



annual monitoring report 2016

local development framework
delivering regeneration and growth



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Executive Summary

This Annual Monitoring Report is for the period 1 April 2015 to 31 March 2016. The main purpose of the Southend AMR is to set out information on the implementation of the Council's Local Development Scheme (LDS) and to review the progress and effectiveness of existing policies and targets.

Local Plan

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

Monitoring Regeneration and Growth

Business Development and Jobs

Data suggests that the economic downturn in 2008 had a detrimental impact on employment in Southend. The number of jobs within Southend saw a decline, however in recent monitoring years job numbers in Southend have begun to increase, and in 2015 were higher than 2008 levels. There have also been marginally more business start-ups than closures in 2015 and data suggests Gross Value Added (GVA – which measures the contribution to the economy of each individual producer, industry or sector) has begun to increase.

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 also witnessed a marginal recovery over the monitoring period, reversing the decline seen in Southend since 2006.

Figures show there has been a net loss in employment land (B1 to B8 uses) across the borough during 2015/16, and outstanding planning permissions would result in a further loss of employment land.

Transport

The Council was awarded a number of key funding sources in 2015/16 to help support the delivery of a programme of transport projects. These include: £1m for capital transport infrastructure over 2015/16, 2016/16 from LSTF/Local Growth Fund; £110,000 from TRACE for three years to trial the development of a transport mobile phone app; £0.5m was secured from the South East Local Enterprise Partnership (SELEP) for Phase 1 of the A127 Kent Elms Junction Improvement to install a new surface toucan crossing on the A127; and £0.4m secured from SELEP for A127 Essential Bridge and Highway Maintenance.

Housing

There were 222 net dwelling completions in the Borough during 2015/15, a decrease on the previous year. Despite the drop in completions during 2009 and 2011, on average

319 net additional dwellings have been built per annum since 2001, which is broadly in line with the Core Strategy phased average.

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 (2016 to 2021) is 1,550. An additional 5% would equate to 1,628.

The implementation of all outstanding residential planning permissions would result in an additional 2,589 net additional dwellings, of which 2,245 are predicted to be delivered in the next five years, which is in excess of the 5 year housing supply target + 5% of 1,628.

Past performance and delivery of windfall sites indicates that a windfall allowance of 116 can be applied to the housing delivery in Southend for the next 5 year period, resulting in a supply of 2,361 net additional dwellings, providing sufficient supply 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.

5 Year Land Supply Planning Permissions and identified Windfall

*According to the above results a **7.6** year housing land supply can be demonstrated for Southend. $[2,361 / (1550/5) = 7.62]$.*

*Applying the 5% buffer to the housing target results in a **7.25** year housing land supply $[2,361 / (1628/5) = 7.25]$*

Further, there are a number of sites being brought forward by the Southend Central Area Action Plan (SCAAP) that currently do not have planning permission and are considered to be deliverable at least in part by 2021. These include SHLAA sites CON058, CON127, CON128, CON129. CON053 is also considered to be deliverable by 2021, and was granted planning permission in April 2016. The delivery of all these sites results in an additional 723 dwellings by 2021 and added to the planning permissions and identified windfall set out above results in a supply of 3,084 net additional dwellings.

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

***9.95** year housing land supply can be demonstrated for Southend. $[3,084 / (1550/5) = 9.95]$.*

*Applying the 5% buffer to the housing target results in a **9.47** year housing land supply $[3,084 / (1628/5) = 9.47]$*

100% of dwelling completions during the monitoring year have been provided on previously developed land.

There have been no affordable homes completed within the Borough during the monitoring year. Please note that the number of affordable homes reported in the AMR and those reported by the housing department and submitted to government differ due to the method of monitoring. The Housing Department count a home as complete once it is habitable and

the Planning Department count a dwelling as complete once a roof is in place. This subsequently means that the annual figures do not always align.

During the monitoring year, the ratio between the completions of flats and houses was 83% and 17%, the proportion of houses being delivered has reduced from previous monitoring years.

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

1. Introduction

This AMR It monitors the period 1st April 2015 to 31st March 2016. The report on the progress of the LDS and specific elements of local plan preparation has been written to be as up-to-date as possible.

