

annual monitoring report 2014



local development framework
delivering regeneration and growth



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Executive Summary

This Annual Monitoring Report (AMR) is for the period 1 April 2013 to 31 March 2014. 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

Commentary on progress with emerging Development Plan Documents (DPD) is set out in section 3.

Monitoring Regeneration and Growth

Business Development and Jobs

The number of jobs within Southend declined between 2008 and 2010, consistent with the economic downturn. However, more recently the 2013 data suggests growth in jobs in Southend. There have also been marginally more business start-ups than closures during 2013, a change from recent years, and data indicates Gross Value Added (GVA – which measures the contribution to the economy of each individual producer, industry or sector) has increased.

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. Economic participation rates have however witnessed a marginal decline over the monitoring period. Figures show there has been a net loss in employment land (B1 to B8 uses) across the Borough during 2013/14.

Transport

Southend Borough Council has implemented a number of key infrastructure schemes. The Better Bus Area (BBA) Fund, supporting the introduction of a smart card system, improvements to transport interchanges, and relieving bus congestion, as well as providing a Real Time Passenger Information (RTPI) system with an Automatic Vehicle Locator (AVL) system, has been completed.

During 2014 the Council also secured a grant of £3.3m from the Department for Transport (DfT) Local Pinch Point Fund to carry out improvement works to the A127/B013 roundabout at a total cost of £4.754m, part of the London Southend Airport expansion works, the remainder of funds were met from the Council's capital budget; works to which have been completed.

Southend is part of the South East Local Enterprise Partnership (SELEP), which produced the Strategic Economic Plan (SEP). Southend and neighbouring local authorities produced a business case to inform the SEP of the transport funding required for planned growth in employment and housing within the Borough and neighbouring areas.

Housing

There were 204 net dwelling completions in the Borough during 2013/14, a decrease on the previous years of 2012/13 (254) and 2011/12 (328), but an increase from the lower rate of completions recorded in the 2009/10 and 2010/11 monitoring years (144 and 183 respectively). Despite the drop in completions between 2009 and 2011, on average 326 net additional dwellings have been built per annum since 2001, broadly in line with the Core Strategy phased average.

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 (2014 to 2019) is 1,570. An additional 5% would equate to 1,649. Southend has a good supply of readily available housing sites to meet a five year housing supply and beyond, and is able to demonstrate a 6.1 year housing land supply including the 5% buffer.

100% of dwelling completions have been provided on previously developed land and there have been 38 affordable homes completed within the Borough during the year. The ratio between the completions of flats and houses was 55% and 45%, affirming a higher proportion of delivery of houses in recent years. A large proportion of residential development in the Borough has taken place in Milton, Victoria and Kursaal wards (Southend Central Area), and in Shoeburyness; in line with the spatial strategy of the Southend Core Strategy (2007).

1. Introduction

This AMR monitors the period 1st April 2013 to 31st March 2014. The report on the progress of the LDS and specific elements of local plan preparation has been written to reflect progress in 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 measurable 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 4 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 update on plan preparation in the monitoring year in regard to the Council's Local Development Scheme (LDS), relating to 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

¹The Town and Country Planning (Local Planning) (England) Regulations 2012

<http://www.legislation.gov.uk/uksi/2012/767/regulation/34/made>

protection and water quality, biodiversity, renewable energy, and gypsies and travellers. Changes with regard to key contextual indicators on unemployment, gross value added (GVA) per head and gross weekly pay are also examined. Within each section, a conclusion is provided, discussing Southend's progress towards regeneration and growth.

During 2013-14 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;
- ii) nor prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010.

It is now necessary to report on these matters as required by the new Local Planning Regulations implementing the provisions of the Localism Act.

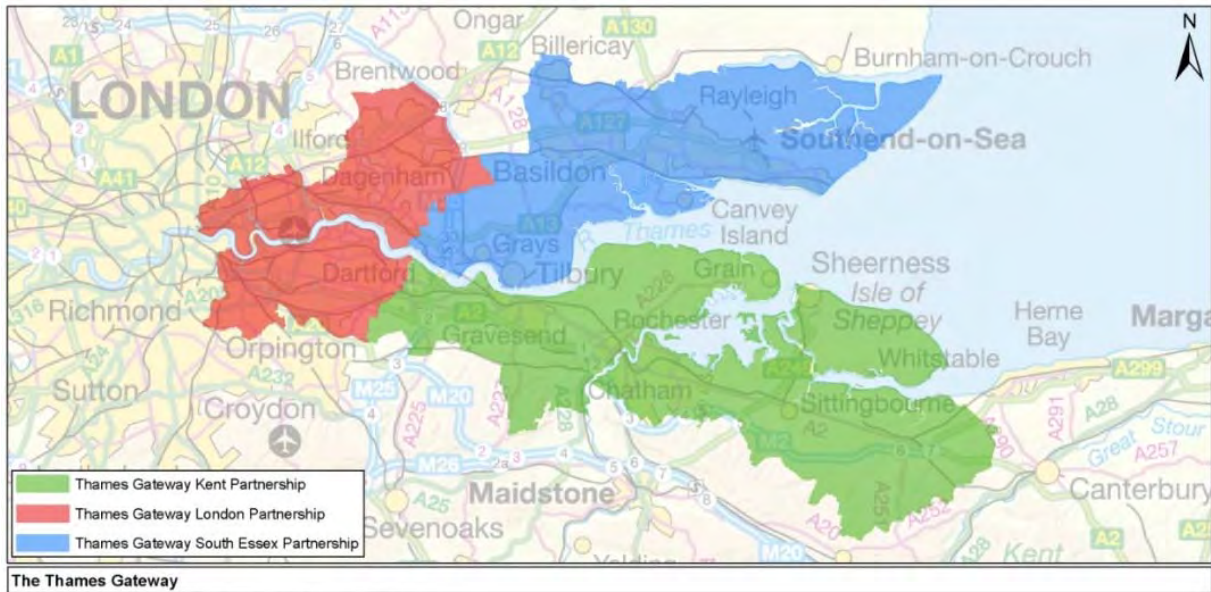
2. Context

2.1 Key Contextual Characteristics

Location

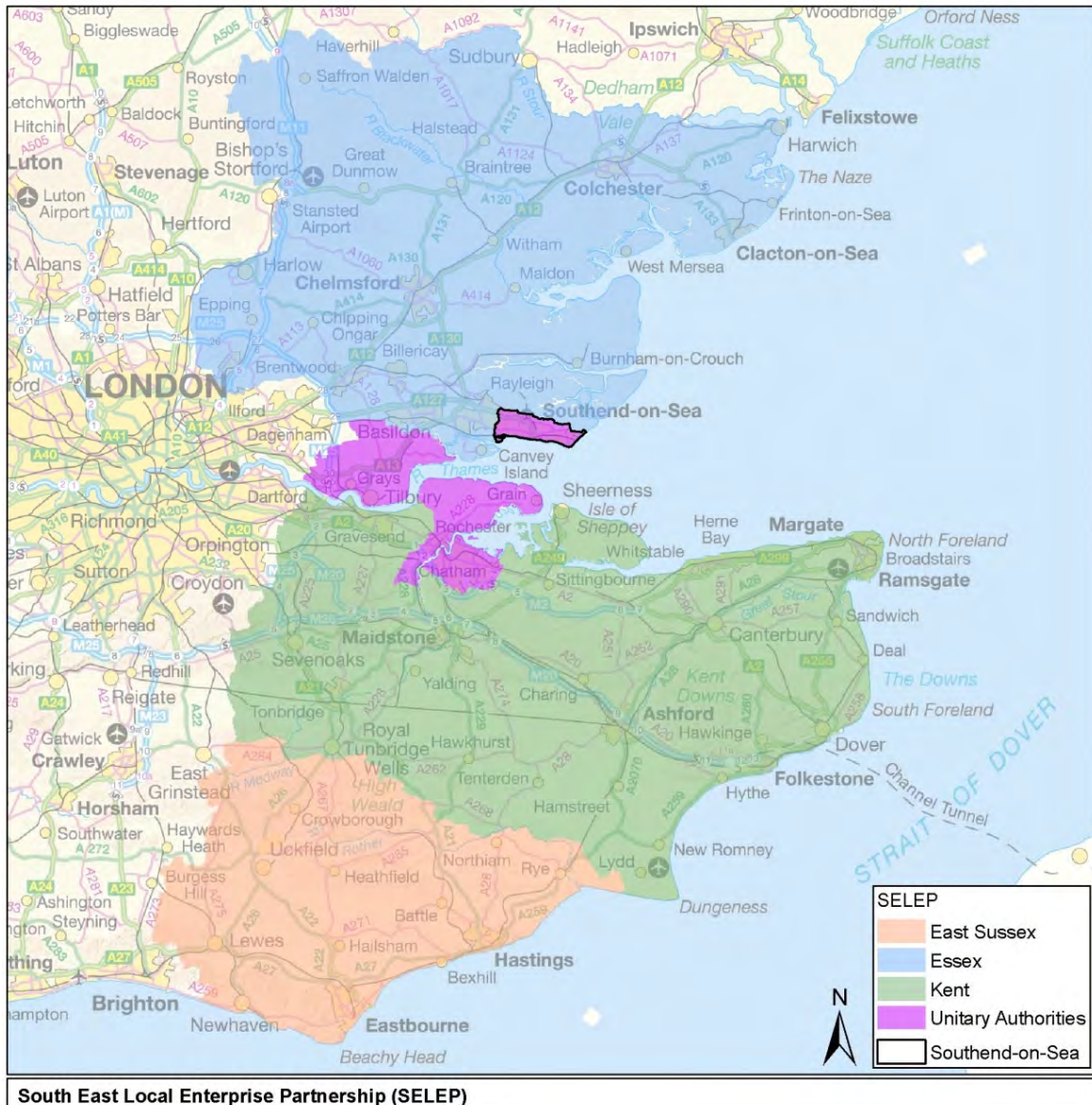
The unitary authority of Southend on Sea lies within the Thames Gateway Regeneration Area and collaborates with Basildon, Castle Point, Rochford and Thurrock as part of the South Essex Partnership sub-region.

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.

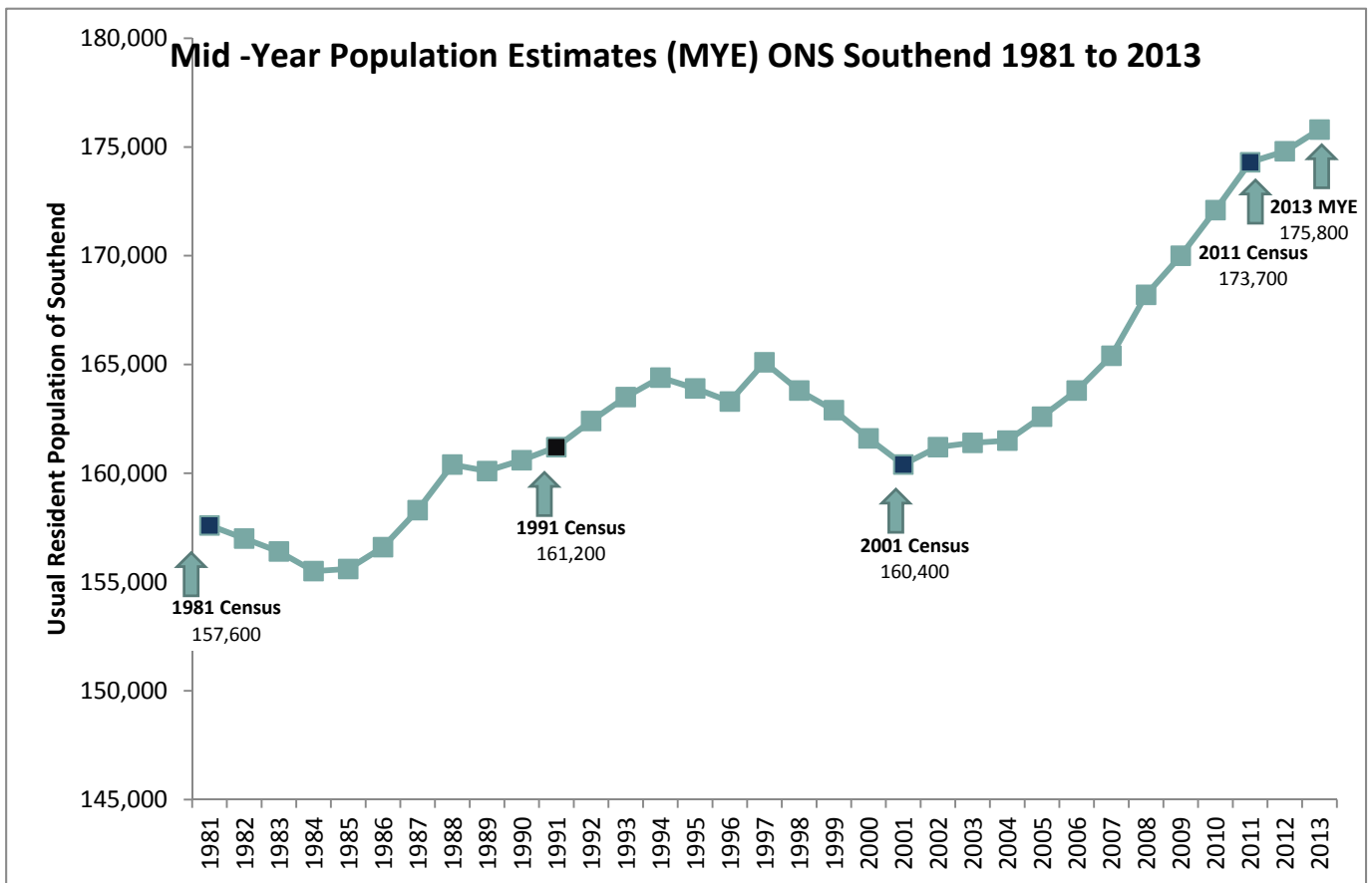
Figure 2.2 - South East Local Enterprise Partnership (SELEP)



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 Borough 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 2013 mid-year population estimate for Southend was 175,800.

