bespoke information on the planned phasing obtained from the developers, and to which the Council critically appraised in arriving at a trajectory.

3 **Availability and certainty.** Where sites and delivery are placed in the trajectory these have been considered in reference to the information on availability of the site (e.g. when a landowner or promoter has indicated the site might be available and what factors are underlying that, such as whether there are existing tenants, or particular operational requirements before a site becomes available). It has also been considered in terms of the certainty around that information, in line with the guidance contained within the PPG (ID68-020).

4.2 The proposed components of housing supply for the Local Plan are set out below, alongside a summary of the housing trajectory.

Components of Supply

4.3 The overall capacity and trajectory includes different components of supply, explained below.

[2] Third Edition (2024) Available: https://lichfields.uk/media/w3wjmws0/start-to-finish-3_how-quickly-do-large-scale-housing-sites-deliver.pdf

Completions

4.4 The base year of the plan period, and therefore the trajectory, is monitoring year 2025/26. At the time of writing, no confirmed monitoring data is available for this year, and as such there are no 'completions' (i.e. homes that are known to have already been built in previous monitoring years within the plan period) currently identified within the trajectory.

4.5 As yearly completion data becomes available, the Council will update the trajectory as part of its ongoing housing monitoring.

Planning Permissions

4.6 The trajectory includes **3,470 homes on sites with planning permission**. The majority of these are considered 'deliverable' and included within the first five years of the trajectory. This category includes a small number of large sites which will be built out over an extended period, including:

- Queensway regeneration, with planning permission for a net increase of 1,268 homes[3] and expected to be built out over an extended period both within and beyond the Local Plan period. The Council is now in full ownership of the 'Better Queensway' project following the decision of Sanctuary/Swan Housing Association to step away from the development. The Council is looking at ways to progress the project, including direct delivery by the Council, but in the interim the site is identified as 'developable' and assumed to come forward from 2030/31 (years 6-10) at a rate which reflect the complexity of this multi-year development scheme. Given the uncertainty on the timing and phasing of future delivery only net 750 homes are included within the plan period (across years 6 to 20) with 518 net units phased beyond the plan period. The residential element of the 'Better Queensway' is permitted in outline only and is therefore considered a 'developable' site.
- Marine Plaza, with planning permission for 278 homes as part of a mixed use development, but where significant uncertainty on delivery from the developer has led the Council to include it within the trajectory from year 2035/36 (delivering across years 11-15).

Identified Sites

4.7 The trajectory includes **2,860 homes on identified and allocated sites,** where there is relatively more certainty over the timing of delivery. Each of these have been identified within the trajectory based on the specific circumstances of when each site is reasonably likely to be available, achieve planning permission and build out the new homes. These are phased from year 6 of the trajectory onwards, which the Council considers gives sufficient time for the Local Plan to be adopted, planning applications to be made and decided, and delivery to come forward. Given many are brownfield sites, often with existing uses, some of these sites will come forward later in the trajectory, and this is reflected in this component of the housing supply anticipated to provide consistent completions over the plan period beyond the first five years (i.e. as 'developable' sites).

[3] Hybrid Planning Permission 20/01479/BC4M for Better Queensway involves the demolition of 492 existing residential units and provision of 1,760 new homes.

Opportunity Sites and Areas

4.8 The trajectory includes **484 homes on opportunity sites.** This includes a small number of opportunity sites and areas where there is relatively less certainty as to how and when they would come forward. This includes the employment release sites at Terminal Close and Grainger Road, where there is less certainty on when land may become available for housing delivery, given the multitude of existing occupiers within these areas. Such sites are currently in use by various occupiers, and the trajectory reflects the likely time necessary for those occupiers to move to new premises and redevelopment to occur.

Green Belt Sites

4.9 The trajectory includes **4,900 homes on Green Belt release sites** at land north of Southend (LNOS)**.** This represents the majority of the 5,800 total capacity identified for these sites, with 900 homes placed within the trajectory beyond the plan period and not considered suitable for inclusion by SCC within the Local Plan given its existing use as a significant and important recreational asset within the city forming part of the wider Garon Park leisure complex. The areas of Green Belt allocated for development as part of LNOS comprise:

- CA002 - Cluster Area 2: Garon East - Land north of Royal Artillery Way and west of Wakering Road. This area comprises five separate land parcels. (1,400 homes).
- C003 - Cluster Area 3: Land north of Poynters Lane and west of Star Lane. This area comprises three land parcels. (1,450 homes).
- HEA143; EA020 - Bournes Green Chase (1,970 homes) where developer Thorpe Estate has submitted an outline planning application (25/01792/OUTM) validated in January 2026 for a residential led development of up to 2,000 homes.
- HEA145 - Land at Wakering Nursery (80 homes).

4.10 In addition to these new Green Belt release sites, within the Identified Sites category above Site HEA264 Fossetts Farm is also partly within the Green Belt, but where the principle of development has already been accepted by previously approved planning applications and is included within the 2,860 dwellings summarised in paragraph 4.7 above.

Windfall

4.11 The trajectory includes **3,000 homes as a windfall allowance**, a rate of 200 per year from year 6 of the trajectory, in line within the evidence and analysis contained within the HELAA.

Housing Trajectory

4.12 The Housing Trajectory is summarised, by component, in the table below. This is provided on a site-by-site basis within Appendix 1. Overall, the trajectory demonstrates how the housing capacity of the City would come forward over the plan-period and beyond, with it shown that in total **14,724 homes** are anticipated within the supply over the 20-year plan-period to 2045.