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 5 sections, namely:

Section 1 - Provides an introduction to the report setting out its purpose;

Section 2 - Examines the context for the AMR including key characteristics of the Borough, key issues, challenges and opportunities relating to development in Southend that have arisen over recent years, and the consequent emerging strategic and local priorities for the period to 2021.

Section 3 - Discusses progress on the plan preparation in relation to existing and emerging national, regional, sub-regional and local plans. This includes an assessment of implementation to date of the Council's Local Development Scheme (LDS), specifically its programme and timetable for preparation of Development Plan Documents and Area Action Plans.

Section 4 - Details monitoring of progress towards regeneration and growth through the provision of, and commentary on, data and other information on a range of key indicators. In particular, data on jobs and business development, transport, local services (retail, office, leisure and open space) and housing are looked at in some detail, together with information on minerals and waste, flood protection

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

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

During 2015-16 the Council has not:

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

The Council has during 2015-16:

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

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

² Community Infrastructure Levy Annual Financial Report 2015/16
http://www.southend.gov.uk/downloads/file/4389/cil_annual_financial_report_2015-16

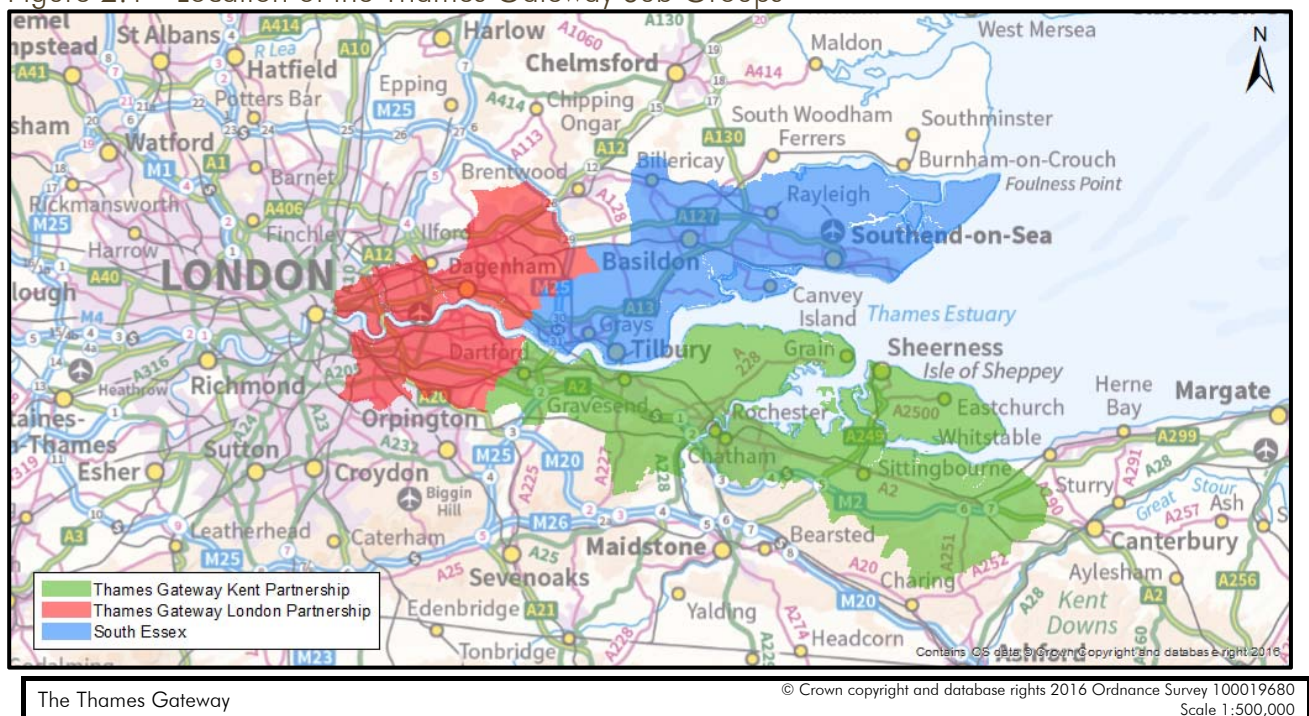
2. Context

2.1 Key Contextual Characteristics

Location

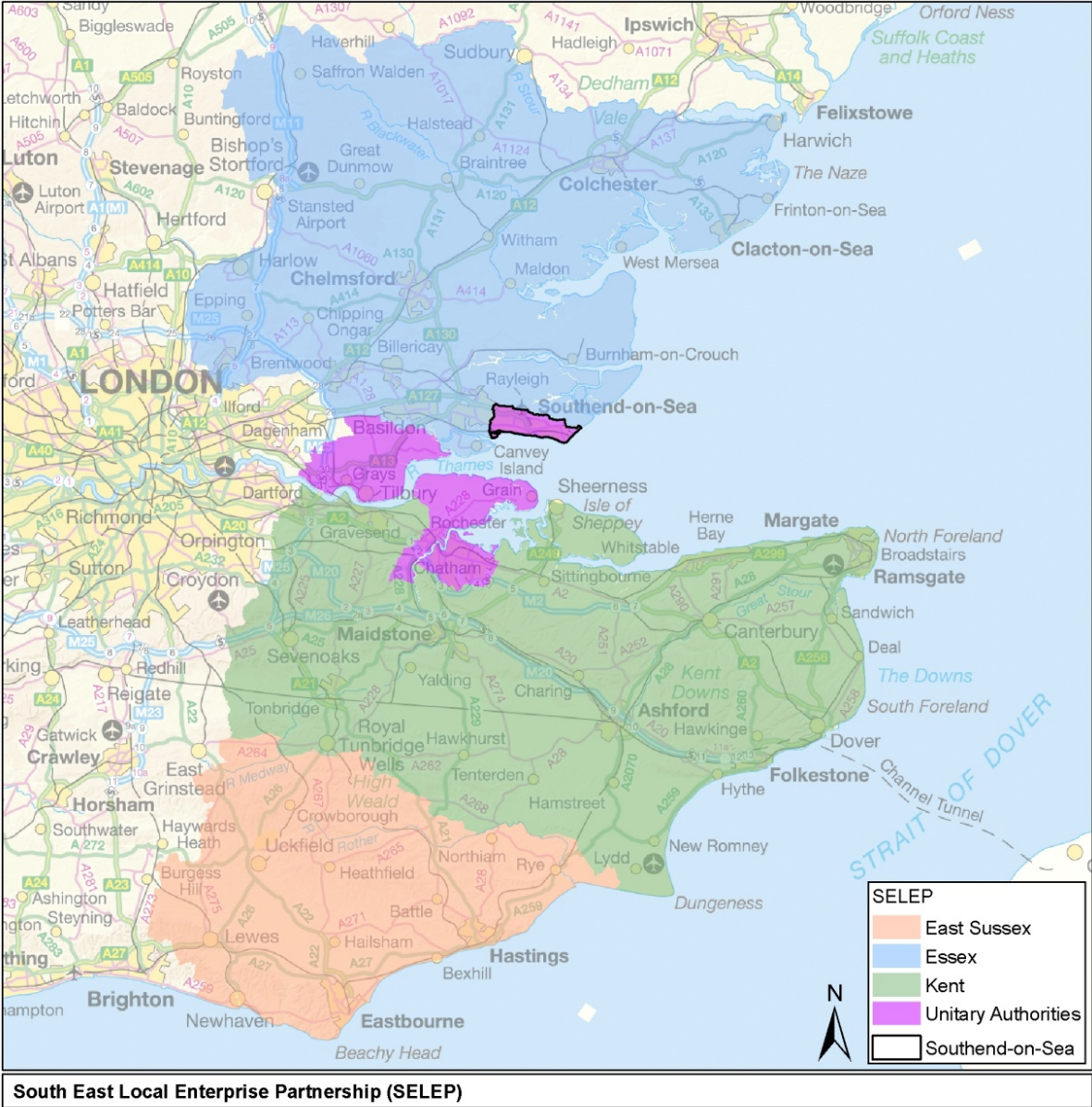
The unitary authority of Southend on Sea lies within the Thames Gateway Regeneration Area and collaborates with Basildon, Castle Point, Rochford and Thurrock as part of the South Essex Partnership sub-region.