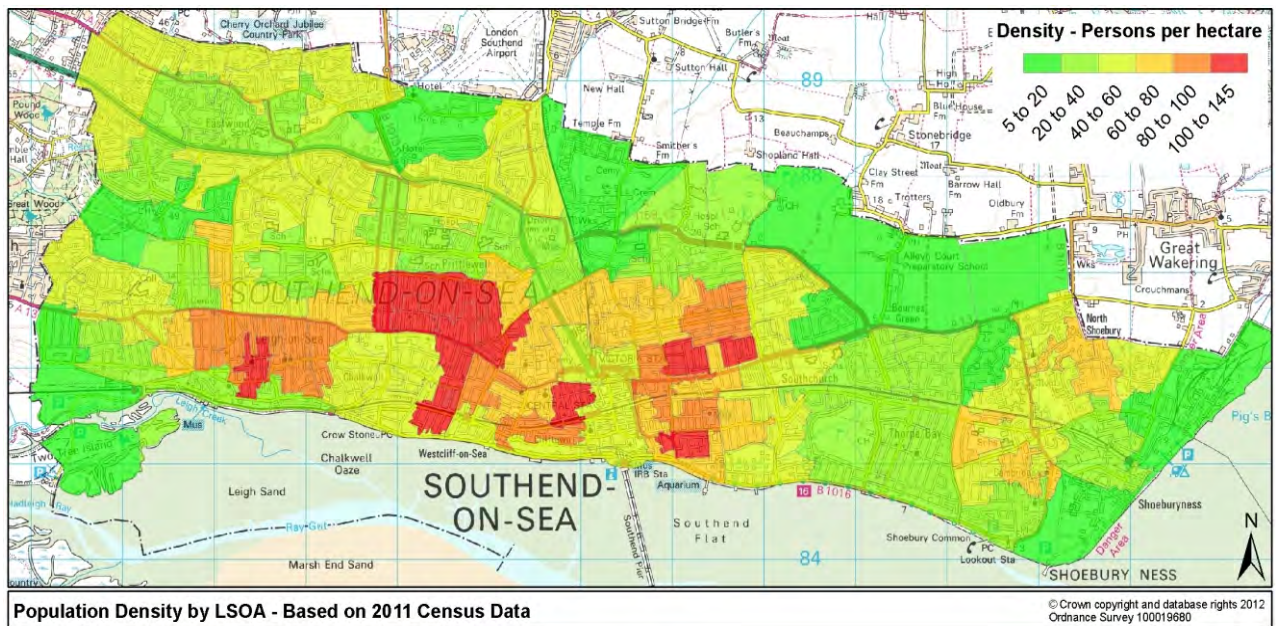
Figure 2.3 – Mid-Year Population Estimates (MYE) ONS Southend 1981 to 2013



Source: Nomis – mid-year population estimates (1981 to 2013)

Southend is a densely populated urban area covering 4,175 hectares (ha) with approximately 175,800 residents (2013 MYE). This equates to almost 42 residents per ha, which is high compared with other Unitary authorities such as Thurrock and Brighton (11 and 34 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 145 residents per ha (see Figure 2.4)

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

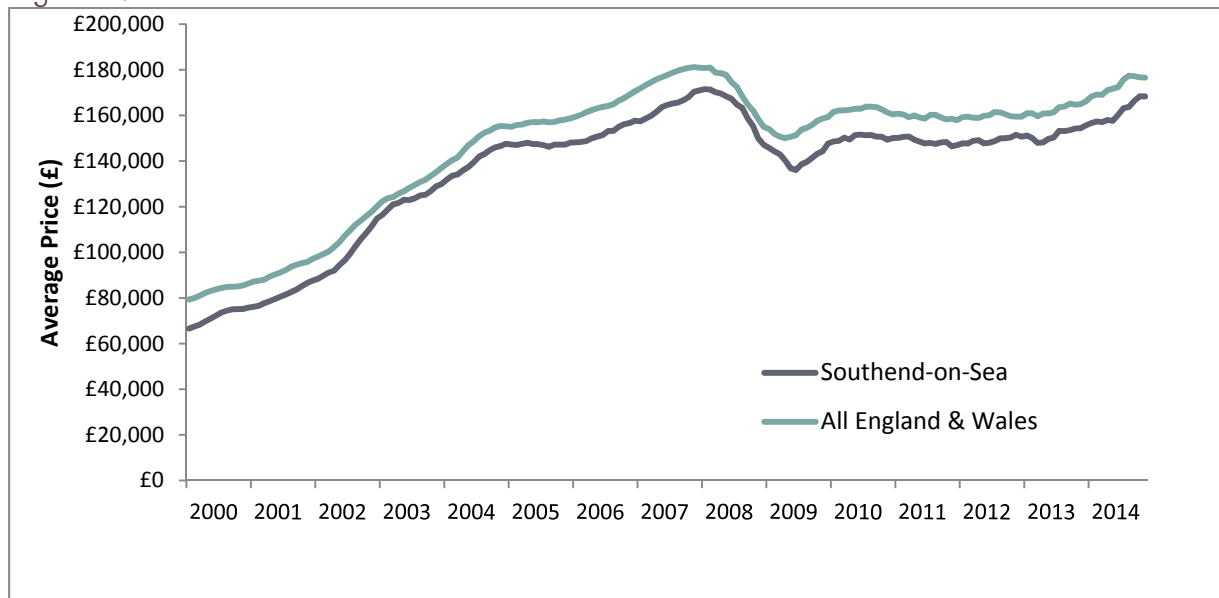


Source: ONS – 2011 Census

House Prices

Since 2000, house prices in the borough have been on average circa £10,000 below those for England & Wales (see Figure 2.5). Between February 2008 and June 2009 the average house price in Southend fell considerably. Although house prices began to increase during the latter part of 2009, the recovery seems to have levelled off with modest fluctuations recorded for Southend.

Figure 2.5 – House Prices



Source: Land Registry.gov.uk Data produced by Land Registry © Crown copyright 2014

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 62,200 employees work within Southend in over 5,700 VAT and/or PAYE registered businesses. Most businesses within Southend are small, with 83% of companies employing 10 people or fewer².

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 is one of the lowest in the region at £16,267 per head. This is also considerably lower than the average for England of £23,475 per head³; however, the high out-commuting from Southend may affect this workplace based figure.

For those who work in the Borough, the gross weekly full time pay is £475.2, which is lower than that for England (£523.3) and for the East of England (£505.8)⁴.

Unemployment within Southend (measured as percentage of resident population claiming jobseekers allowance - JSA) remains consistently above regional and national figures (see Section 4).

Qualifications and Skills

In 2013, 10.5% of working age people in Southend had no qualifications, a higher proportion than in the rest of the region (8.4%) and in England as a whole (9.2%). During 2013 the proportion of pupils achieving 5 or more A-C grade GCSEs or equivalent (including English and Mathematics) is slightly higher in Southend (61.9%) than in the rest of the region (59.8%) or in the country as a whole (59.2%)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 2013/14, the benchmark national standard for parks and green spaces in England and Wales. In 2014 Southend was awarded 6 Seaside Awards (the Seaside Award replaced the Quality Coast Award – same criteria/different name). The Seaside Award is managed/administered/awarded by Keep Britain Tidy.

The Foundation for Environmental Education (FEE) who award the Blue Flags introduced new criteria in 2012 and under the this Southend's beaches did not reach the new higher 'excellent' standard and therefore were not awarded any Blue Flags in 2014.

² Source: IDBR 2013

³ Source: ONS 2012

⁴ Source – Nomis - Annual survey of hours and earnings - workplace analysis (2014)

⁵ Source: Nomis – Annual Population Survey; National Statistics

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.

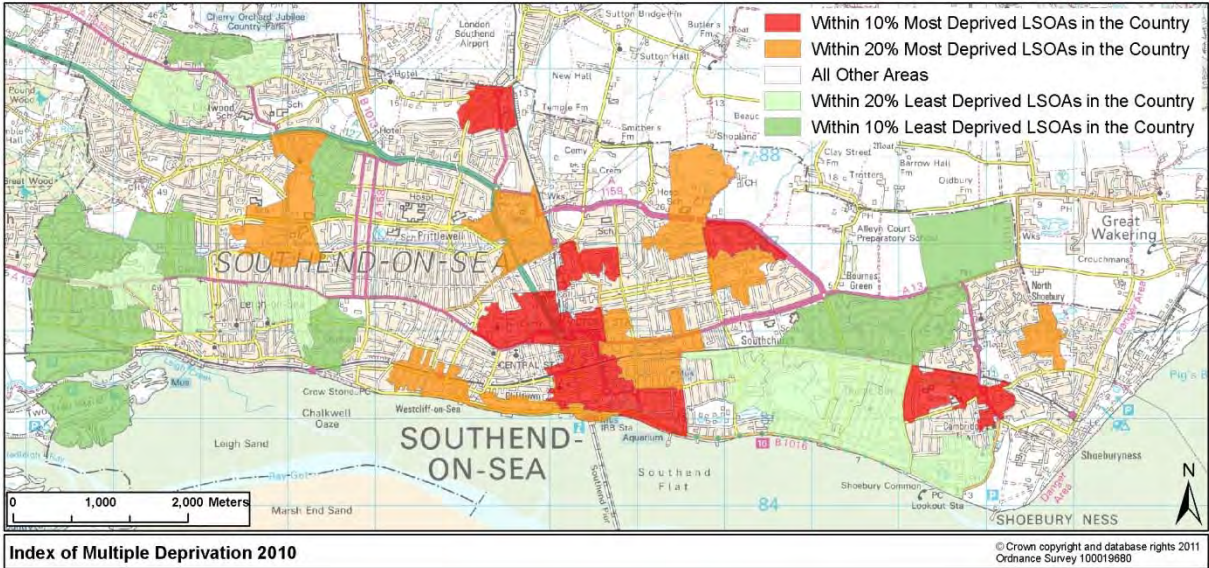
Heritage

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

Deprivation

Approximately 22% of Southend’s population is considered relatively deprived based on the Index of Multiple Deprivation (IMD). In 2010 Southend ranked as the 8th most deprived District in the East of England region. 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 23 LSOAs in the Borough that fell within the most deprived 20% LSOAs in the Country in 2010 (see map in Figure 2.6) accounting for approximately 36,250 residents. 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.

Figure 2.6 – Deprivation by Lower Super Output Area (2010)

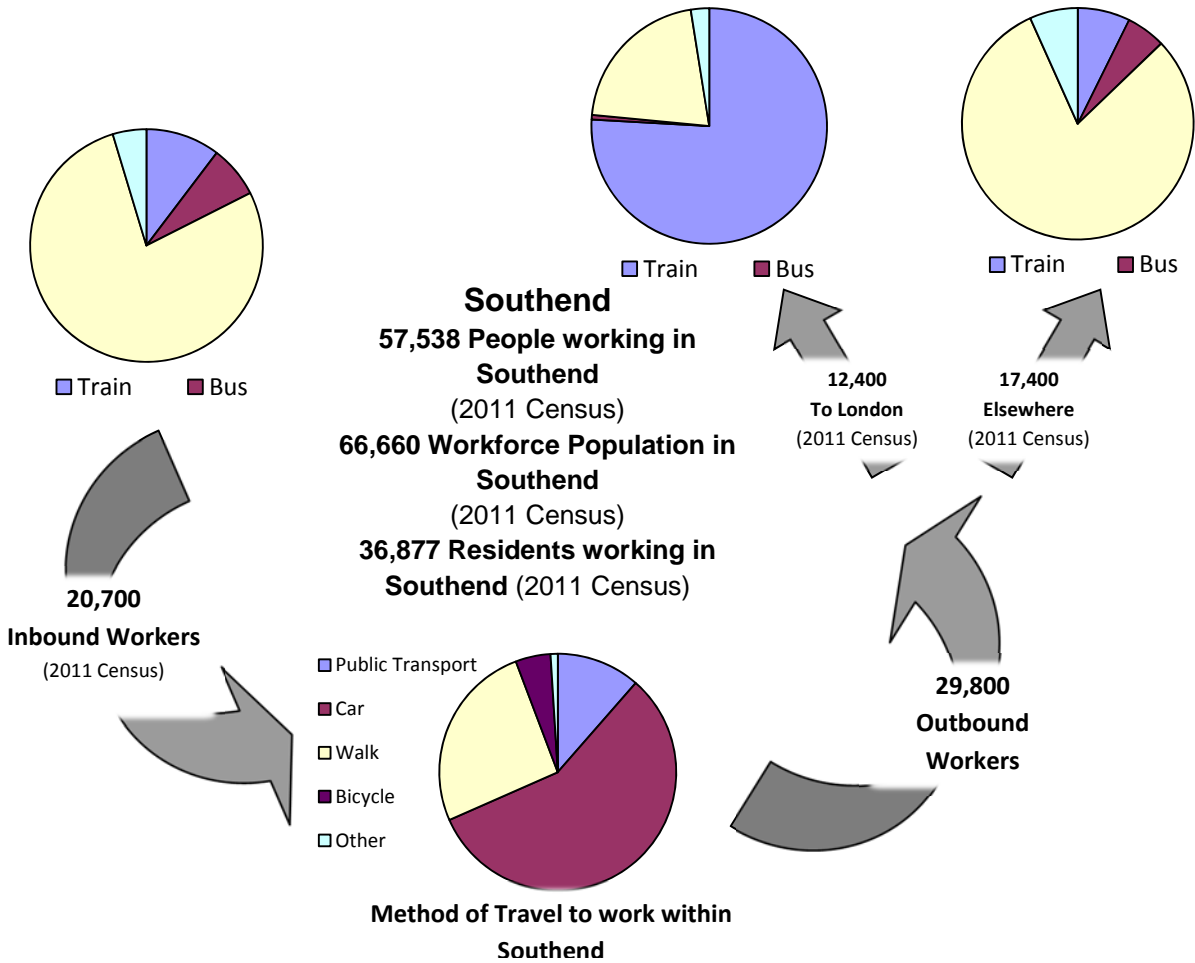


Source: Department for Communities and Local Government 2010

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

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 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.

The London to Southend Movement Study (LOTS, May 2004 - commissioned by the Thames Gateway South Essex Partnership following the identification of the need for such a study in Regional Planning Guidance for South East England RPG 9, March 2001), identified that:

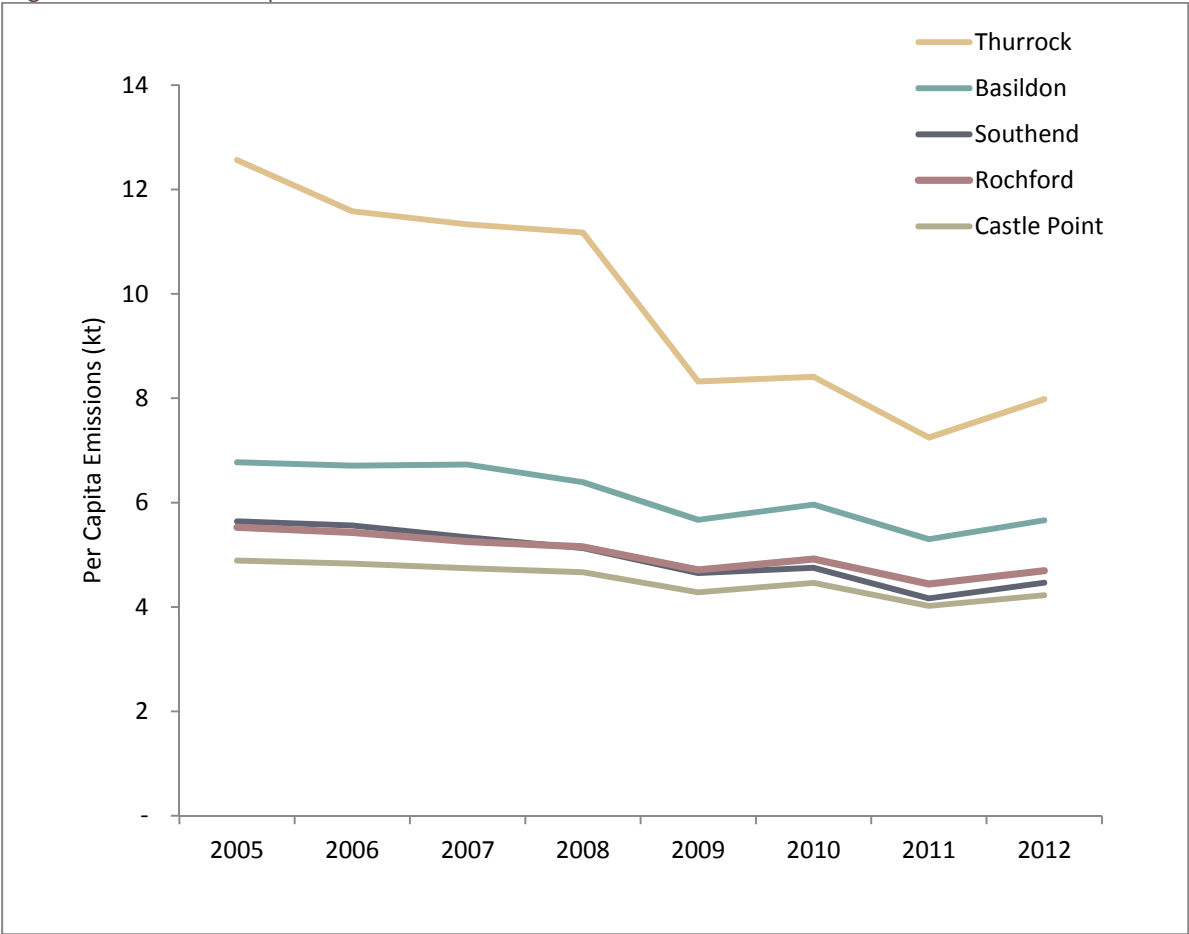
- significant parts of the existing road and rail infrastructure were already at capacity;
- if current travel patterns continue, the existing road and public transport networks have insufficient capacity to cater for any substantial growth;
- to retain the existing infrastructure and cater for substantial growth, a significant modal shift would be required from the car to public transport of up to 50%.