Component	2025 to 2030	1 to 5 year supply					2030 to 2035	6 to 10 year supply					3035 to 2040	11 to 15 year supply					2040 to 2045	16 to 20 year supply					Total Plan Period	Post 2045	Grand Total
		2025-26	2026-27	2027-28	2028-29	2029-30		2030-31	2031-32	2032-33	2033-34	2034-35		2035-36	2036-37	2037-38	2038-39	2039-40		2040-41	2041-42	2042-43	2043-44	2044-45			
Windfall	0	0	0	0	0	0	1,000	200	200	200	200	200	1,000	200	200	200	200	200	1,000	200	200	200	200	200	3,000	0	3,000
Planning Permissions	2,194	266	304	533	540	551	396	187	50	59	50	50	528	119	119	120	120	50	352	50	50	101	101	50	3,470	518	3,988
Without PP Sites	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	10
1a. Allocations	0	0	0	0	0	0	757	112	217	178	125	125	1,008	192	188	224	220	184	1,095	286	298	211	161	139	2,860	272	3,132
1b. Opportunity sites	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	484	68	68	68	98	182	484	318	802
2. Green Belt LNOS	0	0	0	0	0	0	1,100	100	200	200	300	300	1,850	350	375	375	375	375	1,950	375	375	400	400	400	4,900	900	5,800
Total (not including Windfall)	2,194	266	304	533	540	551	2,263	409	467	437	475	475	3,386	661	682	719	715	609	3,881	779	791	780	760	771	11,724	2,008	13,732
Total (including Windfall)	2,194	266	304	533	540	551	3,263	609	667	637	675	675	4,386	861	882	919	915	809	4,881	979	991	980	960	971	14,724	2,008	16,732

A Trajectory for the Land North of Southend

4.13 As set out above, the area of potential Green Belt release comprises a series of large parcels across a small number of ownerships/control. In total, if allocated, 4,900 homes are anticipated to be delivered within this area over the plan period, with annual delivery rates expected to increase from 100 homes per annum in the early years of the new neighbourhood, up to a peak of 400 homes per annum in the later years of the plan period. There is also potential for housing development on nearby land within Rochford District but this is not reflected in the capacity and supply for Southend (and will be a matter for Rochford District Council).

4.14 The Council is conscious that subject to its allocation, development within this area will need to progress as a whole with any trajectory for the Land North of Southend reflecting key phasing considerations, the approach to delivery taken, the nature of development, and the delivery which the market might reasonably sustain in this broad location. The Council has balanced such factors to ensure the applied trajectory is robust, whilst reflecting the necessity to seek to deliver expeditious build-out on the potential Green Belt release sites, given the overall shortfall in provision against housing needs. In arriving at a trajectory for the Land North of Southend parcels as a whole the Council has:

1 **Liaised with the developers/promoters.** This included reviewing information identified by Thorpe Park Estate as part of its Bournes Green Chase outline planning application (25/01792/OUTM) for up to 2,000 homes, where the developer indicated an indicative phasing with a residential start in Q3 2031 and site completion in 2041; equivalent to average delivery rate of around 200 homes per annum. It also included responses received from the promoters, Bellway, for the remaining c.3,000 homes which stated *"We consider that all 3,000 homes at the Bournes could be delivered up to 2045. This includes delivering the first homes in 2030 with a maximum delivery rate of 200dpa."* Whilst the Council has not adopted these uncritically and without further consideration, they have been a starting point for reviewing the assumed trajectory at Land North of Southend, and they support delivery of around 400 homes per annum across the area. In the context of this the Council has been more conservative with delivery in the early part of the trajectory (years 2030-2035) to allow for initial opening-up and more gradual build-up of delivery activity than assumed by the promoters.

2 **Considered infrastructure and its phasing.** At a broad level the required infrastructure and its implications for phasing have been considered, including how early phases of housing development can come forward alongside provision of key infrastructure. Overall, the Council consider there are no particular infrastructure requirements which would substantially delay delivery of the Land North of Southend. Notwithstanding, timely delivery of infrastructure, alongside new homes, remains a key objective for any development.

3 **Reflected appropriate lead-in times.** The delivery of new homes starting from 2030/31 provides a circa three-year lead-in time for commencement from the current point. The Bournes Green Chase outline planning application (25/01792/OUTM) was refused in October 2026 following a committee resolution in August 2026. Bellway control the remaining areas of the Land North of Southend and has been undertaking

public consultation in advance of a planning application it identifies is to be submitted in 2026. Although the planning situation remains emerging and subject to change, there are current proposals across Land North of Southend that are actively interacting with the planning process. The Council considers a lead-in time to c.2030/31 would allow for necessary planning processes and initial opening up works on site.

4 **Considered the delivery strategy** The site is generally split into distinct and separate areas which can come forward and progress reasonably independently. This can achieve numerous different developers and outlets across the site. It can also deliver many different types of housing with proposals incorporating standard market housing, affordable housing, and older persons housing, all potentially delivering a mix of a new homes.

Land north of Southend is included as a 'developable' site within the trajectory from 2030/31. In the context of the above, the Council consider the trajectory for the potential Green Belt release land is realistic for the purpose of the Local Plan.

A Mix of Sites

4.15 The proposed housing allocations within the Local Plan comprise a mix of different types of site, including:

- both brownfield and greenfield allocations;
- both those owned, controlled and being brought forward by the private sector and the public sector;
- different sizes, from large strategic sites down to small infill sites; and
- sites suited to different types of housing delivery, including high-density flatted schemes (e.g. within central areas) balanced by other site opportunities to deliver family homes (e.g. houses with private garden spaces).

4.16 This variability within the types of sites within the housing land supply will help to ensure delivery across the plan period is resilient to market factors which may affect certain types of site or development. It also means that the housing supply of the plan will provide suitable opportunities across the range of different developers and delivery typologies, including small and medium enterprises.

4.17 The NPPF at paragraph 73 recognises the role of small and medium size sites in making an important contribution to the housing requirement of the area. Paragraph 73(a) requires 10% of the housing requirement to be accommodated on sites no larger than one hectare. For the Local Plan, this would equate to 1,470 homes on sites smaller than one hectare. The housing trajectory and proposed allocations in Southend include:

- 45 sites for 1,005 homes identified through the HELAA which are smaller than 1ha;
- 399 homes from small site permissions (non-HELAA sites); and
- 3,000 homes in windfall allowance from small sites (less than 5 units) and large sites (more than 5 units, but typically still smaller than 1ha).

4.18 This indicates that around 4,400 homes – representing c.30% of the housing requirement – is to be accommodated on sites no larger than one hectare.

Through proposed site allocations, there is recognition of potential provision for extra care/ assisted living/ key worker accommodation at HEA217 (land at Prittlewell Chase which is adjacent to an existing residential care facility). Should a new neighbourhood come forward at land north of Southend, there is recognition that this could provide for at least 150 self-build/ custom build plots, and specialist and elderly accommodation.

5.0 Housing Requirement

5.1 The Local Plan's housing requirement is 14,700 new homes over the plan period, as set out within Policy SP2: Spatial Strategy of the Local Plan. This is equivalent to a stepped annual housing target of 365 dwellings per annum (dpa) (years 1-5), 655 dpa (years 6-10), 960 dpa (years 11-20).