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)



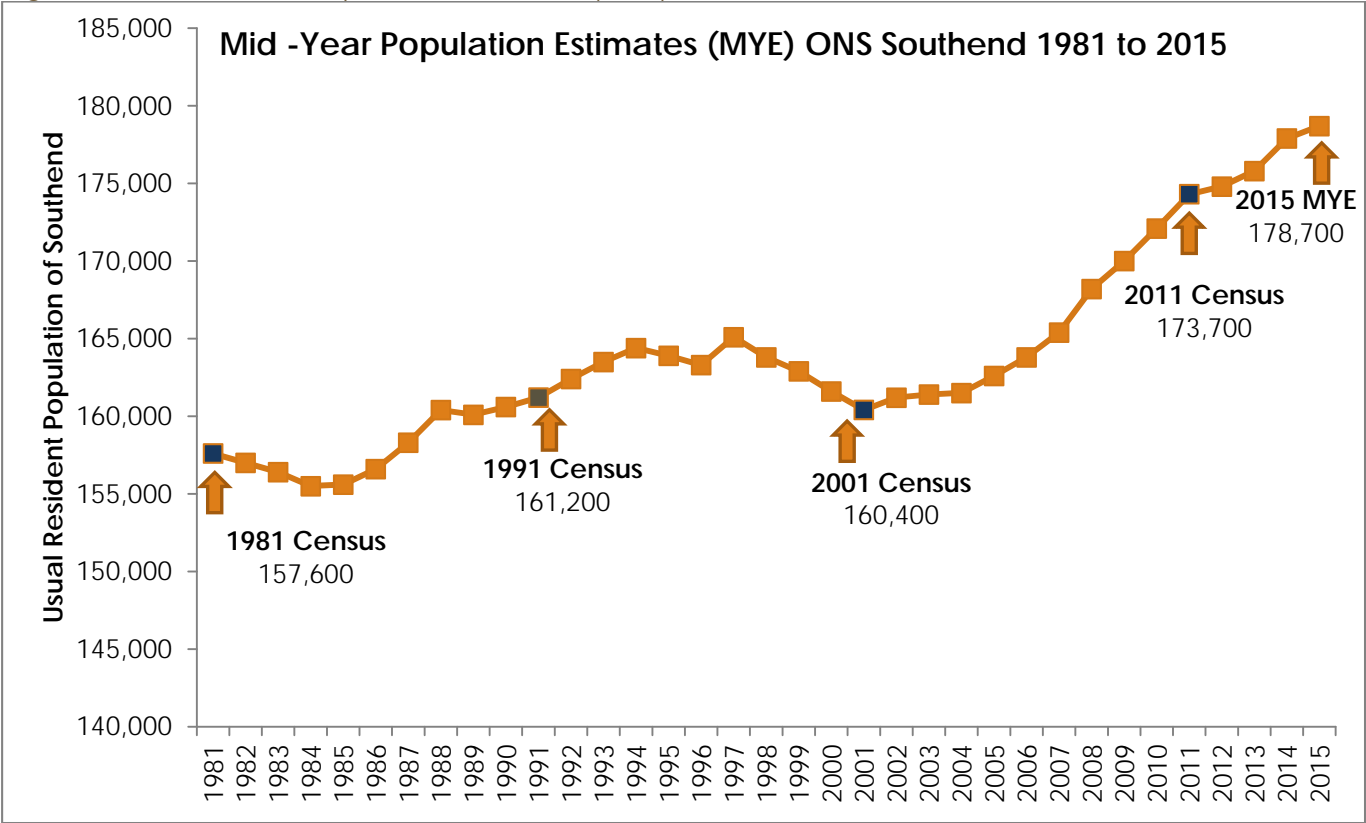
South East Local Enterprise Partnership (SELEP)

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Population

According to the 2011 Census the population of Southend was 174,300. This suggests a sharp increase in population since that recorded in 2001 (see Figure 2.3). However, Southend Council has always considered that the population count provided by the 2001 census underestimated the number of residents in the Borough, particularly the number of residents per household. Given this anomaly it is difficult to definitively determine population change in Southend and consequently national population and household projections for Southend continue to require further appraisal and scrutiny. The latest 2015 mid-year population estimate for Southend was 178,700.