Having regard to these findings the LOTS Study identifies the need for a 'step change' in transportation provision; a combination of highway and public transport infrastructure improvements; and complementary land use planning and transport policies.

Reduction in Carbon Emissions

The estimated total CO₂ emissions⁷ within Southend have fallen from 932 kilo tonnes (kt) in 2005 to 792kt in 2012. Compared with surrounding authorities, per capita CO₂ emissions in Southend are similar to Rochford and Castle Point districts and are lower than other nearby Boroughs of Basildon and Thurrock⁸ (see figure 2.8 below).

Figure 2.8 – Per Capita CO₂ Emissions



Source: Local and Regional CO₂ Emissions Estimates for 2005-2012 (DECC)

⁷ 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>

⁸ 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 is also preparing a Surface Water Management Plan⁹ and a Local Flood Risk Management Strategy¹⁰.

Figure 2.9 – Flood Risk – Level 3



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.

⁹ Published November 2015

http://www.southend.gov.uk/downloads/download/578/surface_water_and_flooding_strategies

¹⁰ Published November 2015

http://www.southend.gov.uk/downloads/download/578/surface_water_and_flooding_strategies

3. Local Planning 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 the 2013/14 monitoring year for Southend consists of:

- Core Strategy (2007); and
- a number of saved Borough Local Plan policies (1994)¹¹

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.

Work on the London and Southend Airport and its environs Joint Area Action Plan¹² was at an advanced stage in 2013/14 and the document was submitted for examination on 17th December 2013.

The Council continued to prepare its Development Management Document¹³, which sets out policies for positively managing development in Southend, and will be used to assess planning applications, replacing, once adopted, a number of Southend Borough Local Plan Saved Policies.

The Council also continued with the preparation of the **Southend Central Area Action Plan (SCAAP)**. The Plan is at an advanced stage and 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** will be produced for Southend. 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 Local Plan will include a review the Core Strategy, JAAP¹⁴, DMD, SCAAP, remaining Saved Borough Local Plan Policies, and will comprise the following elements:

- Spatial Strategy;
- Assessment of Objectively Assessed Needs and Growth Targets;

¹¹ This reflects the adopted development plan as at 2013/14, however since this date the Council has adopted additional development plan documents, including the Development Management DPD (2015) and JAAP (2014), together with CIL Charging Schedule (2015) Further details are available from the Council's website in its LDS:

http://www.southend.gov.uk/downloads/file/4555/local_development_scheme_update_november_2016

¹² JAAP adopted December 2014

¹³ DMD adopted July 2015

¹⁴ 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.

- Site Allocations and Designations;
- Development Management Policies;
- Area-wide policy, including for Shoeburyness¹⁵ and the Central Area;
- Policies Map.

In addition to the Southend Local Plan, the Council is also jointly preparing a **Waste Local Plan (WLP)**¹⁶ 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. The Council was also preparing its **Community Infrastructure Levy (CIL)**¹⁷ during the monitoring year. 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, setting out how the CIL legislation will be applied locally.

Local Planning Framework

The Southend Local Planning Framework¹⁸ refers to the collection of documents that relate to spatial planning within the Borough.¹⁹ A considerable part of this is made up by the DPD's outlined above. Other parts include:

- This **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;
- **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.

¹⁵ 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.

¹⁶ WLP Submitted for examination June 2016

¹⁷ CIL adopted July 2015

¹⁸ *previously known as Local Development Framework(LDF)*

¹⁹ *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.*

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 time table, documenting each preparatory stage is available via the Southend Council's website²⁰.

During the 2013/14 monitoring year the following progress was made in regard to the LDS:
London Southend Airport and Environs Joint Area Action Plan (JAAP)

- Submission version consulted on between 25 February 2013 and 26 April 2013.
- Document submitted for independent examination on 17th December 2013.

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, English Heritage, 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.

²⁰ http://www.southend.gov.uk/info/200160/local_planning_framework/434/local_development_scheme
Southend-on-Sea Borough Council Local Planning Framework
Annual Monitoring Report (AMR) 2014

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, Thames Gateway South Essex sub-regional partners²¹ and other public bodies, on a range of planning matters. Recently, this has included:

- Joint working with Rochford District Council at both member and officer level during the preparation of the London Southend Airport and Environs Joint Area Action Plan (JAAP);
- 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, English Heritage 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 Development Management DPD (DM DPD); and
- The preparation of joint evidence base documents.

The Council's 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 emerging documents referred to herein are therefore the products of a high-level of cross-boundary, cooperative working.

²¹ *Thames Gateway South Essex consists of Southend-on-Sea Borough Council; Rochford District Council; Castle Point Borough Council; Basildon Borough Council; and Thurrock Borough 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

Regional monitoring guidance has previously outlined that the monitoring of employment change accurately across the East of England is problematic. This is due to discrepancies between employment data sources and it is not possible to monitor annual changes with any certainty. It is therefore only possible to reach tentative policy conclusions using a number of economic indicators, since the 2001 Census.

The Inter-Departmental Business Register (IDBR), produced by the Office for National Statistics, is considered to be the most robust and comprehensive dataset when measuring employment at a district level. This was confirmed after reviewing different datasets, including the Annual Business Inquiry²², together with other economic indicators during the Examination in Public of the Southend Core Strategy²³.

The IDBR methodology has been amended and also standardised to a September date. This has improved the reliability of the data but as a consequence the results from 2007 are not directly comparable to past releases. The data shown in Table 4.1 indicates that the number of jobs fell between 2008 and 2010; this decline in job numbers is consistent with the current

²² The ABI data for Southend-on-Sea suggests a job loss since 2001. This is primarily due to a higher baseline figure at 2001. However the regional AMR has warned against the accuracy of the ABI data especially at the district level. The ONS Business Register and Employment Survey records 62,600 jobs in Southend (2012).

²³ see Hearing Paper 5: Employment, of the Core Strategy
**Southend-on-Sea Borough Council Local Planning Framework
Annual Monitoring Report (AMR) 2014**

economic downturn. However, more recently the 2013 data suggests growth in jobs within Southend.

Table 4.1 – Jobs located within Southend

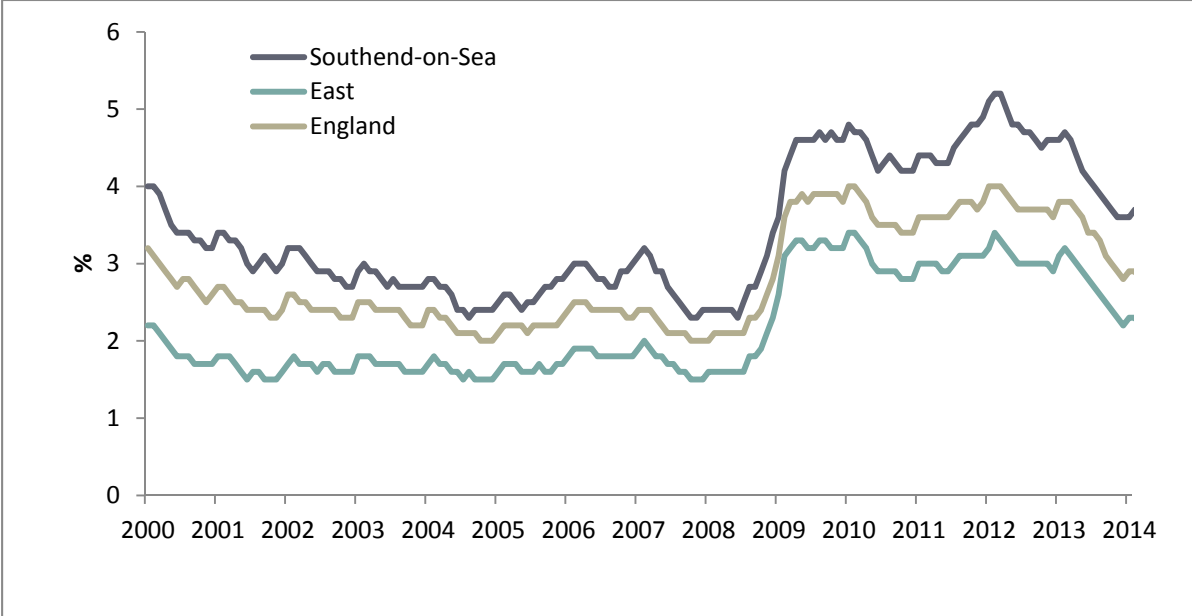
Jobs in Southend	
2007	63,500
2008	64,000
2009	63,000
2010	60,700
2011	60,800
2012	60,500
2013	62,200

Source: Inter-Departmental Business Register (IDBR)

Indicator LBD2: Unemployment

The claimant rate in Southend consistently 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 was the highest claimant rate in the Borough recorded for over 10 years. However, since this peak, the rate has been declining.

Figure 4.1 – Unemployment Rates 2001-2014



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

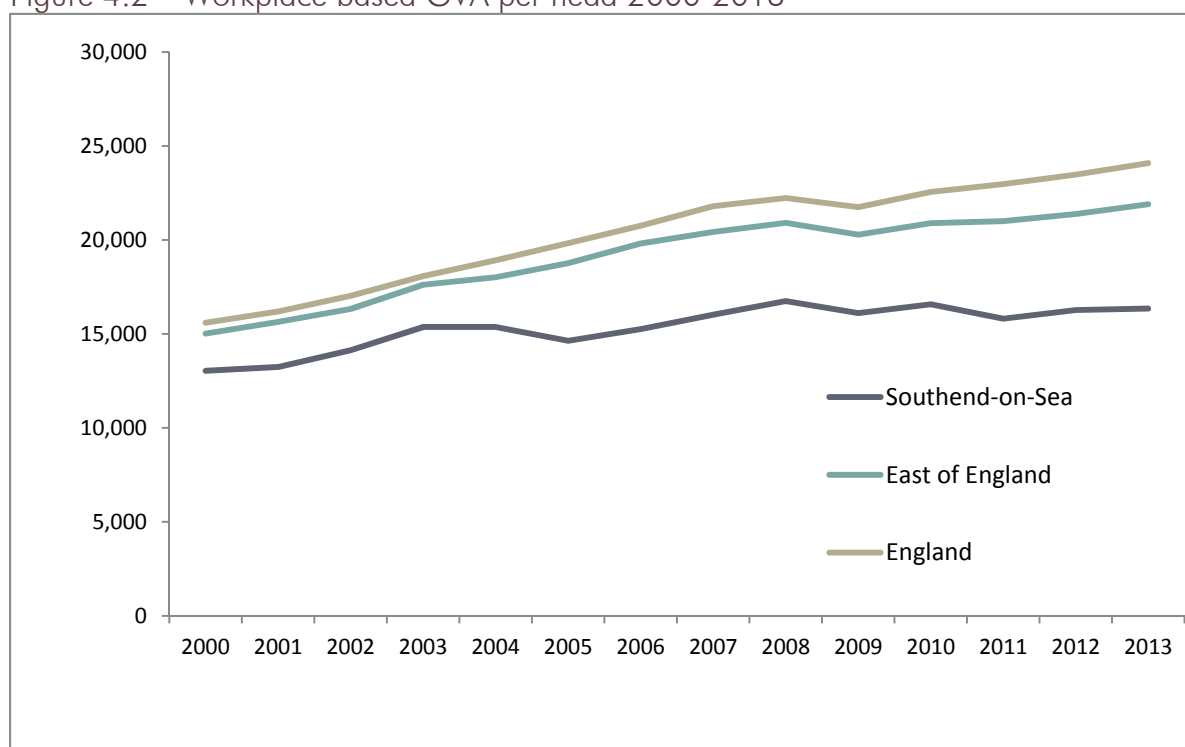
The workplace based GVA per head remains lower for Southend than in the East of England or the rest of country. Care must be taken when interpreting workplace based GVA in areas with high levels of out-commuting such as Southend. This is due to the ‘wealth creation’ of commuters contributing to GVA of 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

	Southend-on-Sea	East of England	England
1997	10,986	13,229	13,630
1998	11,225	13,766	14,315
1999	11,572	14,094	14,842
2000	13,031	15,022	15,599
2001	13,239	15,643	16,193
2002	14,130	16,332	17,029
2003	15,366	17,618	18,077
2004	15,366	18,018	18,922
2005	14,632	18,762	19,827
2006	15,255	19,817	20,757
2007	16,020	20,425	21,799
2008	16,746	20,910	22,232
2009	16,109	20,279	21,750
2010	16,578	20,895	22,555
2011	15,814	20,994	22,975
2012	16,267	21,379	23,475
2013	16,344	21,897	24,091

Source: ONS

Figure 4.2 – Workplace based GVA per head 2000-2013



Source: ONS

Indicator LBD4: Gross Weekly Pay

Since 2010 there has been a relatively small fluctuating increase in the median gross weekly workplace pay within Southend. 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

	Southend on Sea	East of England	England
2008	438.9	469.1	483.9
2009	422.5	478.6	495.0
2010	471.3	488.7	504.5
2011	460.9	489.3	504.0
2012	479.1	495.2	512.6
2013	472.3	505.0	520.3
2014	475.8	504.1	523.5

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). 2013 however marked the birth of the most businesses since data started to be collected in 2004.

Table 4.4 - Births and Deaths of enterprises within Southend.

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Births of new enterprises	790	810	875	785	815	710	680	825	880	1,080
Deaths of enterprises	945	875	835	810	850	1,000	940	790	895	895
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

Source: ONS Business Demography: Enterprise Births & Deaths 2013

Figure 4.3 - Births and Deaths of enterprises within Southend.

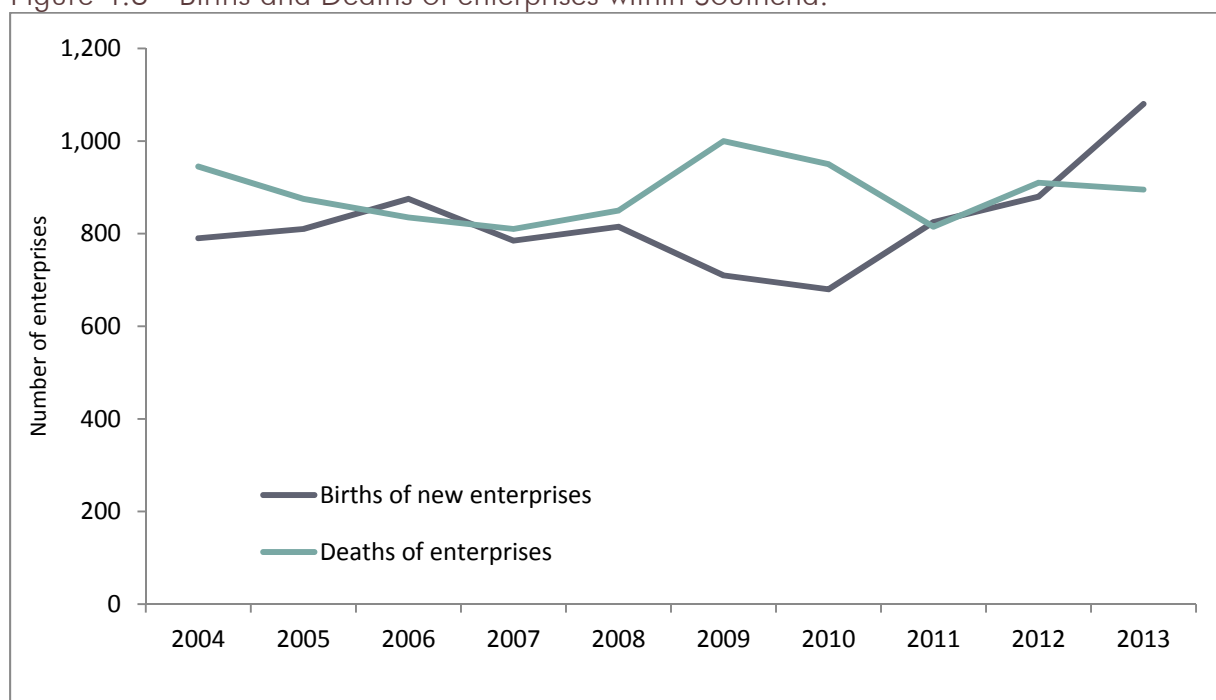


Table 4.5 - Survival of Enterprise Start-ups – including VAT and PAYE registered businesses.