5.2 The housing requirement is directly drawn from the identified housing capacity over the plan period. It reflects the uppermost amount the Council considers the Local Plan can reasonably plan for, in the context of the constraints to housing capacity the City faces.

5.3 Whilst the housing requirement would not meet the standard method local housing need of 28,100 over the plan period 2025-2045, at 14,700 new homes it would align with projections of likely demographic-led change in Southend based on the latest official ONS Sub-National population and household projections and accounting for more recent ONS population estimates for the City up to 2024. This is reflected by the outcomes of 'Scenario 2' within the 'Integrated Needs Assessment Part A: Housing Needs' prepared for Southend, which identifies that based on recent demographic data, ONS projected population and household change would equate with a housing change of 696 homes per annum (see Housing Need Assessment paragraphs 4.24-4.26), similar to the 735 per annum identified as the housing supply based on the housing capacity of the City.

5.4 The Council considers this housing requirement is justified because:

1 There is no further land availability within Southend to make significant new housing allocations beyond the identified level;

2 The impact upon the urban area of substantially increasing densities on sites from those enhanced densities already identified would have a significant detrimental impact on the character of Southend, which is already one of the densest urban areas within the country;;

3 There is an objective, consistent with NPPF paragraphs 103-104, to protect the existing green spaces within Southend, and ensure residents have access to suitable local open spaces, recreation and nature. This reflects not allocating CA001 as the existing use is considered to provide a strategic recreation role as part of the wider Garon Park leisure complex. The Council does not wish to see such land built upon or diminished;

4 It would be supported by appropriate infrastructure provision.

Stepped Trajectory

5.5 A stepped housing trajectory is required to reflect the estimated build out of the local plan proposed allocations. This is equivalent 365 dwellings per annum (dpa) (years 1-5), 655 dpa (years 6-10), 960 dpa (years 11-20). The estimated delivery for Land North of Southend, outlined above, and the inclusion of a windfall rate from year 6 in the housing trajectory is particularly important regarding site phasing and need for a stepped trajectory to reflect this.

6.0 Five Year Housing Land Supply

6.1 The NPPF sets out that Local Plans should identify a supply of specific deliverable sites for five years following the intended date of adoption. The housing trajectory identifies estimated future delivery by individual year and within five-year blocks, starting with the base date of the Plan in 2025. SCC intend a date of adoption for the Plan within 2027. The five year land supply position is set out below both for the current point (starting 31st March 2025) as well as the likely position for the future point of adoption (starting 31st March 2027).

Current Position – Base Date 31st March 2025

6.2 As of 31st March 2025, there are approximately 3,500 dwellings with extant planning permissions in Southend. In terms of the Standard Methodology for calculating housing need this would provide for 2.5 years supply. However, based on current understanding on delivery, approximately 2,194 dwellings are expected to come forward over the next five years, which would provide for 1.6 years of housing land supply (applying the 20% buffer due to Government Housing Delivery Test, equates to 1.3 years of supply).

6.3 The proposed housing requirement for the first five years of the plan (365dpa) would equate to a five-year requirement of 1,825, and 2,190 including a 20% buffer. The supply in the first five years of the plan period would be able to demonstrate a 5-year housing land supply of 5.01 years.

Adoption Position – Future Base Date 31st March 2027

6.4 The Council estimates that 2,900 homes will be delivered over the 5-year period from 31st March 2027. This equates to 2.1 years housing supply when considered against the Standard Method and applying a 20% buffer equates to 1.7 years of supply.

6.5 However, partly in direct response to this position, the Council is proposed to implement a stepped trajectory within its housing requirement. This would implement a requirement of 365dpa for 2027/28, 2028/29 and 2029/30, and a requirement 655dpa for 2030/31 and 2031/32 with the relevant five-year period; a total requirement for 2,405. Applying a 20% the relevant five-year requirement would be 2,886, against which supply of 2,900 would equate to 5.02 years.

6.6 The Council intends to update this position with more recent monitoring data and evidence on deliverability, and considers the small projected shortfall currently projected can be addressed through future iterations of the trajectory.

7.0 Unmet Housing Needs

7.2 Southend's Local Housing Need is 28,100 over the Local Plan period 2025-2045. The Local Plan seeks to enable delivery of 14,700 homes, in line with its capacity-based housing requirement. This leaves an **unmet housing need of 13,400 homes** over the plan period, which it is not possible to accommodate within the City. Therefore, the Local Plan only has the capability to meet just over half of the City's housing needs over the next 20-years. The Council has sought to maximise its housing supply, to meet as much as possible of its housing needs within it's own local authority boundaries. The Council seeks to co-operate and engage with a range of organisations on strategic matters when preparing its new Local Plan. This positive approach will assist in influencing the evolution of the Local Plan. Whilst there is no duty to agree, the Council will endeavour to secure the necessary co-operation on strategic cross-boundary matters before submitting the Local Plan for Examination.

7.3 The new Southend Local plan is prepared in close collaboration with neighbouring authorities, including the South Essex Councils and other key stakeholders, to ensure it has regard to its strategic context. The Councils of Basildon, Brentwood, Castle Point, Rochford, Southend on Sea, Thurrock and Essex County Council formed South Essex Councils to work together to promote prosperity and wellbeing in the regional and make it the place to live, visit and do business.

7.4 Representations received to the Regulation 18 consultation on the Local Plan Preferred Approach with Options document (2025), highlighted that neighbouring authorities do not consider that they are able to assist with accommodating Southend's unmet housing need. This has been the position throughout the preparation of the Local Plan, which has seen ongoing engagement with neighbouring authorities. Regarding adjacent authorities, in response to the 2025 consultation on the Southend Local Plan Preferred Approach with Options, Rochford District Council noted that it was not in a position to accommodate unmet housing need arising from Southend; Castle Point also noted that it was not in a position to meet unmet need from neighbouring authorities, and that it is unable to meet its own standard method housing target. Further detail is set out in the Consultation Statement.

