

Southend City Council

Five Year Housing Land Supply Statement

April 2025

As of April 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.

Table 1: 5 Year Housing Land Supply (total net dwellings with planning permission)

	5-year housing land supply (dwellings needed)		Total net dwellings with planning permission	Calculation	5-year land supply
	Annual Projection	5-year projection			
Southend Core Strategy Annualised Target (more than 5 years old)	325 (adopted development plan housing target)	1,625	2,194	2,194/325	6.8 years
Housing need (as derived from Government standard methodology)	1,405	7,025	2,194	2,194/1,405	1.6 years
Housing need (as derived from Government standard methodology with 20% buffer due to Government Housing Delivery Test)	1,686	8,430	2,194	2,194/1,686	1.3 years

Government Guidance - Five-Year Housing Land Supply and Housing Delivery Test

As work is currently progressing on the Southend New Local Plan, and the policies contained within the Council's adopted development plan are more than 5 years old, in accordance with national planning policy and guidance the standard method is used for calculating the five-year housing land supply¹.

The standard methodology for calculating housing need for Southend equates to 1,405 dwellings per annum.

As Southend has fallen below 85% of housing delivery when considered against the Government's Housing Delivery Test for the past three years, a further 20% buffer should apply when calculating the five-year housing land supply. This equates to 1,686 dwellings per annum for Southend.

¹ The Government's Standard Methodology for Calculating Housing Need provides estimates of local housing need and does not present binding housing requirements.

Context and considerations of impacts of the Presumption of Sustainable Development

Southend-on-Sea is one of the most densely populated areas outside London, with limited space within which to deliver additional housing. Despite this the city has performed well in regard to the delivery of the currently adopted **Core Strategy (2007) target of 325 dwellings** per annum (dpa) and does not historically have an issue of under-delivery when considered against it. This represents a tested and sustainable housing target for Southend, having been through the statutory plan making process, including public examination.

In contrast, the Government's Housing Delivery Test (HDT) and 5-year housing land supply assessment is based on a **standard methodology for calculating housing need (1,405 dpa** for Southend), or **1,686 dpa** when adding the 20% buffer.

This represents a significant uplift to the adopted Core Strategy housing target (1,405 dpa compared to 325dpa). As the standard method figure has not been tested through the plan making process to determine whether it would be sustainable to deliver this level growth in Southend, particular attention should be paid to the following points:

- Given the high density of Southend, the impact of development on amenity and open space can be very sensitive;
- There are extensive environmental designations covering the foreshore of Southend (SAC, SPAs, RAMSAR and SSSI);
- Southend has four areas of Metropolitan Green Belt within its administrative boundary, all of which form a small part of the extensive Green Belt separating settlements within South Essex;
- The preparation of the Southend new local plan has consistently reported, during regulation 18 consultations, that the Government standard methodology is not deliverable within Southend.

Reviewing the current Southend Development Plan

The Council has been proactive in adopting several Development Plan Documents since the Core Strategy, which include policies and allocations relating to the delivery of new homes. A review has commenced through the preparation of the Southend new Local Plan, which will consider the results of the new standard method for determining housing requirement figure when planning for the future of Southend. Three Regulation 18 stage consultations on the Southend New Local Plan have already taken place, in 2019, 2021 and 2025. The Council's Local Development Scheme (LDS) can be viewed here:

<https://localplan.southend.gov.uk/local-development-scheme>