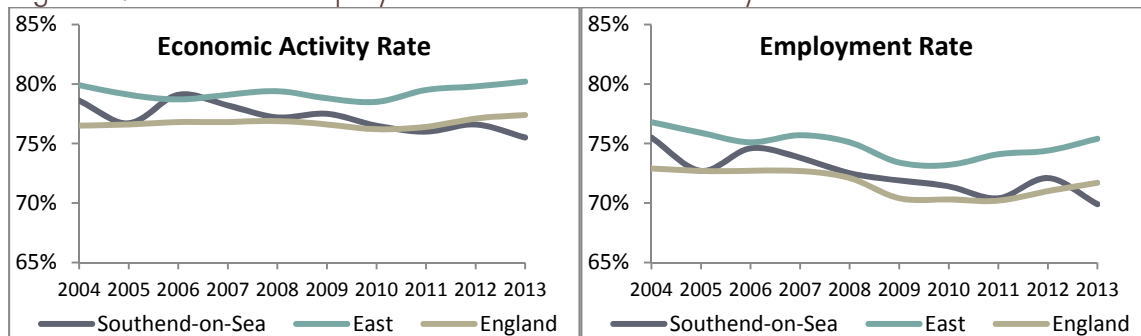
	Births	1 Year Survival	1 Year per cent	2 Year Survival	2 Year per cent	3 Year Survival	3 Year per cent	4 Year Survival	4 Year per cent	5 Year Survival	5 Year per cent
2004	790	740	93.7	605	76.6	480	60.8	390	49.4	340	43.0
2005	810	770	94.9	620	76.4	495	60.8	395	48.8	325	39.7
2006	875	835	95.4	685	78.3	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	-	-
2010	680	560	82.4	475	69.9	365	53.7	-	-	-	-
2011	825	760	92.1	610	73.9	-	-	-	-	-	-
2012	880	800	90.9	-	-	-	-	-	-	-	-

Source: ONS Business Demography: Survival of Newly Born Enterprises 2013

Economic Participation Rates

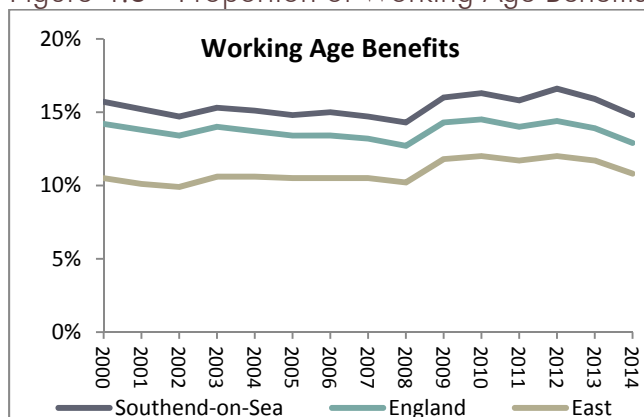
Economic activity rates have seen a marginal decline over the monitoring period, following a slight increase in the previous year, and this is also reflected in employment rates (Figure 4.4). The proportion of people of employment age (16 to 64) claiming benefits has however continued to decline, reflective of the trend in the region and nationally. Since 2006 there has been an increase in the proportion of working age residents that have qualifications to at least NVQ Level 2, although 2012 saw a decline and this continues for the monitoring year.

Figure 4.4 - Rates of Employment and Economic Activity - 2004 to 2013



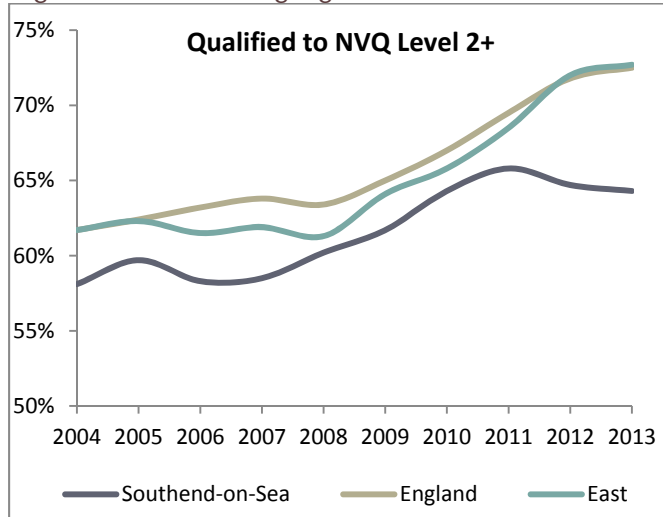
Source: NOMIS, Annual Population Survey

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-use 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 and also to match data that is now submitted to the region, 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 2013/14 monitoring year there was a net loss in employment floorspace (B1-B8) of 13,473m² across the Borough (see table 4.7). A large proportion of this loss of B1a floorspace (8,050m²) was a result of the demolition of Queensway House.

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)	975	11,255	-10,280
B1 (b)	0	0	0
B1 (c)	275	337	-62
B1 Unknown	0	0	0
B2	0	337	-337
B8	16	2,808	-2,793
B1 - B8 Unknown	0	0	0
Total	1,265	14,738	-13,473

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

100% 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 to B8 uses) was lost in all the regeneration areas except the seafront. A total of 11,974m² employment floorspace was lost across the regeneration areas in 2013/14.

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

	Town Centre and Central Area*			Seafront**			Shoeburyness		
Use Class	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	937	10,553	-9,616	0	0	0	0	0	0
B1 (b)	0	0	0	0	0	0	0	0	0
B1 (c)	0	0	0	0	0	0	0	0	0
B1 Unknown	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0
B8	0	1,875	-1,875	0	0	0	0	550	-550
B1-B8 Unknown	0	0	0	0	0	0	0	0	0
Total	937	12,428	-11,491	0	0	0	0	550	-550
	Priority Urban Area: Industrial			Priority Urban Area: Districts			Sum of all Regeneration Areas		
Use Class	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	38	287	-249	0	222	-222	975	10,775	-9,800
B1 (b)	0	0	0	0	0	0	0	0	0
B1 (c)	275	24	251	0	0	0	275	24	251
B1 Unknown	0	0	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0
B8	0	550	-550	0	0	0	0	2,425	-2,425
B1-B8 Unknown	0	0	0	0	0	0	0	0	0
Total	313	861	-548	0	222	-222	1,250	13,224	-11,974

* 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 rest of the seafront are not provided as there was no different 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 1.10ha employment land for the monitoring year.

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)	0.00	0.87	-0.87	0.00	0.00	0.00	0.00	0.00	0.00
B1 (b)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1 (c)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B8	0.00	0.19	-0.19	0.00	0.00	0.00	0.00	0.04	-0.04
B1-B8 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	1.06	-1.06	0.00	0.00	0.00	0.00	0.04	-0.04
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)	0.00	0.02	-0.02	0.00	0.02	-0.02	0.00	0.90	-0.90
B1 (b)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1 (c)	0.03	0.00	0.03	0.00	0.00	0.00	0.03	0.00	0.03
B1 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B8	0.00	0.04	-0.04	0.00	0.00	0.00	0.00	0.23	-0.23
B1-B8 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.03	0.06	-0.03	0.00	0.02	-0.02	0.03	1.13	-1.10

* 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 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 - 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)	0.00	0.92	-0.92
B1 (b)	0.00	0.00	0.00
B1 (c)	0.03	0.03	0.00
B1 Unknown	0.00	0.00	0.00
B2	0.00	0.00	0.00
B8	0.00	0.27	-0.27
B1-B8 Unknown	0.00	0.00	0.00
Total	0.03	1.22	-1.19

Indicator LBD8: Amount of employment land lost to residential development

A total of 0.031ha employment land (B1-B8 use) was lost to residential use in the Borough during 2013/14. This is the same as the corresponding figure 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 0.95ha B1 employment land. This is an increase on the total amount of B1 land lost last year (0.72ha). Across the Borough there was a 0.03ha gain in B1 land from B1-B8 unknown.

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	0.03	-
A1	-	0.02
A2	-	-
D2	-	-
C3	-	0.09
Other Use	-	0.85
Total	0.03	0.95

Outstanding

There is outstanding planning permission for 0.07ha of land in Southend to be converted into B1 employment uses. However, 1.15ha of existing B1 employment land in the Borough is due to be lost to other use classes.

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

Use Class	Southend-on-Sea	
	B1 - Gained From	B1 - Loss to
B2	0.07	0.01
B8	-	-
B1-B8 Unknown	0.24	0.12
A1	0.01	-
A2	0.00	0.01
D2	-	-
C3	-	0.53
Other Use	0.07	0.49
Total	0.39	1.15

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 loss of 0.51 ha in employment land (see table 4.13).

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

Use Class	Southend-on-Sea			Town Centre and Central Area*			Seafront**		
	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	0.30	0.76	-0.46	0.10	0.49	-0.39	0.01	0.02	-0.01
B1 (b)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1 (c)	0.09	0.39	-0.30	0.00	0.28	-0.28	0.02	0.01	0.00
B1 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B2	0.45	0.22	0.24	0.00	0.06	-0.06	0.00	0.00	0.00
B8	0.20	0.63	-0.43	0.00	0.29	-0.29	0.00	0.05	-0.05
B1-B8 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.04	2.00	-0.96	0.10	1.12	-1.02	0.02	0.08	-0.06
Use Class	Shoeburyness			Priority Urban Area: Industrial			Priority Urban Area: Districts		
	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	0.00	0.00	0.00	0.10	0.01	0.09	0.00	0.04	-0.04
B1 (b)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1 (c)	0.00	0.00	0.00	0.04	0.03	0.00	0.00	0.00	0.00
B1 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B2	0.08	0.00	0.08	0.45	0.14	0.31	0.00	0.00	0.00
B8	0.00	0.00	0.00	0.20	0.00	0.20	0.00	0.00	0.00
B1-B8 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.08	0.00	0.08	0.80	0.19	0.60	0.00	0.04	-0.04
Use Class	Non Specified Areas (Intensification)			Sum of all Regeneration Areas					
	Gain	Loss	Total	Gain	Loss	Total			
B1 (a)	0.19	0.25	-0.06	0.21	0.56	-0.35			
B1 (b)	0.00	0.00	0.00	0.00	0.00	0.00			
B1 (c)	0.07	0.10	-0.03	0.06	0.33	-0.27			
B1 Unknown	0.00	0.00	0.00	0.00	0.00	0.00			
B2	0.37	0.16	0.22	0.45	0.20	0.25			
B8	0.20	0.29	-0.09	0.20	0.34	-0.14			
B1-B8 Unknown	0.00	0.00	0.00	0.00	0.00	0.00			
Total	0.84	0.79	0.05	0.92	1.43	-0.51			

* 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 4.13) 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 rest of the seafront are provided below (Table 4.13a) as there was a difference in the results for this monitoring year.

Table 4.13a - Employment land available by type (outstanding permissions) (Ha) as per the Southend Central Area Action Plan (SCAAP)

Use Class	Southend-on-Sea			SCAAP*			Seafront (not in the SCAAP)**		
	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	0.30	0.76	-0.46	0.10	0.49	-0.39	0.02	0.01	-0.01
B1 (b)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1 (c)	0.09	0.39	-0.30	0.00	0.28	-0.28	0.01	0.02	0.00
B1 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B2	0.45	0.22	0.24	0.00	0.06	-0.06	0.00	0.00	0.00
B8	0.20	0.63	-0.43	0.00	0.30	-0.30	0.04	0.00	-0.04
B1-B8 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.04	2.00	-0.96	0.10	1.13	-1.03	0.07	0.02	-0.05
Use Class	Shoeburyness			Priority Urban Area: Industrial			Priority Urban Area: Districts		
	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	0.00	0.00	0.00	0.10	0.01	0.09	0.00	0.04	-0.04
B1 (b)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1 (c)	0.00	0.00	0.00	0.04	0.03	0.00	0.00	0.00	0.00
B1 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B2	0.08	0.00	0.08	0.45	0.14	0.31	0.00	0.00	0.00
B8	0.00	0.00	0.00	0.20	0.00	0.20	0.00	0.00	0.00
B1-B8 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.08	0.00	0.08	0.80	0.19	0.60	0.00	0.04	-0.04
Use Class	Non Specified Areas (Intensification)			Sum of all Regeneration Areas					
	Gain	Loss	Total	Gain	Loss	Total			
B1 (a)	0.19	0.25	-0.06	0.21	0.56	-0.35			
B1 (b)	0.00	0.00	0.00	0.00	0.00	0.00			
B1 (c)	0.07	0.10	-0.03	0.06	0.33	-0.27			
B1 Unknown	0.00	0.00	0.00	0.00	0.00	0.00			
B2	0.37	0.16	0.22	0.45	0.20	0.25			
B8	0.20	0.29	-0.09	0.20	0.34	-0.14			
B1-B8 Unknown	0.00	0.00	0.00	0.00	0.00	0.00			
Total	0.84	0.79	0.05	0.92	1.43	-0.51			

*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 2013/14, the Town Centre incurred a net loss of B1a, A1 and A2 employment floorspace (measuring -9,616 m² -2,251m² and -422m² respectively). There was a 422m² gain in D2 floorspace recorded (see table 4.15).

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

Use Class	Town Centre		
	Gain	Loss	Total
B1 a	937	10,553	-9,616
A1	346	2,597	-2,251
A2	0	422	-422
D2	422	0	422

Southend on Sea

Within the Borough as a whole, there was a net gain of 629m² in D2 floorspace during the monitoring period (see Table 4.16). There was however a net loss of B1a, A1 and A2 employment floorspace (measuring -10,280m², -2,648 m² and -135m² respectively).

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	975	11,255	-10,280
A1	1,931	4,579	-2,648
A2	310	445	-135
D2	1,037	408	629

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 – 2025/26²⁴, 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:-

- LSTF: the DfT awarded the Council a £750,000 grant for the following:
 - Marketing, raising awareness, and information provision: through the development of a Personalised Travel Plan (PTP) smartphone application, targeted marketing for walking cycling and PT, and supporting a further social enterprise led Travel Hub, providing on-site PTP, information and advice;
 - Access to work and education: supporting employers and (Small and Medium Enterprises) SMEs to embed workplace travel plans, providing PTP at workplaces, higher education establishments and Job Centres, and delivering "Learning in Motion", a joint Sustrans/SBC programme embedding cycling in the curriculum with primary/secondary schools;
 - Improving sustainable transport links: through way-finding, and encouraging use of new walking and cycling routes.
- LSTF/Local Growth Fund (LGF): £1m for capital transport infrastructure over the next two years.
- Challenge Fund: the DfT awarded the Council £5.09m for the Borough's street lighting and lit street furniture to be upgraded to Light Emitting Diodes (LEDs). This forms part of the total cost of the project, the remaining funds of £8.248m will be provided as a loan from the Green Investment Bank. As part of the project a new Central Management System (CMS) will be introduced to control and measure electricity consumption assisting in monitoring energy savings and providing an accurate basis for any future electricity supplier charging regime. The upgrades to all the street lighting in the Borough will provide improved lighting, which will bring about many benefits.
- TRACE: A European funded project with a grant of £110,000 for three years to trial the development of a transport mobile phone app.
- During 2014 the Council secured a £3.3m grant from the Department for Transport's (DfT)'s Local Pinch Point Fund to provide A127 Tesco Junction Improvements (A127 Prince Avenue/B1013 Nestuda Way/Thanet Grange

²⁴ LTP3 Revised January 2015

roundabout). The remainder of the project cost of £1.4m was met by Southend-on-Sea Borough Council's own capital budget.