Appendix 1

Total	2025 to 2030	2030 to 2035	2035 to 2040	2040 to 2045	Total 2025 to 2045	Post 2045	Grand Total
Permissions	2,194	396	528	352	3,470	518	3,988
Allocations (not including LNOS)	0	757	1,008	1,095	2,860	272	3,132
Opportunity Sites	0	0	0	484	484	318	802
LNOS Allocation (Green Belt)	0	1,100	1,850	1,950	4,900	900	5,800
Windfall	0	1,000	1,000	1,000	3,000	0	3,000
Total (not including Windfall)	2,194	2,263	3,386	3,881	11,724	2,008	13,732
Total (Including Windfall)	2,194	3,263	4,386	4,881	14,724	2,008	16,732

Ref	Site Name	2025 to 2030	2030 to 2035	2035 to 2040	2040 to 2045	Total 2025 to 2045	of which has permission	Post 2045	Grand Total	of which has permission
Outstanding on Clusters										
CA001	Cluster Area 1: Garon's - Land north of Eastern Avenue and Royal Artillery Way. Comprises 2 land parcels	0	0	0	0	0	0	900	900	0
CA002	Cluster Area 2: Garon East - Land north of Royal Artillery Way and west of Wakering Road. Comprises 5 land parcels.	0	400	500	500	1400	0	0	1400	0
HEA145	Land at Wakering Nursery - Wakering Road - SS3 0PZ	0	0	0	80	80	0	0	80	0
HEA143; EA020	Bournes Green Chase - SS1 3SB	0	500	750	720	1970	0	0	1970	0
CA003	Cluster Area 3: Land north of Poynters Lane and west of Star Lane. Comprises 3 land parcels	0	200	600	650	1450	0	0	1450	0
CA004	Cluster Area 4: Nestuda Way	0	0	0	0	0	0	0	0	0
CA005	Cluster Area 5: Victoria Avenue East	0	0	0	186	186	102	148	334	102
CA006	Cluster Area 6: Victoria Avenue West	557	60	81	100	798	565	49	847	565
CA007	Cluster Area 7: Sutton Road	22	16	87	0	125	22	0	125	22
CA009	Cluster Area 9: Royals	0	0	0	253	253	0	127	380	0
CA010	Cluster Area 10: Victoria Plaza	0	0	0	0	0	0	0	0	0
CA012	Cluster Area 12: Kursaal	0	0	26	0	26	0	0	26	0
CA013	Cluster Area 13: Land between Clifftown Parade and Western Esplanade	0	0	0	0	0	0	0	0	0
CA014	Cluster Area 14: Land to the South of Eastwoodbury Lane	8	0	0	217	225	8	0	225	8
Outstanding on HELAA Sites										
HEA006	Central House - 8 Clifftown Road - SS1 1AB	7	0	0	100	107	7	63	170	7
HEA008	The Sarah Moore Public House - 57-59 Elm Road - SS9 1SP	6	0	0	0	6	6	0	6	6

Ref	Site Name	2025 to 2030	2030 to 2035	2035 to 2040	2040 to 2045	Total 2025 to 2045	of which has permission	Post 2045	Grand Total	of which has permission
HEA009	9 Elmer Approach - SS1 1NE	136	0	0	0	136	136	0	136	136
HEA018	658 London Road - SS0 9HQ	23	0	0	0	23	23	0	23	23
HEA024	659-665 London Road - SS0 9PD	20	0	0	0	20	0	0	20	0
HEA030	15 Royal Terrace - SS1 1DY	6	0	0	0	6	6	0	6	6
HEA031	Terrace Hotel - 8 Royal Terrace - SS1 1DY	0	5	0	0	5	0	0	5	0
HEA037	96 Southchurch Road (former Acorn Stationers) - SS1 2LX	8	0	0	0	8	0	0	8	0
HEA042	Former Gas Works (Esplanade House) - Eastern Esplanade - SS99 1YY	0	0	0	150	150	0	0	150	0
HEA045	48 Alexandra Street - SS1 1BJ	0	9	0	0	9	0	0	9	0
HEA048	215-215A North Road - SS0 7AF	0	7	0	0	7	7	0	7	7
HEA051; EA028	Land Between Barge Pier Road And Ness Road	210	0	0	0	210	210	0	210	210
HEA054; EA037	Marine Plaza - SS1 2EN	0	0	278	0	278	278	0	278	278
HEA063	939-953 London Road - SS9 3LQ	30	0	0	0	30	30	0	30	30
HEA067	The Old Vienna Restaurant - SS9 3AG	13	0	0	0	13	13	0	13	13
HEA068	Grand Hotel - SS9 1PJ	16	0	0	0	16	0	0	16	0
HEA069	(Former Car Showroom) 831-837 London Road - SS0 9TE	0	0	39	0	39	0	0	39	0
HEA072	Former Empire Theatre - Alexandra Street - SS1 1BU	0	22	0	0	22	22	0	22	22
HEA073	636 Southchurch Road - SS1 2PT	14	0	0	0	14	0	0	14	0
HEA078	Styles Properties - 165 Sutton Road - SS2 5PE	0	22	0	0	22	22	0	22	22
HEA082	4 Southchurch Road - SS1 2NE	12	0	0	0	12	0	0	12	0
HEA083	30-32 The Leas - SS0 8JB	9	0	0	0	9	9	0	9	9
HEA091	Land at Westcliff Station (off of Valkyrie Road - SS0 7SD) West	0	0	15	0	15	0	0	15	0
HEA096; EA039	Queensway (SCAAP Opportunity Site PA4.1)	0	250	250	250	750	750	518	1268	1268
HEA103	Nazareth House - 111 London Road - SS1 1PP	144	0	0	0	144	0	0	144	0
HEA106	Industrial uses between Roots Hall Avenue and Victoria Avenue - SS2 6NE	8	0	0	0	8	0	0	8	0
HEA107; EA042	53-57 Sutton road (Guildford Road SCAAP Opportunity Site PA9.2)	17	0	0	0	17	17	33	50	17
HEA108	Land Bettween 43 & 49 Archer Avenue - SS2 4QU	0	0	10	0	10	0	0	10	0
HEA109	Eagle Way (parking area & green space north of parking area) - SS3 9RJ	21	0	0	0	21	16	0	21	16
HEA110	Land to North of 11-33 Juniper Road - SS9 4BQ	0	0	8	0	8	0	0	8	0
HEA115	Part of Hamlet Court Road Car Park - SS0 7DD	0	0	7	0	7	0	0	7	0
HEA117	Former Cattery, Prince Avenue	0	28	0	0	28	0	0	28	0
HEA118; EA026	Thorpedene Campus - Delaware Road - SS3 9NW	18	0	0	0	18	18	0	18	18
HEA120	843 London Road - SS0 9SZ	0	9	0	0	9	0	0	9	0
HEA130	Lundy Close - SS2 6HB	9	0	0	0	9	9	0	9	9
HEA131	St Stephen's Church - 90 Alton Gardens - SS2 6QZ	0	0	6	0	6	0	0	6	0

Ref	Site Name	2025 to 2030	2030 to 2035	2035 to 2040	2040 to 2045	Total 2025 to 2045	of which has permission	Post 2045	Grand Total	of which has permission
HEA135	Playing field - George Street - SS3 9AB	0	0	8	0	8	0	0	8	0
HEA137; EA021	Land at Elm Road Shoeburyness - SS3 9RY	0	0	0	250	250	0	0	250	0
HEA142	Land at Futures College - SS2 4XA	0	0	56	0	56	0	0	56	0
HEA176	1285 London Road (Grey Gardens) - SS9 2AJ	17	0	0	0	17	17	0	17	17
HEA178	988 - 1006 London Road - SS9 3NE	9	0	3	0	12	9	0	12	9
HEA181	1131-1111 London Road - SS9 3JJ	6	0	0	0	6	6	0	6	6
HEA200	460 Southchurch Road - SS1 2QA	8	0	0	0	8	8	0	8	8
HEA217	Land at Prittlewell Chase adj to Priory House	0	31	0	0	31	0	0	31	0
HEA259	Roots Hall Stadium	0	100	125	25	250	0	0	250	0
HEA261; EA048	Land West of Fossetts Way (near round about and Petrol Station)	0	46	0	0	46	0	0	46	0
HEA262; EA049	Land East of Fossetts Way	221	0	0	0	221	221	0	221	221
HEA263; EA022	Land West of Fossetts Way	122	0	0	0	122	122	0	122	122
HEA264; EA047	Part of Fossetts Farm Playing Fields - Jones Memorial Recreation Ground and SUFC Training Ground Eastern Avenue	0	466	500	0	966	0	0	966	0
HEA265; EA036	Terminal Close	0	0	0	100	100	0	50	150	0
HEA266; EA006	Prince Close	0	0	23	0	23	0	0	23	0
HEA267; EA032	Grainger Road	0	0	0	240	240	0	120	360	0
HEA269; EA016	Central Station, Clifftown Road	0	0	0	60	60	0	0	60	0
HEA272	Former Elm Road Police Station, Leigh on Sea	0	0	5	0	5	0	0	5	0
HEA273	Former Cantel Medical Ltd. Campfield Road	70	0	0	0	70	70	0	70	70
HEA277	(Former Kenbro Carpets) 141-159 Sutton Road	34	0	0	0	34	34	0	34	34
HEA278	90 High Street, Southend, SS1 1JN	0	0	9	0	9	0	0	9	0
HEA280	1b Queens Road, Southend, SS1 1LT	0	9	0	0	9	9	0	9	9
HEA281	Laburnums' 20 Chalkwell Avenue, SS0 8NA	27	0	0	0	27	27	0	27	27
HEA282	7 Tylers Avenue, Southend, SS1 2BB	0	58	0	0	58	58	0	58	58
Outstanding Standalone										
22/01629/FUL	995 - 1003, London Road, Leigh-on-Sea, SS9 3LB	3	0	0	0	3	3	0	3	3
24/01510/FUL	40B - 42 (Ocean House), Marine Parade, Southend-on-Sea, SS1 2EN	8	0	0	0	8	8	0	8	8
24/00421/BC3	Garages at, Bradford Bury, Leigh-on-sea, SS9 4SW	2	0	0	0	2	2	0	2	2
24/01540/FUL	157 (Mariner House), High Street, Southend-on-Sea, SS1 1LL	8	0	0	0	8	8	0	8	8
22/01441/FUL	1307, London Road, Leigh-on-Sea, SS9 2AD	2	0	0	0	2	2	0	2	2
23/00665/FUL	125, Southchurch Road, Southend-on-Sea, SS1 2NW	1	0	0	0	1	0	0	1	0
17/00875/FUL_2	1379 - 1387, London Road, Leigh-on-Sea, SS9 2SA	4	0	0	0	4	4	0	4	4
24/00136/FUL	95 - 99 (Melrose House), Alexandra Road, Southend-on-Sea, SS1 1HD	11	0	0	0	11	11	0	11	11