This section aims to monitor progress of key infrastructure schemes both inside and outside of the Borough, see Table 4.17 below.

Table 4.17: Key Transport Infrastructure Projects

Project	London Gateway Port
Delivering Authority	London Gateway – DP World
Scheme Description	To provide the UK's newest deep-sea container port combined with Europe's largest logistics park, 25 miles east of central London.
Status as at 31/3/14	Complete

Project	Better Bus Area (BBA) Fund
Delivering Authority	Southend-on-Sea Borough Council
Scheme Description	To support the introduction of a smart card system, improvements to transport interchanges and relieving bus congestion by focusing on congestion "hot spots". To provide a Real Time Passenger Information (RTPI) system with an Automatic Vehicle Locator (AVL) system.
Status as at 31/3/14	Complete.

Project	Southend Airport Expansion
Delivering Authority	London Southend Airport Company Limited
Scheme Description	To provide a new on site railway station, new relocated control tower, 300m extension to current runway, new re-sited terminal building, extension to terminal building and new on site hotel. This will allow up to 2 million passengers to be served per year by 2020.
Status as at 31/3/14	Complete

Project	A127 Tesco Junction Improvements (A127 Prince Avenue/B1013 Nestuda Way/Thanet Grange roundabout)
Delivering Authority	Southend Borough Council
Scheme Description	During 2014 the Council secured a £3.3m grant from the Department for Transport's (DfT)'s Local Pinch Point Fund. The remainder of the project cost of £1.4m was met by Southend-on-Sea Borough Council's own capital budget. The £4.7m upgrade of the roundabout on the junction of the A127 and B1013 will support Southend and Rochford Councils' ambitions to create 7,380 new jobs in the area around London Southend Airport over the next 15 years.

	<p>To carry out improvements to the roundabout through:</p> <ul style="list-style-type: none"> • Extra lanes on the roundabout and its approaches. • The introduction of intelligent traffic-light controls at the roundabout, which will respond to traffic levels at the junction and manage traffic accordingly. • Improved landscaping. • New, safer signalised crossing points for pedestrians and cyclists. • A reconfigured roundabout at the junction of Nestuda Way and St Laurence Way to simplify the northbound approach.
Status as at 31/3/14	Completed in March 2014.
Project	Pocket Places (Redesigning Victoria Gateway and Boston Avenue)
Delivering Authority	Sustrans and Southend Borough Council
Scheme Description	The project explored unused or poorly used pockets of spaces along Queensway and London Road and transformed them into more welcoming, people friendly and vibrant community spaces. Creating spaces that feel safer, more familiar and friendly will help make healthier, more sustainable and cheaper journeys the preferred choice. Working with the local community, Pocket Places for People identified spaces that people use during their daily journeys and made improvements to make people the priority.
Status as at 31/3/14	Completed.

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 2014 totals 4,237 net additional dwellings, the breakdown of which can be seen in Figure 4.8. This equates to an average of 326 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 2013 and 31st March 2014 was 204 (see figure 4.8).

Figure 4.8 - Net Additional Dwellings over Development Plan Period 2001-2014

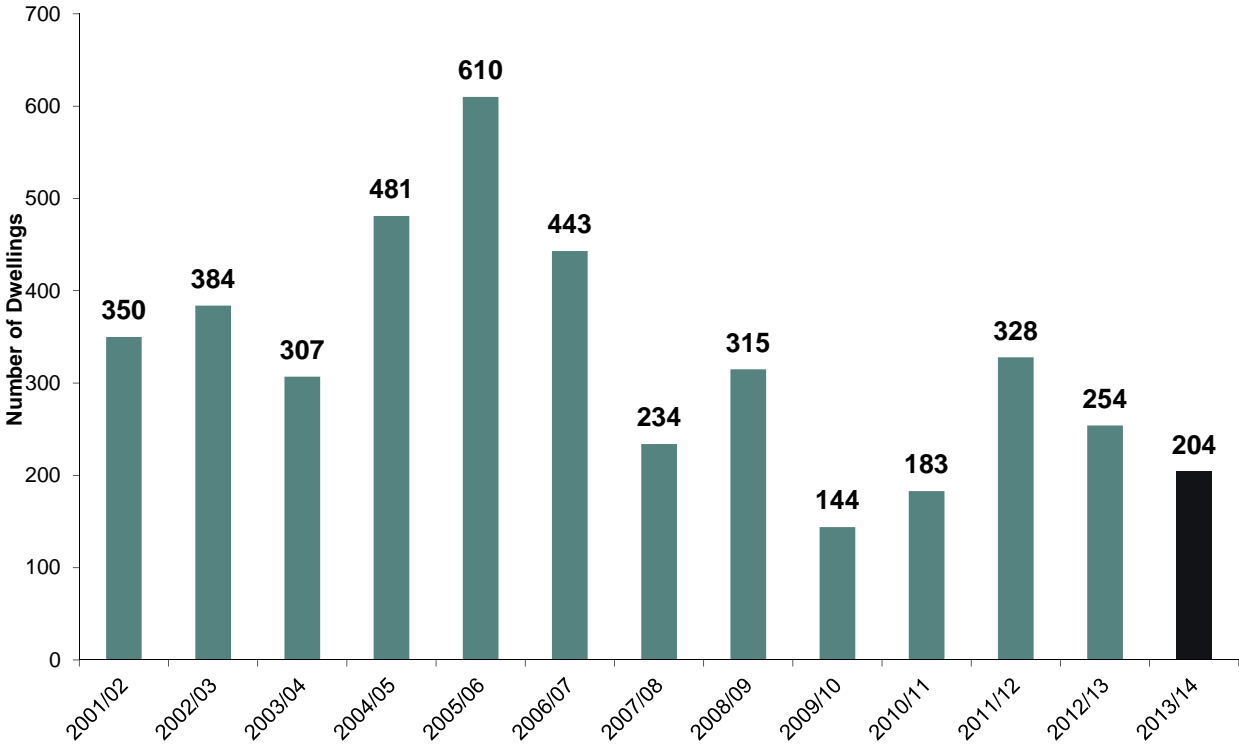
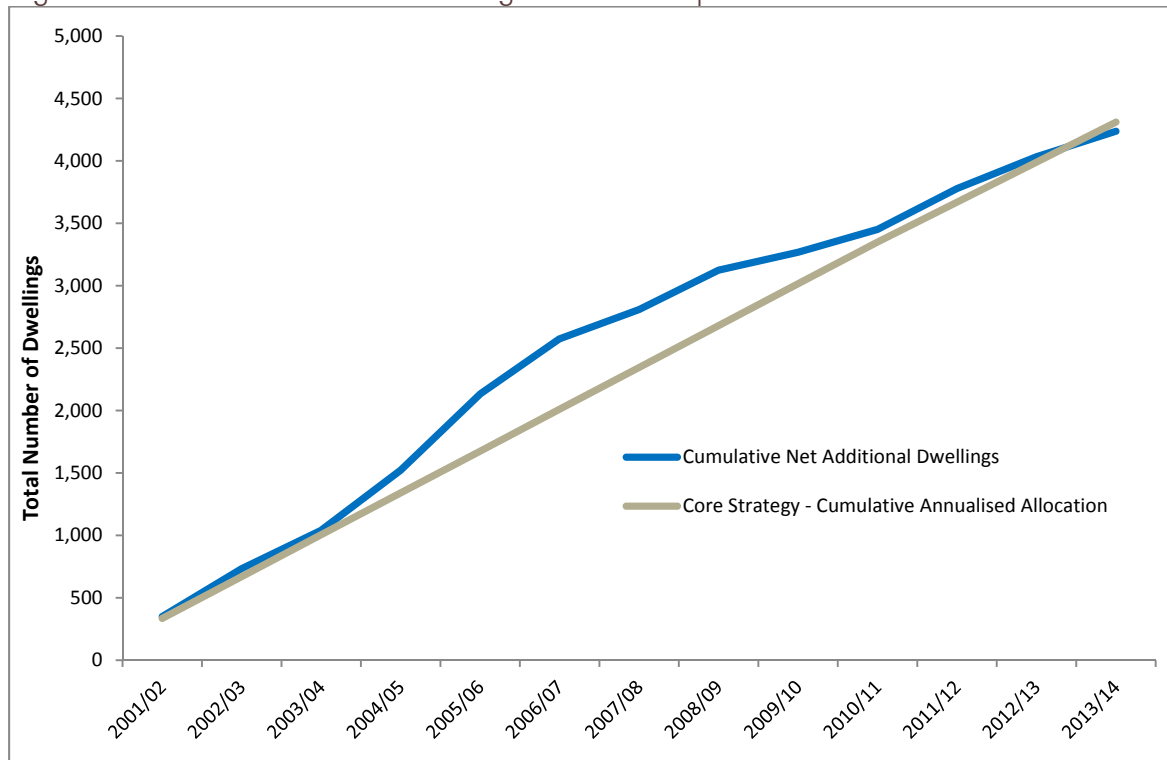


Figure 4.9 illustrates that the cumulative net dwelling completions between 2001 and 2014 (4,237) broadly reflects that required by the annualised allocation in the Core Strategy (4,310) for the same period. Southend is performing well against its housing targets, particularly during 2004/05 to 2006/07, which was characterised by relatively high completion rates.

Figure 4.9 – Cumulative Net Dwellings over Development Plan Period 2001-2014



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 updates²⁵ 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 (2014 to 2019) is 1,570. An additional 5% would equate to 1,649.

The implementation of all outstanding residential planning permissions would result in an additional 2,033 net additional dwellings, of which 1,608 are predicted to be delivered in the next five years, which falls slightly short of the 5 year housing supply target + 5% of 1,649. However, past performance and delivery of windfall sites indicates that a windfall allowance of 402 can be applied to the housing delivery in Southend for the next 5 year period, resulting in a supply of 2,010 net additional dwellings, providing sufficient supply

²⁵ Southend SHLAA and updates can be located here:

http://www.southend.gov.uk/downloads/download/304/strategic_housing_land_availability_assessment

of housing to meet the targets. This information demonstrates that Southend has a good supply of readily available housing sites to meet a five year housing supply and beyond.

According to the above results a 6.4 year housing land supply can be demonstrated for Southend. $[2,010 / (1570/5) = 6.4]$.

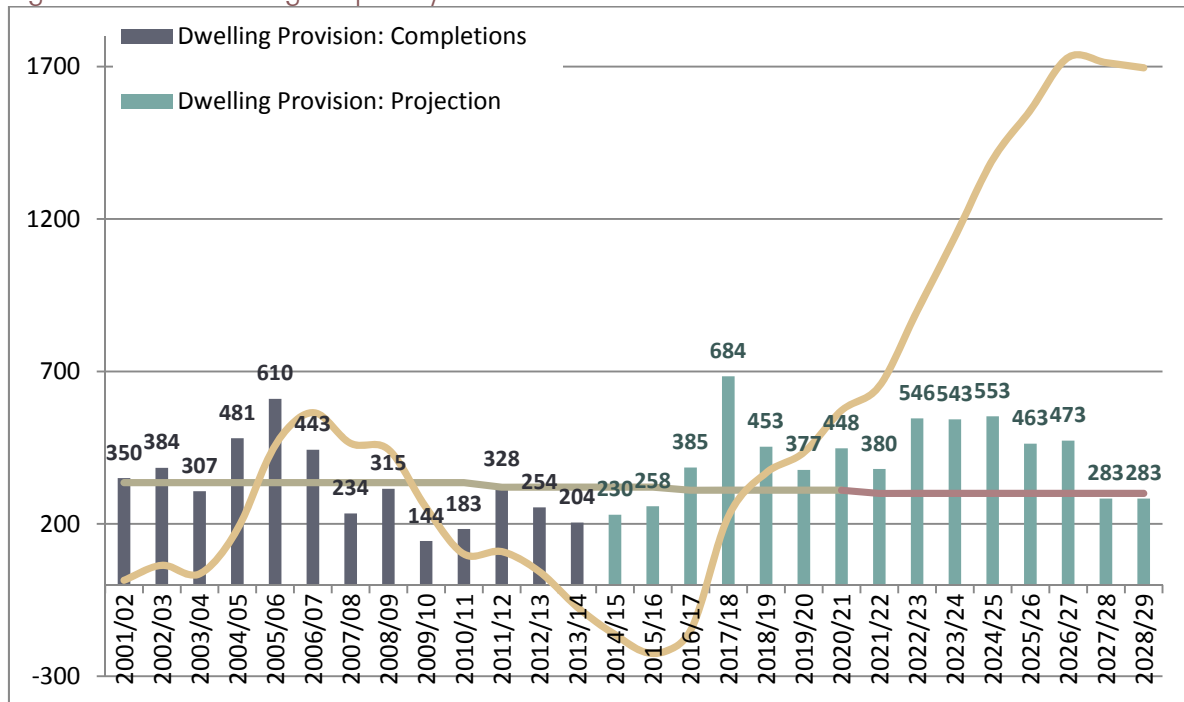
Applying the 5% buffer to the housing target results in a 6.09 year housing land supply $[2,010 / (1649/5) = 6.09]$

Table 4.18 – Housing Trajectory

		Completions	Outstanding Planning Permissions	SHLAA Sites with Planning Permission	SHLAA Sites without Planning Permission	Windfall	Completions/ Projection	Annual target	Cumulative Completions/ Projection	Cumulative target	Cumulative overprovision/ shortfall
Previous Years	2001/ 2002	350	0	0	0	0	350	335	350	335	15
	2002/ 2003	384	0	0	0	0	384	335	734	670	64
	2003/ 2004	307	0	0	0	0	307	335	1,041	1,005	36
	2004/ 2005	481	0	0	0	0	481	335	1,522	1,340	182
	2005/ 2006	610	0	0	0	0	610	335	2,132	1,675	457
	2006/ 2007	443	0	0	0	0	443	335	2,575	2,010	565
	2007/ 2008	234	0	0	0	0	234	335	2,809	2,345	464
	2008/ 2009	315	0	0	0	0	315	335	3,124	2,680	444
	2009/ 2010	144	0	0	0	0	144	335	3,268	3,015	253
	2010/ 2011	183	0	0	0	0	183	335	3,451	3,350	101
	2011/ 2012	328	0	0	0	0	328	320	3,779	3,670	109
2012/ 2013	254	0	0	0	0	254	320	4,033	3,990	43	
Reporting Year	2013/ 2014	204	0	0	0	0	204	320	4,237	4,310	-73
5 Year Supply	2014/ 2015	0	143	87	0	0	230	320	4,467	4,630	-163
	2015/ 2016	0	153	103	0	2	258	320	4,725	4,950	-225
	2016/ 2017	0	190	131	0	64	385	310	5,110	5,260	-150
	2017/ 2018	0	50	481	0	153	684	310	5,794	5,570	224
	2018/ 2019	0	17	253	0	183	453	310	6,247	5,880	367
6 to 10 Year Supply	2019/ 2020	0	29	55	122	171	377	310	6,624	6,190	434
	2020/ 2021	0	0	74	191	183	448	310	7,072	6,500	572
	2021/ 2022	0	0	50	147	183	380	300	7,452	6,800	652
	2022/ 2023	0	0	108	255	183	546	300	7,998	7,100	898
	2023/ 2024	0	0	109	251	183	543	300	8,541	7,400	1,141
11 to 15 Year Supply	2024/ 2025	0	0	0	370	183	553	300	9,094	7,700	1,394
	2025/ 2026	0	0	0	280	183	463	300	9,557	8,000	1,557
	2026/ 2027	0	0	0	290	183	473	300	10,030	8,300	1,730
	2027/ 2028	0	0	0	100	183	283	300	10,313	8,600	1,713
	2028/ 2029	0	0	0	100	183	283	300	10,596	8,900	1,696
5 Year Supply		-	553	1,055	0	402	2,010	1,570	-	-	-
15 Year Supply		-	582	1,451	2,106	2,220	6,359	4,590	-	-	-

* - The annual target consists of: 2001-2022 – Adopted Core Strategy Annual Phase Target; 2022 to 2028 – Annual target as set out in the submitted RSS (300 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 surpass the Core Strategy requirement in 2017/18.