Ref	Site Name	2025 to 2030	2030 to 2035	2035 to 2040	2040 to 2045	Total 2025 to 2045	of which has permission	Post 2045	Grand Total	of which has permission
23/02028/FUL	133 - 135, High Street, Southend-on-Sea, SS1 1LH	6	0	0	0	6	6	0	6	6
24/00023/FUL	73A, Fleetwood Avenue, Westcliff-on-Sea, SS0 9RB	1	0	0	0	1	1	0	1	1
24/00219/FUL	182A, Tankerville Drive, Leigh-on-sea, SS9 3DD	1	0	0	0	1	0	0	1	0
24/00053/FUL	31 - 33, Broadway, Leigh-on-sea, SS9 1PA	1	0	0	0	1	1	0	1	1
24/00224/FUL	41, Leighwood Avenue, Leigh-on-sea, SS9 4LF	1	0	0	0	1	1	0	1	1
24/00260/FUL	27, Cumberland Avenue, Southend-on-Sea, SS2 4LF	3	0	0	0	3	0	0	3	0
24/00231/FUL	168, London Road, Southend-on-Sea, SS1 1PH	1	0	0	0	1	1	0	1	1
24/00277/FUL	32 - 36 (Land Between), Sandleigh Road, Leigh-on-sea, SS9 1JU	1	0	0	0	1	1	0	1	1
24/00092/FUL	58, Lord Roberts Avenue, Leigh-on-sea, SS9 1NE	1	0	0	0	1	0	0	1	0
24/00454/BC3	40, 42, 44 and 46 (Garages rear of), Anson Chase, Shoeburyness, SS3 9RW	1	0	0	0	1	1	0	1	1
24/00272/FUL	22 - 26, Leigh Hill, Leigh-on-sea, SS9 2DN	-2	0	0	0	-2	-2	0	-2	-2
24/00271/FUL	28, Belfairs Drive, Leigh-on-sea, SS9 3AA	1	0	0	0	1	1	0	1	1
24/00550/FUL	13, Wallis Avenue, Southend-on-Sea, SS2 6HS	1	0	0	0	1	1	0	1	1
24/00567/FUL	28 - 30, Park Street, Westcliff-on-Sea, SS0 7PA	5	0	0	0	5	5	0	5	5
24/00511/PA64	1, Nelson Mews, Southend-on-Sea, SS1 1AL	3	0	0	0	3	3	0	3	3
23/00878/FUL	3A, West Street, Leigh-on-sea, SS9 1QG	-1	0	0	0	-1	-1	0	-1	-1
24/00352/FUL	135, Marine Parade, Leigh-on-sea, SS9 2RF	3	0	0	0	3	3	0	3	3
24/00531/FUL	76, Westleigh Avenue, Leigh-on-sea, SS9 2LF	1	0	0	0	1	1	0	1	1
24/00631/FUL	177, Hamstel Road, Southend-on-Sea, SS2 4LA	1	0	0	0	1	0	0	1	0
24/00547/FUL	747, Southchurch Road, Southend-on-Sea, SS1 2PP	2	0	0	0	2	2	0	2	2
24/00778/FUL	114, East Street, Southend-on-Sea, SS2 5EE	1	0	0	0	1	0	0	1	0
24/00589/FUL	135, Fairmead Avenue, Westcliff-on-Sea, SS0 9SD	1	0	0	0	1	1	0	1	1
24/00334/FUL	48 (The Cliff), Hamlet Road, Southend-on-Sea, SS1 1HH	2	0	0	0	2	2	0	2	2
24/00785/FUL	Valkyrie Court, Valkyrie Road, Westcliff-on-Sea, SS0 8BT	-3	0	0	0	-3	-3	0	-3	-3
23/01599/FULM	209 - 223, West Road, Westcliff-on-Sea, SS0 9DE	13	0	0	0	13	13	0	13	13
24/00190/FUL	55 (Land adjacent to), Rockleigh Avenue, Leigh-on-sea, SS9 1LA	1	0	0	0	1	1	0	1	1
24/01135/FUL	1715, London Road, Leigh-on-sea, SS9 2SW	1	0	0	0	1	1	0	1	1
24/00519/FUL	14, Crescent Road, Leigh-on-sea, SS9 2PF	1	0	0	0	1	1	0	1	1
24/00924/FUL	1777 - 1779, London Road, Leigh-on-sea, SS9 2ST	3	0	0	0	3	0	0	3	0
24/01023/FUL	63 - 65, Nelson Road, Leigh-on-sea, SS9 3HX	2	0	0	0	2	2	0	2	2
24/01187/FUL	118, High Street, Southend-on-Sea, SS1 1JT	1	0	0	0	1	1	0	1	1
24/01357/PA64	49, Gordon Road, Southend-on-Sea, SS1 1NF	3	0	0	0	3	0	0	3	0
24/00549/FUL	74, Woodside, Leigh-on-sea, SS9 4RB	1	0	0	0	1	1	0	1	1
24/00826/FUL	102A, Southchurch Avenue, Southend-on-Sea, SS1 2RR	1	0	0	0	1	1	0	1	1

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24/01361/PA64	20, Chichester Road, Southend-on-Sea, SS1 2FD	2	0	0	0	2	2	0	2	2
24/01317/FUL	158 - 162, London Road, Southend-on-Sea, SS1 1PH	6	0	0	0	6	6	0	6	6
24/01185/FUL	9, Hainault Avenue, Westcliff-on-Sea, SS0 9HA	2	0	0	0	2	2	0	2	2
24/01199/FUL	96, The Ridgeway, Westcliff-on-Sea, SS0 8NU	4	0	0	0	4	4	0	4	4
24/01283/AMDT	25 (Land at), Thorpe Esplanade, Southend-on-Sea, SS1 3BA	1	0	0	0	1	1	0	1	1
23/02030/FUL	51 - 53 (Joseph House Nursing Home), Elm Road, Shoeburyness, SS3 9PD	5	0	0	0	5	5	0	5	5
24/01493/FUL	151 (Rear of), East Street, Southend-on-Sea, SS2 5EB	1	0	0	0	1	1	0	1	1
24/00409/BC3	96 (Land adjacent), Denton Avenue, Westcliff-on-Sea, SS0 0JX	1	0	0	0	1	1	0	1	1
24/00733/FUL	North Shoebury House, Poynters Lane, Shoeburyness, SS3 9TY	3	0	0	0	3	3	0	3	3
24/01810/PIP	137 - 139 (Land rear of), Westbury Road, Southend-on-Sea, SS2 4DL	2	0	0	0	2	2	0	2	2
21/02375/FUL_1	45, Alexandra Street, Southend-on-Sea, SS1 1BW	1	0	0	0	1	1	0	1	1
21/02375/FUL_2	45, Alexandra Street, Southend-on-Sea, SS1 1BW	1	0	0	0	1	0	0	1	0
24/01610/FUL	45, Alexandra Street, Southend-on-Sea, SS1 1BW	3	0	0	0	3	0	0	3	0
24/01388/FUL	152 - 156, London Road, Southend-on-Sea, SS1 1PH	1	0	0	0	1	1	0	1	1
24/01831/FUL	1 (Garages adjacent to), Shoebury Avenue, Shoeburyness, SS3 9BH	2	0	0	0	2	2	0	2	2
24/01918/FUL	184, Trinity Road, Southend-on-Sea, SS2 4HW	-1	0	0	0	-1	-1	0	-1	-1
24/01799/FUL	179, Hamlet Court Road, Westcliff-on-Sea, SS0 7EL	1	0	0	0	1	0	0	1	0
24/01971/PA64	112, Southchurch Road, Southend-on-Sea, SS1 2LX	2	0	0	0	2	2	0	2	2
24/01699/PA64	112, Southchurch Road, Southend-on-Sea, SS1 2LX	5	0	0	0	5	5	0	5	5
24/01987/FUL	25 - 26 (Fred Laws House), Westcliff Parade, Westcliff-on-Sea, SS0 7QE	2	0	0	0	2	2	0	2	2
24/02034/PA64	601 (Kingsridge House), London Road, Westcliff-on-Sea, SS0 9PE	8	0	0	0	8	8	0	8	8
24/01761/FUL	18 - 24, St Helen's Road, Westcliff-on-Sea, SS0 7LB	2	0	0	0	2	2	0	2	2
24/02024/PA64	69, Hamlet Court Road, Westcliff-on-Sea, SS0 7EU	1	0	0	0	1	1	0	1	1
24/01684/FUL	26, High Street, Shoeburyness, SS3 9AP	2	0	0	0	2	2	0	2	2
24/01981/FUL	48 - 50, Queens Road, Southend-on-Sea, SS1 1NL	6	0	0	0	6	6	0	6	6
24/01673/FUL	8 (Lydia House Practice), Sutherland Boulevard, Leigh-on-sea, SS9 3PS	6	0	0	0	6	6	0	6	6
24/01708/FUL	74, Leigh Road, Leigh-on-sea, SS9 1LF	4	0	0	0	4	4	0	4	4
24/01472/FUL	3A, Cashiobury Terrace, Southend-on-Sea, SS1 1EZ	-1	0	0	0	-1	-1	0	-1	-1
25/00007/FUL	40 - 40A, Dundonald Drive, Leigh-on-sea, SS9 1NB	-1	0	0	0	-1	0	0	-1	0
25/00060/FUL	591, London Road, Westcliff-on-Sea, SS0 9PQ	1	0	0	0	1	1	0	1	1
24/01994/FUL	482 - 486, London Road, Westcliff-on-Sea, SS0 9LD	1	0	0	0	1	1	0	1	1
24/01068/FUL	66, Eastwood Lane South, Westcliff-on-Sea, SS0 9XJ	1	0	0	0	1	1	0	1	1
24/00546/FUL	Woodside Parade, Woodside, Leigh-on-sea, SS9 4SS	4	0	0	0	4	4	0	4	4
25/00108/PA64	74 - 76, North Road, Westcliff-on-Sea, SS0 7AH	2	0	0	0	2	2	0	2	2