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.

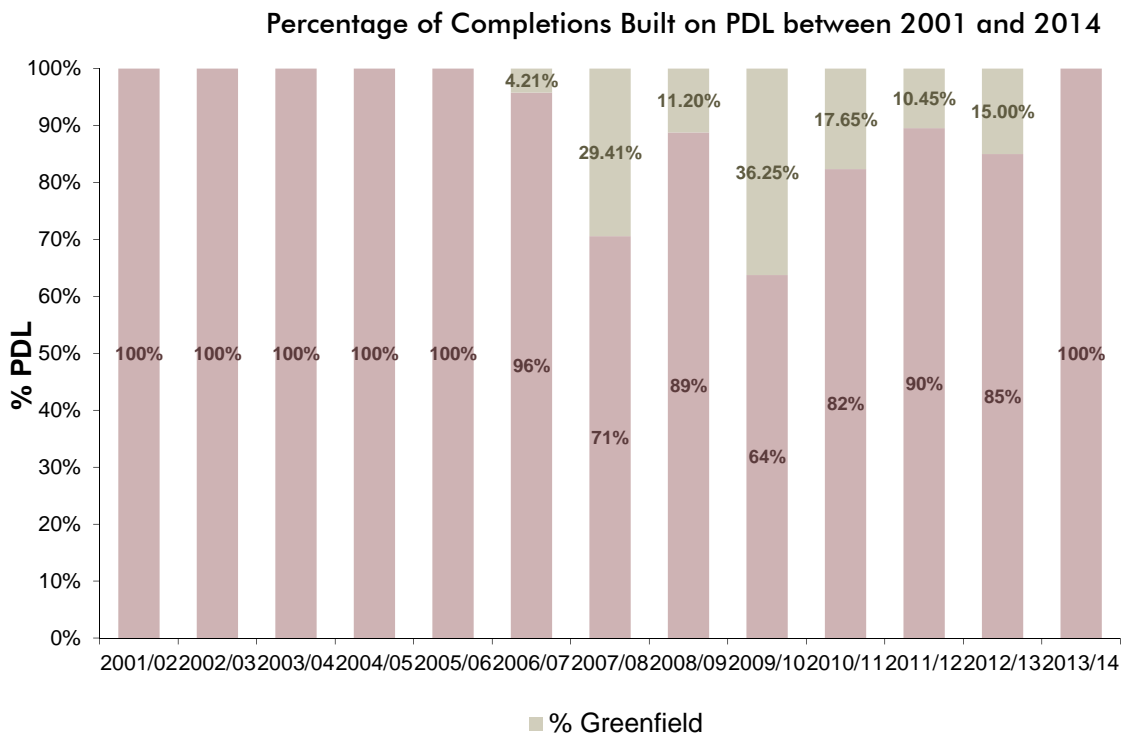
Table 4.19 - Previously Developed Land

Development on PDL			Greenfield Development Scheme Completions	
Year		%	Lifstan Way	Shoebury Park
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
Current Year	2012/13	85.00%	-	31 units
	2013/14	100.00%	-	-

Average 2001 to 2014	90.45%	36 units	37 units
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Over the plan period 2001-2014 an average of 90.45% 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)



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

There were no new additional gypsy and traveller sites provided in the 2013/14 monitoring year.

Core Indicator H5: Affordable Housing Completions

The Core Strategy Policy CP 8 includes measurements to be taken to secure provision of affordable homes in the Borough.

Figure 4.12 illustrates that affordable homes comprises 19% of the total completions in 2013/14. This equates to a total of 38 units, (see Table 4.20). Between 2001 and 2014, 479 affordable homes have been completed, which equates to 11.3% of the total net dwellings completed during this period (4,237).

Figure 4.12 – Affordable Housing Completions 2001-2014

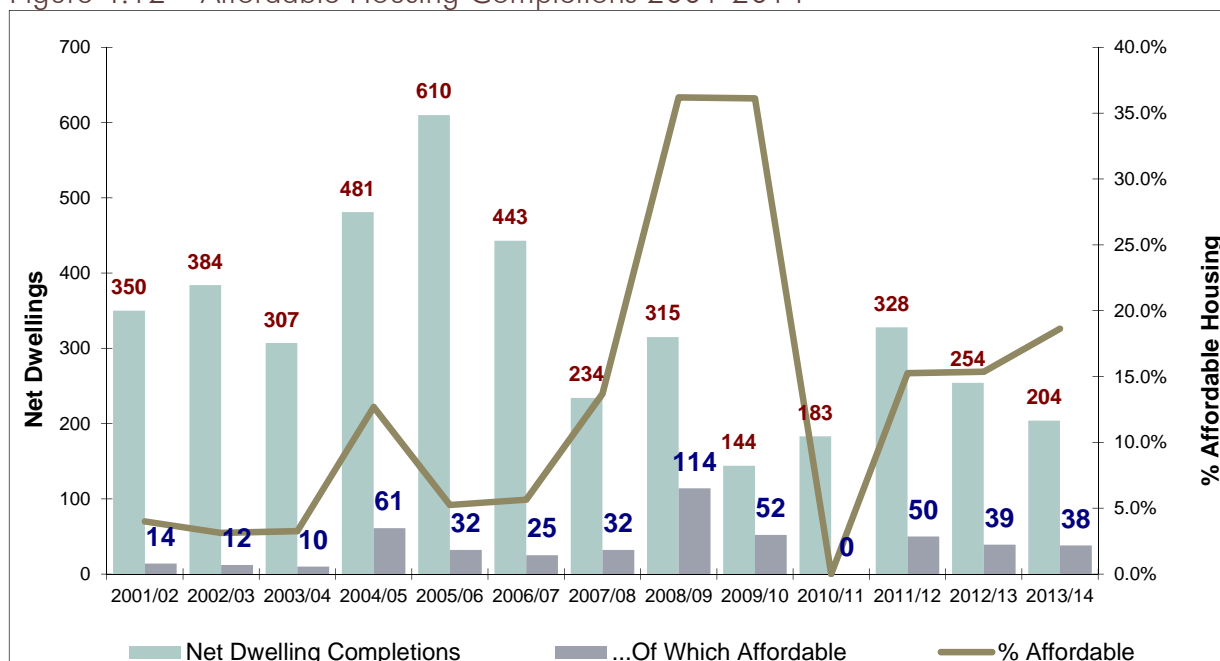


Table 4.20 – Affordable Housing Completions 2013/14

Location	Ward	Net Additional Dwellings	...of which are affordable	% of which are affordable	Notes
Small Sites					
159 Bournemouth Park Road, Southend-On-Sea, Essex, SS2 5JN	VICTON	1	1	100%	
417 Westborough Road Westcliff-On-Sea Essex SS0 9TN	WESTBN	1	1	100%	
Large Sites					
1091 London Road, Leigh-On-Sea, Southend-On-Sea, SS9 3JJ	BLENPA	13	13	100%	
Land Rear Of 161 To 179 North Road, 2 To 24 Albany Avenue And 44 To 68 Salisbury Avenue, Westcliff-On-Sea, Essex	VICTON	21	4	19%	This has formed a new estate called "Salisbury Mews" accessed via "Salisbury Avenue".
St Marys Cottages And Shelford Hostel 61 - 75 West Street,	VICTON	13	19	146%	The percentage shown is 146% because there are 6 Market

Southend-On-Sea, Essex					Housing dwellings being lost, and then 19 Affordable Housing dwellings are proposed. This means that the total net is only 13 dwellings, but the net Affordable Housing dwellings is 19, because there wasn't any Affordable Housing lost.
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Indicator LH1: Spatial Distribution of Dwelling Completions (Core Strategy DPD Policy CP8) as at 1st April 2014

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

	Total Required 2001-2021	2001-2014 Phased Total	2001-2014 Completions	Ahead of 2014 Phased Total	Outstanding Permissions	Residual Amount to be Found by 2021
All Borough	6,500	4,310	4,237	-73	2033	230
SCAAP*	2,474	1,640	954	-686	1447	73
Seafront**	76	50	124	74	38	-86
Shoeburyness	1,400	928	749	-179	20	631
Intensification	2,550	1,691	2,410	719	528	-388

* Core Strategy town centre and central area target plus central seafront

** Core Strategy seafront target minus 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 and Central Area; Shoeburyness; the entire Seafront and intensification. The SCAAP now includes the central seafront area and Table 4.21 displays the broad locations to reflect this.

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

	Total Required 2001-2021	2001-2014 Phased Total	2001-2014 Completions	Ahead of 2014 Phased Total	Outstanding Permissions	Residual Amount to be Found by 2021
All Borough	6,500	4,310	4,237	-73	2033	230
Town Centre	2,000	1,450	659	-791	1447	-106
Seafront	550	480	419	-61	38	93
Shoeburyness	1,400	830	749	-81	20	631
Intensification	2,550	1,550	2,410	860	528	-388

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 invited to use to stimulate conversations about creating good places to live.²⁶ BfL12 is led by three partners: Cabe 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 2013/14 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 of 32 out of 36 was obtained by the Gunnery Hill development at the Garrison, Shoeburyness. The lowest score was received by Harwand House, North Road, a prior approval conversion of office to flats.

Table 4.22 - Building for life assessments – Summary of Scores

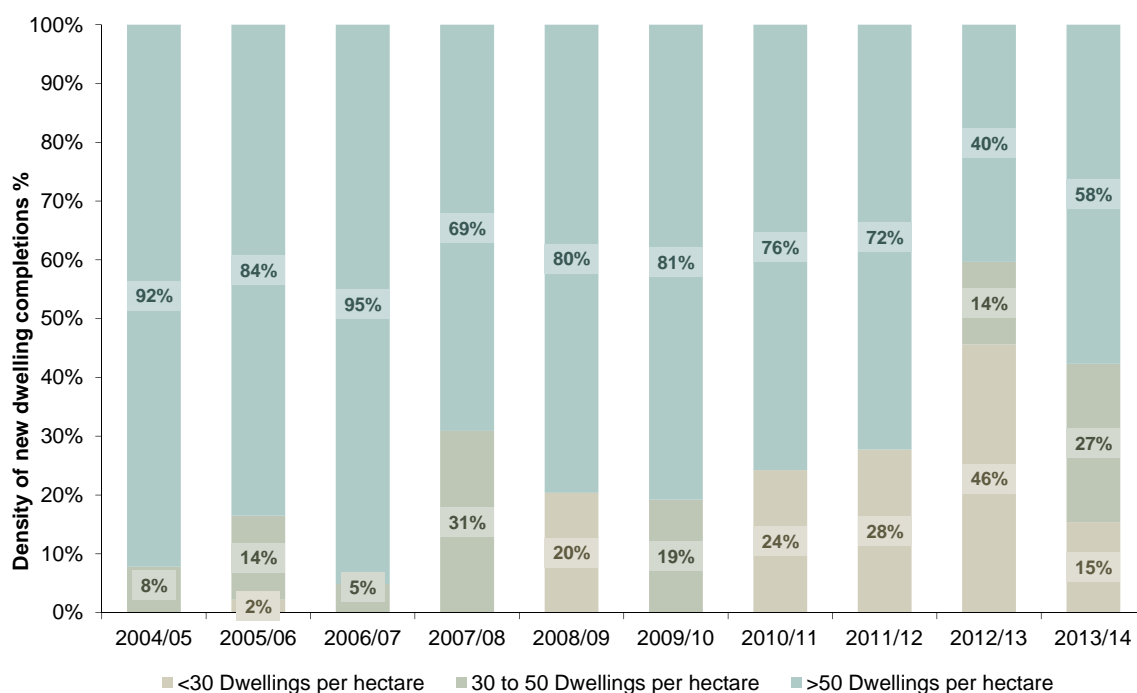
Location	BFL Score
St Marys Cottages and Shelford	31
Salisbury Mews	23
Harwand House, North Road	20
Gunnery Hill, Gunnery Rise, Shoeburyness	32
1091 London Road	21

Indicator LH2: Density of New Dwelling Completions

Figure 4.13 illustrates the density levels of dwelling completions between 1st April 2004 and 31st March 2014. 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 2013/14 15% of sites were built at a density of 30 dwellings or less per hectare, which is lower compared with recent years.

²⁶ Building for Life 12 – The sign of a good place to live. <http://www.designcouncil.org.uk/our-work/CABE/Our-big-projects/Building-for-Life/>

Figure 4.13 – Density of new dwelling completions



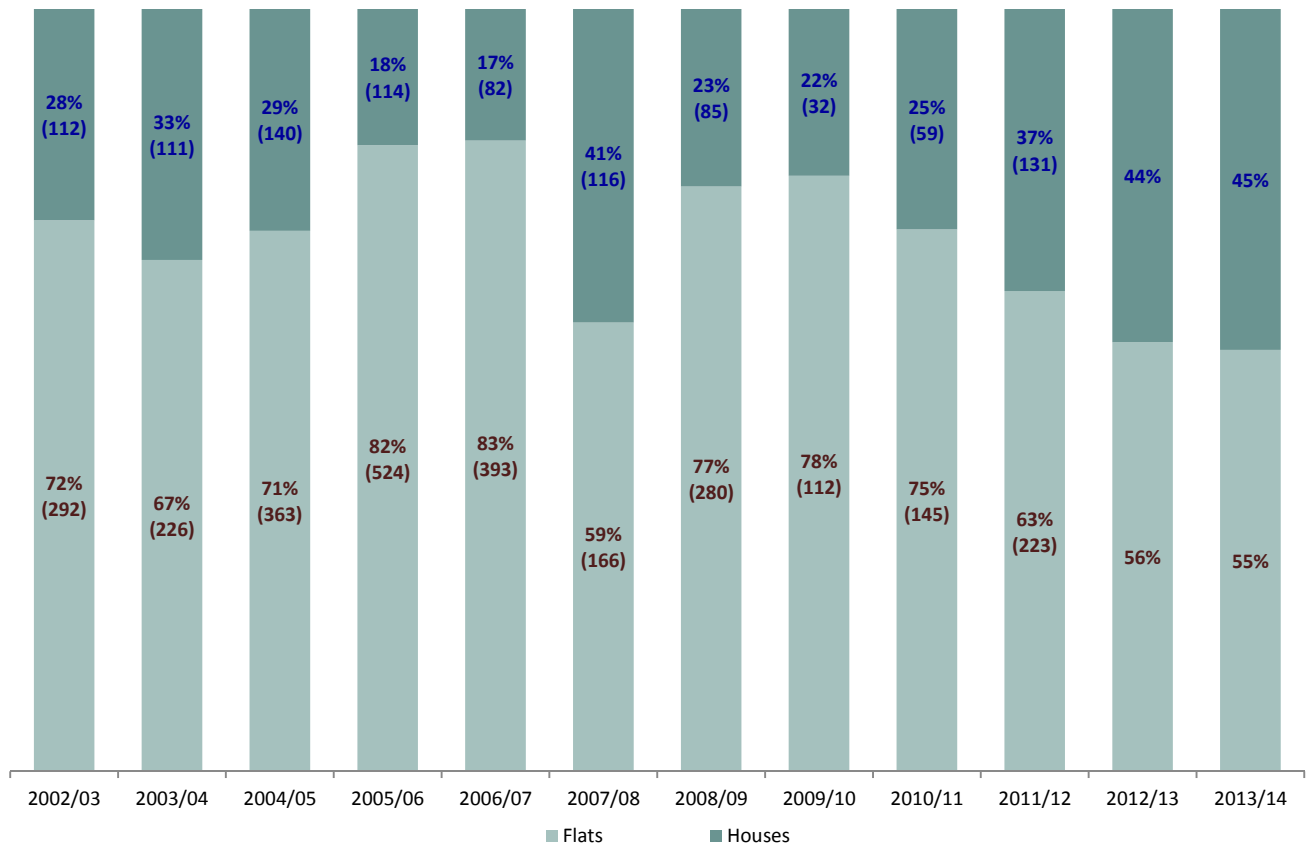
Indicator LH3: Size and type of dwelling completions

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. However, generally it appears that the proportion of houses built has been increasing.

Table 4.23 – 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%)
Total	3012 (70%)	1210 (30%)

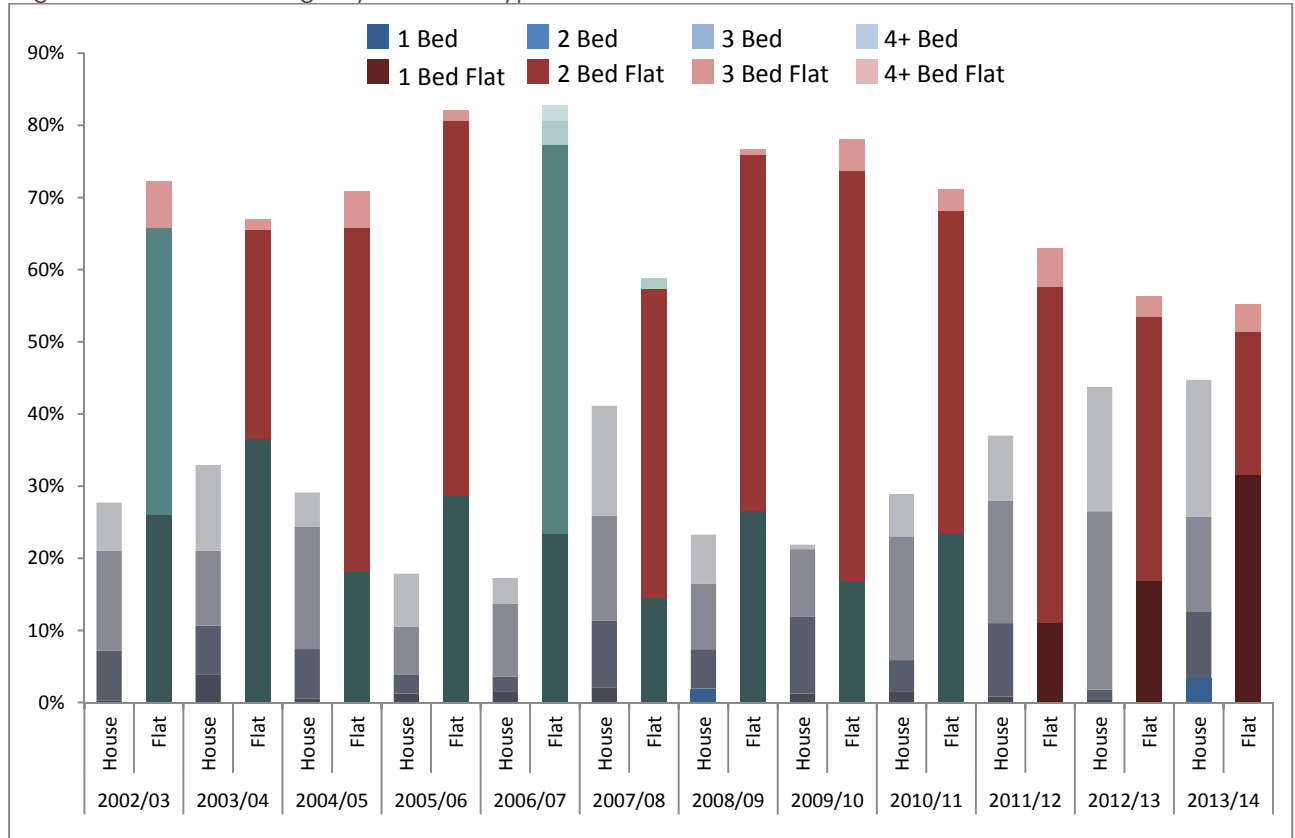
Figure 4.14 – House and Flat developments since 2002



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 – 2002-2014



The data in Table 4.24 shows that the majority of dwellings built in Southend during 2013/14 were one bedroom flats. The proportion of 4 bed houses has increased during 2013/14.

Table 4.24 – Dwellings by size and type – 2002-2014

	House				Flat			
	1 Bed	2 Bed	3 Bed	4+ Bed	1 Bed	2 Bed	3 Bed	4+ Bed
Average 2002 to 2013	1.40%	6.06%	13.61%	8.09%	22.01%	45.40%	3.23%	0.19%
Results for 2013/14	3.38%	9.28%	13.08%	18.99%	31.65%	19.83%	3.80%	0.00%

Indicator LH5: Residential Development Completion by Ward between 2001 and 2014

Figure 4.16 – 13 Year Dwelling Completions (2001-2014) by Ward

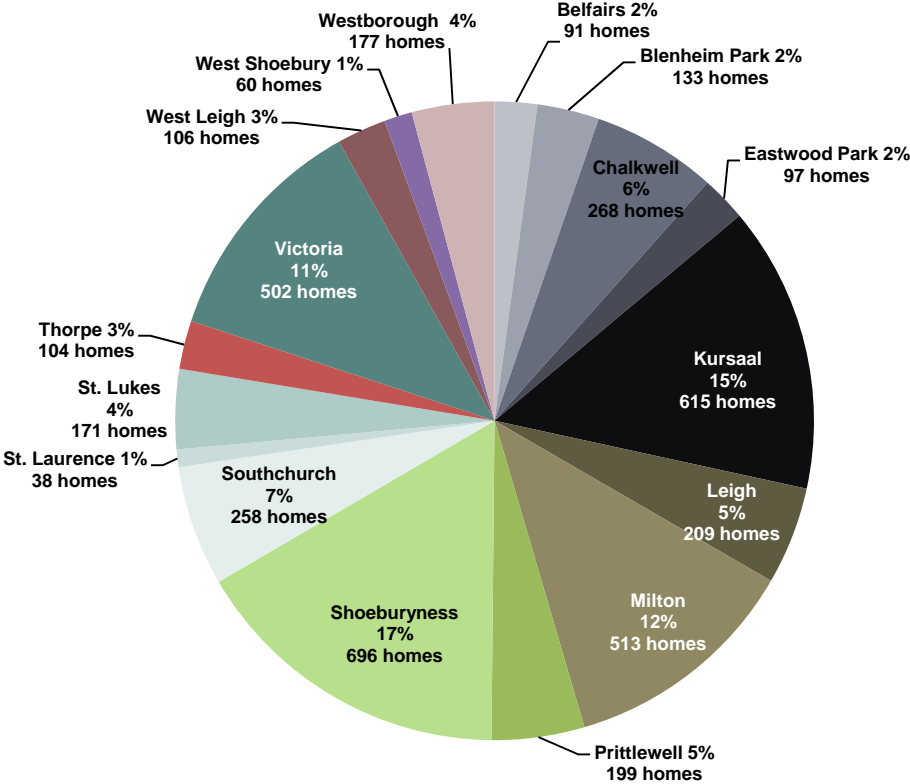


Figure 4.16 illustrates the percentage of dwelling completions by ward between 1st April 2001 and 31st March 2014. In this period a total of 4,237 net additional dwellings have been completed. The chart reveals that the highest proportion of development has occurred in Shoeburyness, Kursaal, Milton and Victoria wards (17%, 15%, 12% and 11% respectively) which comprise a total of 55% of completed development, equating to over 2,000 homes. This indicates that a large proportion of housing is being focused in the Southend Central 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

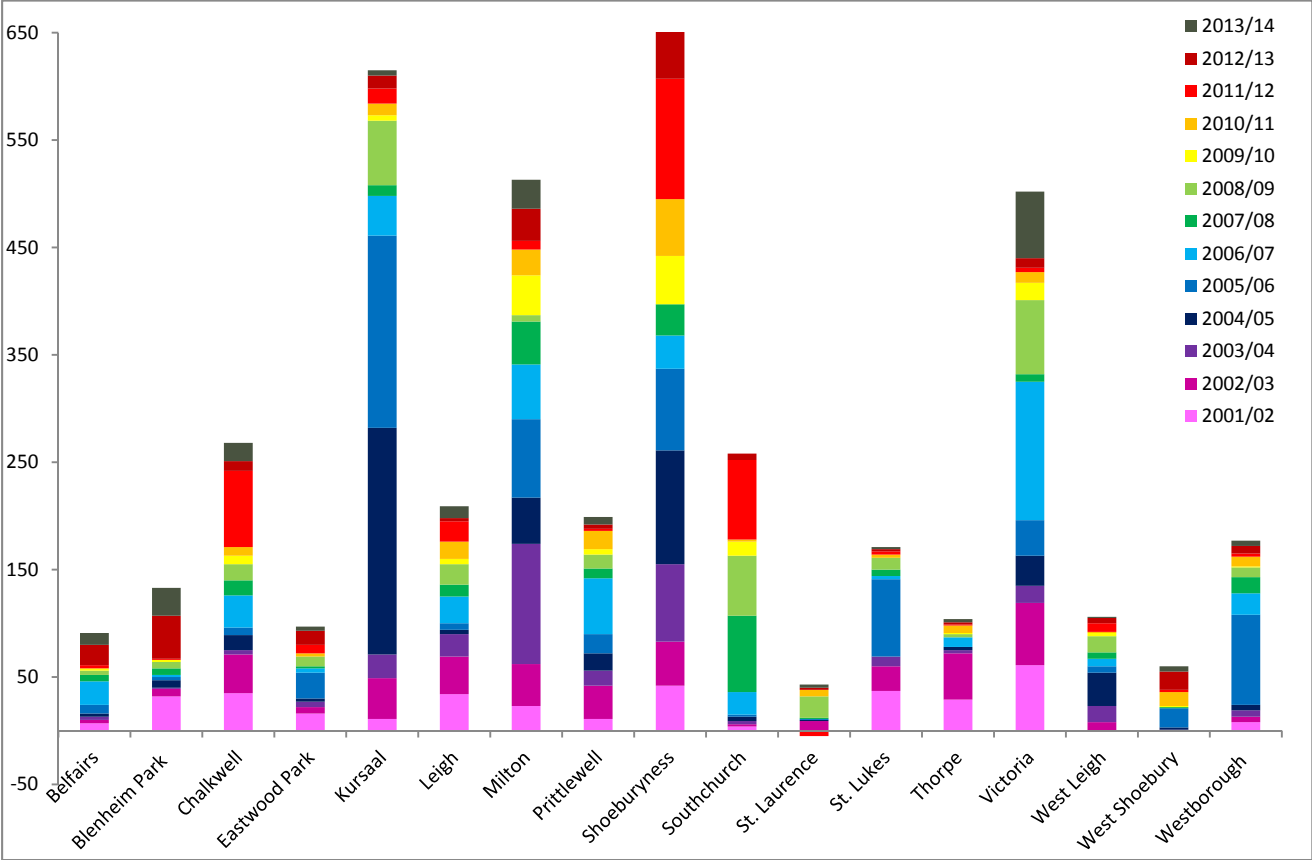


Figure 4.17 shows the location of residential development per year since 2001. The data shows that the majority of development in Kursaal and Milton wards occurred prior to 2007 whereas house building within Shoeburyness has remained relatively steady over the monitoring period. The six wards of Belfairs, Blenheim Park, Eastwood Park, St. Laurence, Thorpe, West Leigh and West Shoebury have all incurred low development rates over the period 2001 to 2014.

Indicator LH7: Type of Residential Development Completed by Ward between 2003 and 2014

Figure 4.18 – Type of development by ward 2003-2014

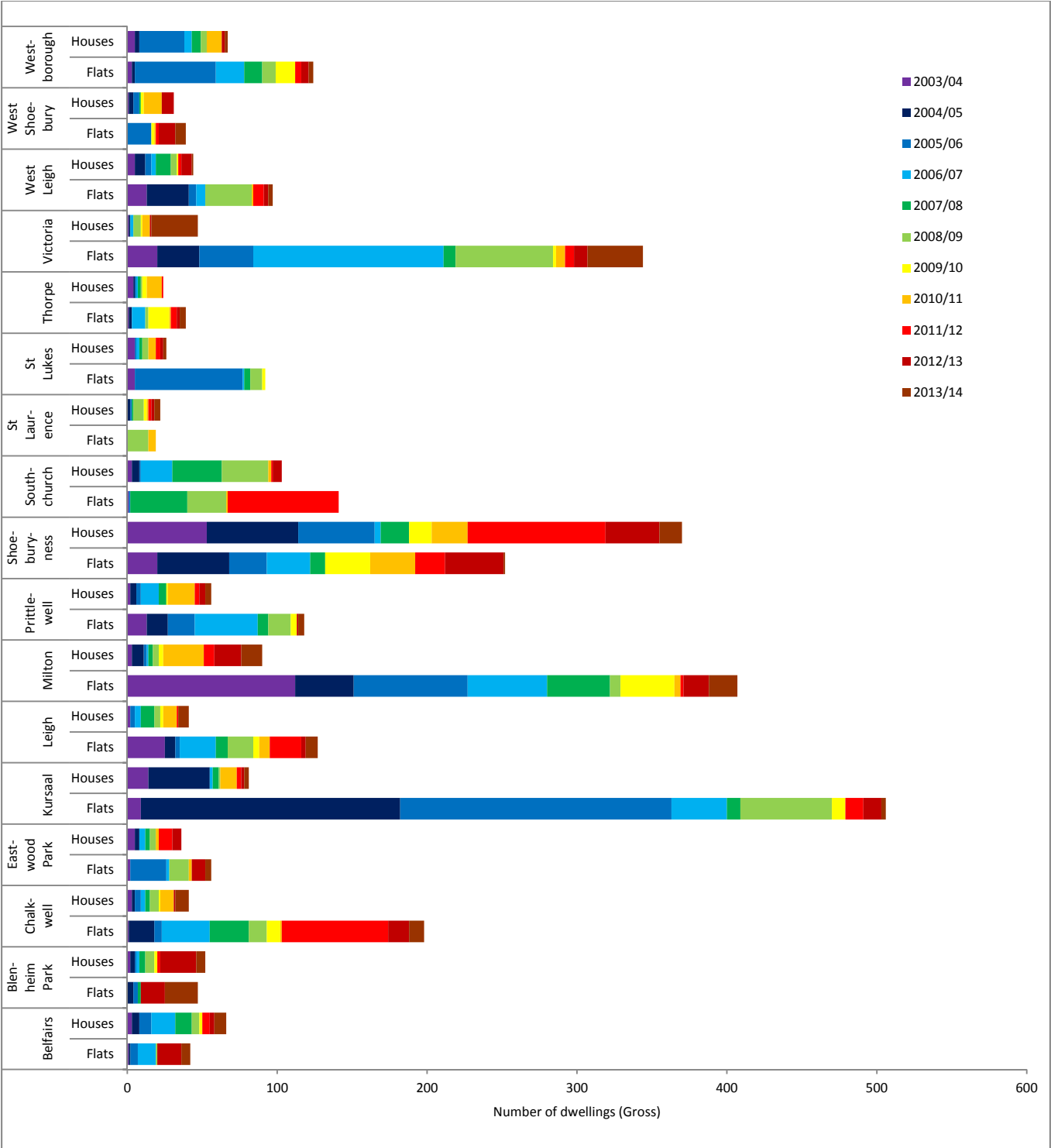


Figure 4.18 shows the number of flats and houses built in each of the 17 wards in Southend during the monitoring years since 2003. The chart reveals that the highest number of flats built over the period 2003 to 2014 have been in the central wards of Kursaal, Milton and Shoeburyness.

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 204 homes have been completed during the period 1st April 2013 to 31st March 2014. This is a decline on the previous monitoring years (254 in 2011/12 and 328 in 2011/12) but represents an increase compared to 2009/10 (144) and 2010/11 (183) monitoring years.

Compared with the housing targets set out in the Core Strategy, Southend is performing relatively well. The phased target set out within the Core Strategy requires a total of 4,310 homes to be built during the period 2001 to 2014, and this is broadly being met. The cumulative total to the end of the current monitoring period is 4,237, which is 73 dwellings below the required amount. Importantly annual average completions (326) are in line with the annualised averaged Core Strategy target (325).