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25/00044/FUL	111 - 113, Leigh Road, Leigh-on-sea, SS9 1JH	1	0	0	0	1	0	0	1	0
25/00104/FUL	1 - 5, Nelson Street, Southend-on-Sea, SS1 1EF	9	0	0	0	9	9	0	9	9
24/01986/FUL	Land at 93, 95, 97, 99 and 101 Station Road and 1094 - 1096 , London Road, Leigh-on-sea, SS9 2AJ	6	0	0	0	6	6	0	6	6
25/00109/FUL	74 - 76 (Flat above), North Road, Westcliff-on-Sea, SS0 7AH	1	0	0	0	1	1	0	1	1
22/01372/FUL	27, Leigh Park Road, Leigh-on-Sea, SS9 2DU	3	0	0	0	3	3	0	3	3
22/01838/FUL	41, Leighwood Avenue, Leigh-on-Sea, SS9 4LF	1	0	0	0	1	0	0	1	0
24/00934/FUL	1219 - 1223 (land rear of), London Road, Leigh-on-Sea, SS9 3JB	6	0	0	0	6	6	0	6	6
22/01923/FUL	180, Pall Mall, Leigh-on-Sea, SS9 1RB	1	0	0	0	1	0	0	1	0
14/00277/FUL	553 - 555 (land rear of), Rayleigh Road, Leigh-on-Sea, SS9 5HP	1	0	0	0	1	1	0	1	1
20/00604/FUL	32 - 36 (Land Between), Sandleigh Road, Leigh-On-Sea, SS9 1JU	1	0	0	0	1	1	0	1	1
18/02256/FUL	24 (Doony Brook), Station Road, Leigh-on-Sea, SS9 1SU	1	0	0	0	1	1	0	1	1
20/00374/FUL	8 (Lydia House Practice), Sutherland Boulevard, Leigh-On-Sea, SS9 3PS	4	0	0	0	4	4	0	4	4
19/01885/FUL	58, Woodcutters Avenue, Leigh-On-Sea, SS9 4PL	1	0	0	0	1	1	0	1	1
18/01141/OUTM	Shoebury House, Ness Road, Shoeburyness, SS3 9DF	0	10	0	0	10	10	0	10	10
20/00911/PA3COU	9, Alexandra Street, Southend-On-Sea, SS1 1BX	1	0	0	0	1	1	0	1	1
24/01751/FUL	1, Ambleside Drive, Southend-on-Sea	-1	0	0	0	-1	-1	0	-1	-1
19/02245/OUT	8, Burdett Road, Southend-On-Sea, SS1 2TN	0	5	0	0	5	5	0	5	5
22/00958/FUL	16 - 18, Clarence Street, Southend-on-Sea, SS1 1BD	9	0	0	0	9	9	0	9	9
19/01065/FUL	37, Clifftown Parade, Southend-On-Sea, SS1 1DL	4	0	0	0	4	4	0	4	4
22/01097/FUL	6 - 7, Clifftown Road, Southend-on-Sea, SS1 1AB	4	0	0	0	4	4	0	4	4
22/02093/FUL	4, Clifton Terrace, Southend-on-Sea, SS1 1DT	-1	0	0	0	-1	-1	0	-1	-1
20/01611/PA3COU	177, High Street, Southend-On-Sea, SS1 1LL	6	0	0	0	6	6	0	6	6
19/00954/PA3COU	174A, London Road, Southend-On-Sea, SS1 1PH	1	0	0	0	1	1	0	1	1
20/00679/FUL	206 (Rear Of), London Road, Southend-On-Sea, SS1 1PJ	4	0	0	0	4	4	0	4	4
20/01931/FUL	2, Queens Road, Southend-On-Sea, SS1 1LU	1	0	0	0	1	1	0	1	1
21/01992/FUL	5, Queens Road, Southend-On-Sea, SS1 1LU	4	0	0	0	4	4	0	4	4
22/01003/FUL	62, Rochford Road, Southend-on-Sea, SS2 6SP	2	0	0	0	2	2	0	2	2
21/00220/FUL	613 to 619 and garages to rear of 593 to 647, Southchurch Road, Southend-on-Sea, SS1 2PN	5	0	0	0	5	5	0	5	5
20/00961/FUL	383 (Land Adjacent), Southchurch Road, Southend-On-Sea, SS1 2PQ	4	0	0	0	4	4	0	4	4
19/01670/FUL	187, The Broadway, Southend-on-Sea, SS1 3EX	-1	0	0	0	-1	-1	0	-1	-1
20/01379/FUL	3, Thorpe Esplanade, Southend-On-Sea, SS1 3BG	2	0	0	0	2	2	0	2	2
22/01113/NDDBF	Crispins, Thorpe Hall Avenue, Southend-on-Sea, SS1 3BT	7	0	0	0	7	7	0	7	7
19/00849/FUL	71 - 73 (Land Rear Of), Walsingham Road, Southend-On-Sea, SS2 4AL	1	0	0	0	1	1	0	1	1