The Core Strategy sets out dwelling provision to 2021, after this date, the housing figures set out within the 2008 East of England Plan and its revision in 2010 are used to extrapolate the targets for Southend.

Looking forward, the projected completions (based on outstanding permissions and SHLAA sites) meet the required totals at the 5, 10 and 15 year phases. The figures suggest that there may be a shortfall of dwelling completions which will be regained in 2017/18.

100% of dwelling completions during the year have been provided on previously developed land. There have been 38 affordable homes completed within the Borough during the monitoring year²⁷.

During the monitoring year, the ratio between the completions of flats and houses was 55% and 45%. This affirms the higher proportion of delivery of houses in recent years. The average from 2002 is (72% flats and 28% houses).

In terms of the location of dwelling completions, the majority of development has taken place within the Town Centre and Central Area (Milton, Victoria and Kursaal) and within Shoeburyness.

²⁷ 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 dwelling 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.

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 2013/14 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

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	Surface Water - FRA/FCA unsatisfactory	Permission Granted
13/00407/FULM	Erect 48 flats in three separate 3 storey blocks, block A comprising of 15 flats including flats in the roof, block B comprising of 21 flats, block C comprising of 12 flats, layout parking, amenity space refuse and cycle stores and carry out associated highway works	Development next to a watercourse/flood defence	Refused
13/00835/FULM	Erect part 5 storey, part 4 storey hotel with ground floor restaurant, access and car parking on land adjacent to former Esplanade House	Unsatisfactory FRA/FCA Submitted	Permission Granted
13/00974/PA3C OU	Change of use from office (B1) to dwelling (C3)	PPS25/TAN15 - Request for FRA/FCA	Refused
13/01334/FUL	Demolish existing side extension and erect two storey dwellinghouse	Unsatisfactory FRA/FCA Submitted	Refused
13/01496/FUL	Demolish existing single storey building and erect new ground floor retail unit with 2 self-contained flats above and layout car parking spaces	Unsatisfactory FRA/FCA Submitted	Refused
13/01789/PA3C OU	Change of use from office (B1a) to dwelling (C3)	PPS25/TAN15 - Request for FRA/FCA	Appeal Dismissed

13/01752/FUL	Demolish building and erect four storey block of 6 self-contained flats, layout 6 parking spaces at ground floor, form refuse and cycle storage and lay out amenity area (Retrospective).	Unsatisfactory FRA/FCA Submitted	Permission Granted
13/01842/FULM	Demolish Albany Court, erect 65 dwellings comprising of 62 flats in five separate blocks, erect three dwelling houses, layout parking, amenity space refuse and cycle stores and form vehicular accesses onto Nelson Road	Development next to a watercourse/flood defence	Permission Granted
13/01862/FUL	Demolish existing dwelling and erect three storey building consisting of 9 self-contained flats with associated parking and cycle storage to rear.	Development next to a watercourse/flood defence, Unsatisfactory FRA/FCA Submitted	Permission Granted
13/01869/FUL	Change of use from book makers (sui generis) to education and training centre (D1) at ground floor level, erect two storey rear extension and additional second storey to form five flats, re-model existing building and alter elevations, and layout parking and bin/cycle storage area to rear`	Unsatisfactory FRA/FCA Submitted	Refused
14/00044/FULM	Demolish existing bungalow at 3 Acacia Drive, erect 14No. two and three bedroom apartments, layout parking, amenity space, refuse collection point, cycle store and form vehicle access onto Thorpe Hall Avenue.	Unsatisfactory FRA/FCA Submitted	Refused
13/01782/FUL	Demolish dwellings at 11 and 15 Chalkwell Esplanade and erect four storey building comprising 7 flats, basement parking, cycle and bin store, landscaping and amenity space	PPS25/TAN15 - Request for FRA/FCA	Refused
14/00038/BC4M	Extend existing Sea Life Centre to east, lay out outdoor enclosures and children's play area	Unsatisfactory FRA/FCA Submitted	Permission Granted
14/00151/FUL	Erect roof extension with terrace to rear, erect single storey rear extension, install balconies to dormer windows to front, remove external staircase and alter elevations	Unsatisfactory FRA/FCA Submitted	Permission Granted

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 2013 annual update²⁸ sets out the progress made against each action plan. To summarise, Table 4.26 shows where actions have or have not been taken against particular habitats and species. 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.

Table 4.26 – Progress Made Towards Actions within the Biodiversity Action Plan

Those Action Plans that have received the most actions during 2013 include:-	Those Action Plans that did not receive any recorded actions during 2013 include:-
Brackish Lagoon Ponds and Lakes Woodland Allotments Skylark Heath Fritillary Shrill Carder Bee Bats Reptiles Dormouse	Ancient and Veteran Trees Dark Bellied Brent Goose Arable Land and Field Margins Cetaceans Garden Birds Great Crested Newt

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. No renewable energy megawatt capacity was installed during the monitoring year, and this situation is not expected to change in the short to medium term.

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

²⁸ Local Biodiversity Action Plan 2013 - http://www.southend.gov.uk/downloads/download/138/local_biodiversity_action_plan
Southend-on-Sea Borough Council Local Planning Framework
Annual Monitoring Report (AMR) 2014

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. The Borough Council will be developing this in more detail through its development management policies to address national and local sustainable development objectives.

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.

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. In the light of these adopted policy considerations, there is a need to develop a local indicator and associated monitoring framework with regard to the safeguarding of existing and the development of additional green space facilities in the Borough.

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

Southend covers an area of 4,163 hectares and the Leisure, Culture and Amenity 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.

Table 4.27 - Amount of Open Space

Open space type	Total Area (Hectares)
Parks and open spaces	343.09
Small parks and open spaces	20.69
Sports Grounds	75.57
Closed Churchyards	1.78
Nature Conservation sites	96.92
Other Woodland	2.87
Allotments	22.02
Playgrounds	5.14
Total	568.08

Source: Southend on Sea Local Biodiversity Action Plan

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 2013/14, five parks within the Borough were awarded green flag status, as listed in Table 4.28.

Table 4.28 - Parks Awarded Green Flag Status, 2013/14

Park Name	Area (ha)
Belfairs Park and Nature Reserve	123.0
Chalkwell Park	10.5
Priory Park	18.0
Southchurch Park	12.5
Shoebury Park	8.0
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 2013/14, the following waste Planning application was approved 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 waste	t.p.a	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, any more 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
Central Cleansing Depot	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
Total municipal waste arising	89,271	86,637	87,922	84,246	80,752	76,157	75,110	76,034	72,757	73,646
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
Incinerated	13	21	15	21	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
Of that Diverted:										
Recycled	14,378	14,802	19,841	22,601	23,693	21,955	22,151	22,382	23,667	24,624
Composted	7,405	6,824	7,902	7,988	10,445	10,797	11,745	11,617	11,456	14,497

Percentage Managed	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
% 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%
% of total incinerated	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%
% 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%
composted	8.30%	7.90%	9.00%	9.50%	12.90%	14.20%	15.60%	15.30%	15.75%	19.69%

Source: SBC – Waste Management and Street Scene

4.7 Gypsies and Travellers

During the monitoring year 2013-14, 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 2014) 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 Regional Strategy for the East of England (Revocation) Order 2012 came into effect on the 3rd January 2013. The Regional Strategy being revoked comprises the East of England Regional Spatial Strategy published by the then Secretary of State in 2008 and any policies contained in revisions to it including 'Accommodation for Gypsy and Travellers and Travelling Show People in the East of England (A Revision to the Regional Spatial Strategy for the East of England)' 29 July 2009, and the East of England Regional Economic Strategy published by the East of England Development Agency in 2008.

The government published its new 'Planning policy for traveller sites' (March 2012). 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 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.

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 outlined in the pre-submission 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 have commissioned a new GTAA to assess current needs for Essex Authorities. This will help determine whether there is a need in Southend, which is a densely populated urban area surrounded by the estuary and green belt land. If a need is identified in Southend, sites will be considered along with the potential constraints during the production of a new Local Plan for Southend.

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 – containing policy
EEDA	East of England Development Agency
EERA	East of England Regional Assembly (the Regional Planning Body)
FAQS	Frequently Asked Questions
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
JAAP	Joint Area Action Plan
LDD	Local Development Document
LDF*	Local Development Framework (now the Local Planning Framework)
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
LP	Local Plan
LSOA	Lower Super Output Area
LSP	Local Strategic Partnership – the body which prepares the Community Strategy for the area
LTP	Local Transport Plan
NOMIS	National Online Manpower Information Service – source of unemployment data
NPPF	National Planning Policy Framework
ODPM	Office of the Deputy Prime Minister (now DCLG)
ONS	Office of National Statistics
RES	Regional Economic Strategy (prepared by EEDA)
RPG	Regional Planning Guidance
RTPI	Real Time Passenger Information
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
SEP	Strategic Economic Plan

SIC	Standard Industrial Classification
SP	Structure Plan
SPD	Supplementary Planning Document – providing further guidance
TGSE	Thames Gateway South Essex
TGSEP	Thames Gateway South Essex Partnership

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

Appendix 2 – Building for Life Assessments

Name/ Location	St Mary's Cottages and Shelford House, West Street	
Size	19 dwellings	
Overall Score	31	
Score Breakdown	Integrating into the neighbourhood	12
	Creating a place	10
	Street and home	9
Comments	<p>The site is located in a sustainable location, with good connections to local public transport, walking and cycling routes, shops and services. The development has sensitively restored existing buildings, giving them a use and purpose, to which the new development relates well and provides a focal point in the streetscene.</p> <p>The development provides a supported living facility with staff accommodation, and contributes to local housing need in this respect. Positively the development provides more activity to the street and a degree of natural surveillance. To the rear there are areas of green space, although these may have benefitted from more formal landscaping to enhance the space. The landscaping to the West Street front helps to 'soften' the impact of development.</p> <p>It is not clear if any cycle parking is provided on the site, however the cottages appear to have their own outside storage space (small sheds).</p>	

Name/ Location	Salisbury Mews	
Size	21 dwellings	
Overall Score	23	
Score Breakdown	Integrating into the neighbourhood	10
	Creating a place	6
	Street and home	7
Comments	<p>The development is situated on a backland site. While the scheme has sought to integrate with neighbouring development to an extent, links between the site and neighbouring development do not appear to be well-defined – being gated and lacking sign-positing. A number of the units are also tucked around the back/side of the site and as such turn their back on the development, and don't feel particularly well integrated into it.</p> <p>The site is situated within a sustainable location, benefiting from being within an established residential area and in proximity to local bus routes, schools, shops and services. Positively, it also provides family sized housing and meets affordable housing requirements for a development of this size.</p>	

	<p>In terms of design, the development does have its own distinctive character and has taken some cues from surrounding development, including features such as bay windows. There are a number of other positive features, including planters to the small communal area, although generally the quality of landscaping, particularly along the main access into the site, is poor and there are views of backs/side of buildings and fences rather than a strong termination of vista into the site.</p> <p>While some of the spaces are well overlooked and unit 2, which has its flank elevation onto the main access route, benefits from the bay window providing some articulation and opportunity for natural surveillance, the site layout is cramped and not particularly intuitive, and unfortunately despite features like the bay windows, timber fences dominate the access into the site.</p> <p>Parking is a dominant presence within this small site, and the limited quality of the surface material, together with a lack of any strong landscaping scheme, does little to counteract this. External storage/amenity seems to be reasonably well provided for (although there are a number of external timber-clad bin stores that are quite a dominant feature), and positively each unit benefits from private space.</p>
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Name/ Location	1091 London Road	
Size	13 dwellings	
Overall Score	21	
Score Breakdown	Integrating into the neighbourhood	10
	Creating a place	5
	Street and home	6
Comments	<p>The site is sustainably located, with good access to public transport (bus routes and bus stops), shops and services, including a PCT in close proximity. This small scheme provides 100% affordable housing, meeting local housing needs in this respect.</p> <p>There is one access point for vehicles into and out of the site, pedestrian access is from the street to both main elevations. There are however some aspects of the development that don't integrate well with existing development, such as scale and materials, and more could have been taken of this opportunity to enhance the quality of the streetscene by reinforcing a strong relationship with existing development and creating definition to the corner with a good quality design.</p> <p>The development lacks a distinct character and identify, despite being a prominent building in the streetscene located as it is on the corner of London Road and Cricketfield Grove. This is exemplified by the relatively poor quality of the finish and level of detailing, including materials. At ground floor a commercial unit has been provided, but</p>	

	<p>this is poorly finished and unoccupied, looking dark and uninviting and forming a negative relationship with the street at ground floor. Although a degree of separation has been retained between the development and its neighbours, the development is taller and out of scale with its neighbours (Cricketfield Grove in particular).</p> <p>Car parking is provided to the rear of the site for this part of the development, and this relies on a parking court which may benefit from some natural surveillance from residential units.</p>
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Name/ Location	Harwand House	
Size	13 dwellings	
Overall Score	20	
Score Breakdown	Integrating into the neighbourhood	9
	Creating a place	6
	Street and home	5
Comments	<p>This is a small, urban site that is sustainably located on a main bus route and close to a range of facilities and services, including shops, cafes and schools. 13 units are provided, including a mix of 1, 2 and 3 beds (the majority are 1 and 2 bed). There is no provision made for affordable housing – the building was converted to residential under permitted development rights and therefore no affordable housing could be required to meet local need.</p> <p>There are two points of access to the parking areas from the street, one for the residential and one for the commercial, although these areas aren't particularly well defined. There is limited landscaping to soften the impact of development or hardstanding, or to help integrate the development into the streetscene.</p> <p>The building is well-finished, the use of materials is also consistent with the locality, and well-articulated generally, although the parking court has a negative impact on the site in views from North Road. The site is in a very visible location and the parking court, dominant bin store structure and general lack of landscaping provision detracts from the overall quality of the scheme.</p> <p>Bin and cycle storage is provided, although there does not appear to be an area of secure cycle parking for the residential units and the cycle standards are of a basic finish. It is not clear which of the storage is for residential, and which for commercial. Bin stores are provided and screened by means of timber enclosures, however a large enclosed bin store has been located to the centre of the parking area which is a dominant and obtrusive addition.</p>	

Name/ Location	Gunnery Hill, Gunnery Rise, Shoeburyness	
Size	12 dwellings	
Overall Score	32	
Score Breakdown	Integrating into the neighbourhood	10
	Creating a place	11
	Street and home	11
Comments	<p>A large custom designed development of 97 houses on a former military site (phase 1 has now been completed and was reviewed as part of the 2012 AMR; the 2013 AMR consideration initial completions within Phase 2). The development has only one vehicular access to the north which links in with other new development at the Garrison but is better connected to footpaths and cycle paths around the site in the adjacent park. Internally the layout is logical and well - connected without any cul-de-sacs and has a clear hierarchy of routes with views out to surrounding parkland at key locations. There are some raised tables and materials changes at key nodes to reduce traffic speeds and some routes are shared surface which should work well if they are not dominated by informal car parking. The layout has taken advantage of some existing trees in the north east corner and the views out to the surrounding foreshore.</p> <p>The buildings are distinctive; they draw reference from historic features in other parts of the garrison and are generally well designed. In most cases buildings that turn corners have been articulated on both frontages maintaining active frontages and good natural surveillance, however, there are some detailing issues such as boundary enclosures, terminating views, visible meter boxes and street lighting which could have been better detailed. The open spaces are well located, the area completed for Phase 1 being well landscaped, useable and attractive, and relate well to the character of other open spaces in the Garrison as a whole. All properties have their own private gardens to the rear and many also have balconies.</p> <p>Almost all houses have a garage and driveway integrated into their landscaped forecourt but the smaller houses and affordable housing have parking courts to the side and these are not well landscaped, they have poor surfacing and boundary materials and are not well overlooked. These areas are detrimental to the overall quality of the scheme.</p> <p>There is a mix of housing sizes that reflect local demand and a small number of affordable houses have been included in the development. These are located on the edge of the development but the quality is reasonable and they are well landscaped to the front.</p>	