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22/01681/FUL	1, Weybourne Gardens, Southend-on-Sea, SS2 4AU	1	0	0	0	1	1	0	1	1
20/01027/FUL	45, Beedell Avenue, Westcliff-On-Sea, SS0 9JT	1	0	0	0	1	0	0	1	0
20/01698/FUL	39, Chalkwell Esplanade, Westcliff-On-Sea, SS0 8JQ	1	0	0	0	1	1	0	1	1
22/01046/FUL	32, Cobham Road, Westcliff-on-Sea, SS0 8EA	2	0	0	0	2	0	0	2	0
22/01504/FUL	37, Cobham Road, Westcliff-on-Sea, SS0 8EG	1	0	0	0	1	0	0	1	0
20/01612/OUT	6 Crosby Road And 121 - 123, Crowstone Road, Westcliff-On-Sea, SS0 8LH	0	5	0	0	5	5	0	5	5
22/02259/FUL	258A, Fairfax Drive, Westcliff-on-Sea, SS0 9EJ	1	0	0	0	1	1	0	1	1
19/00457/PA3COU	514, Fairfax Drive, Westcliff-On-Sea, SS0 9RL	1	0	0	0	1	1	0	1	1
18/02153/FUL	Fairmead House, Fairmead Avenue, Westcliff-on-Sea, SS0 9TD	2	0	0	0	2	2	0	2	2
20/00781/FUL	196C, Hamlet Court Road, Westcliff-On-Sea, SS0 7DE	1	0	0	0	1	1	0	1	1
21/00401/FUL	105, Hamlet Court Road, Westcliff-On-Sea, SS0 7ES	2	0	0	0	2	2	0	2	2
22/01157/FUL	111, Hamlet Court Road, Westcliff-on-Sea, SS0 7ES	4	0	0	0	4	4	0	4	4
22/01877/FUL	11, Imperial Avenue, Westcliff-on-Sea, SS0 8NE	2	0	0	0	2	2	0	2	2
22/01009/FUL	229 (Dm Snoad), London Road, Westcliff-on-Sea, SS0 7BP	2	0	0	0	2	2	0	2	2
22/02240/FUL	358 - 364, London Road, Westcliff-on-Sea, SS0 7HZ	9	0	0	0	9	9	0	9	9
21/01470/PA3COU	648 - 656 (Chalkwell Lawns), London Road, Westcliff-on-Sea, SS0 9HR	24	0	0	0	24	24	0	24	24
20/00597/FUL	603, London Road, Westcliff-On-Sea, SS0 9PE	5	0	0	0	5	5	0	5	5
22/02071/PA64	839, London Road, Westcliff-on-Sea, SS0 9TE	1	0	0	0	1	1	0	1	1
22/00660/FUL	64, St Johns Road, Westcliff-on-Sea, SS0 7JZ	1	0	0	0	1	1	0	1	1
18/01993/FUL	6, St John's Road, Westcliff-on-Sea, SS0 7JZ	1	0	0	0	1	1	0	1	1
20/00680/FUL	73 - 75, Station Road, Westcliff-On-Sea, SS0 7SA	4	0	0	0	4	0	0	4	0
20/00571/PA3COU	84 - 90, The Ridgeway, Westcliff-On-Sea, SS0 8NU	2	0	0	0	2	2	0	2	2
22/01266/FUL	23, West Road, Westcliff-on-Sea, SS0 9AU	3	0	0	0	3	3	0	3	3
25/00946/FUL	5 - 7, Crowstone Road, Westcliff-on-Sea, SS0 2TF	2	0	0	0	2	0	0	2	0
25/01028/FUL	80, Admirals Walk, Shoeburyness, SS3 9JP	1	0	0	0	1	0	0	1	0
25/00624/CLE	28 (Poppyfields), Mayfield Avenue, Southend-on-Sea, SS2 6NZ	1	0	0	0	1	0	0	1	0
25/01518/FUL	146, York Road, Southend-on-Sea, SS1 2EA	1	0	0	0	1	0	0	1	0
25/00703/CLE	26, Grosvenor Road, Westcliff-on-Sea, SS0 8EN	-1	0	0	0	-1	0	0	-1	0
25/00788/FUL	1 (rear of) Burnaby Road, Southend-on-Sea, SS1 2TL	3	0	0	0	3	0	0	3	0
25/01194/FUL	82, Fairfax Drive, Westcliff-on-Sea, SS0 0NF	1	0	0	0	1	0	0	1	0
25/00832/PA64	30, Clarence Street, Southend-on-Sea, SS1 1BD	4	0	0	0	4	0	0	4	0
25/00312/PA64	342, London Road, Westcliff-on-Sea, SS0 7JJ	1	0	0	0	1	0	0	1	0
25/01241/PA64	342, London Road, Westcliff-on-Sea, SS0 7JJ	1	0	0	0	1	0	0	1	0
23/01181/FUL	771-773, Southchurch Road, Southend-on-Sea, SS1 2PP	5	0	0	0	5	0	0	5	0

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23/01230/FUL	54, Woodside, Leigh-on-Sea, SS9 4QU	1	0	0	0	1	1	0	1	1
23/00215/FUL	11 (West House Nursing Home), St Vincent's Road, Westcliff-on-Sea, SS0 7PP	1	0	0	0	1	0	0	1	0
23/00730/PA64	5, Crowstone Road, Westcliff-on-Sea, SS0 8BA	5	0	0	0	5	0	0	5	0
23/01183/FUL	242 (Land Adjacent), Delaware Road, Shoeburyness, SS3 9NT	1	0	0	0	1	0	0	1	0
23/01088/FUL	41 - 43 (Land Rear Of), Highfield Gardens, Westcliff-on-Sea, SS0 0SY	1	0	0	0	1	1	0	1	1
23/01527/FUL	56, Lonsdale Road, Southend-on-Sea, SS2 4LX	1	0	0	0	1	0	0	1	0
19/01417/FUL	135, Marine Parade, Leigh-On-Sea, SS9 2RF	0	5	0	0	5	0	0	5	0