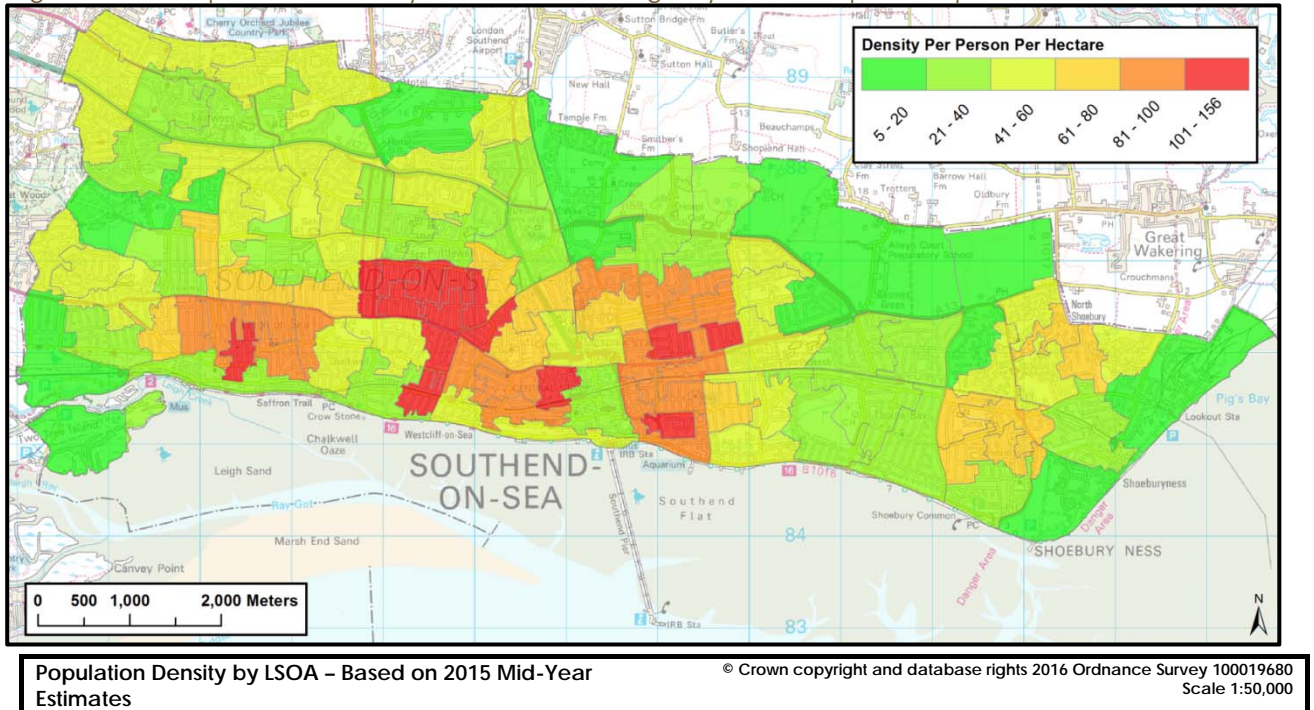
Figure 2.3 – Mid-Year Population Estimates (MYE) ONS Southend 1981 to 2015



Source: Nomis – mid-year population estimates (1981 to 2015)

Southend is a densely populated urban area covering 4,175 hectares (ha) with approximately 178,700 residents (2015 MYE). This equates to almost 43 residents per ha, which is high compared with other Unitary authorities such as Thurrock and Brighton (10 and 35 residents per ha respectively). The most densely populated parts of the Borough fall within the districts of Leigh and Westcliff and to the east of central Southend where densities can be as high as 156 residents per ha (see Figure 2.4)

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

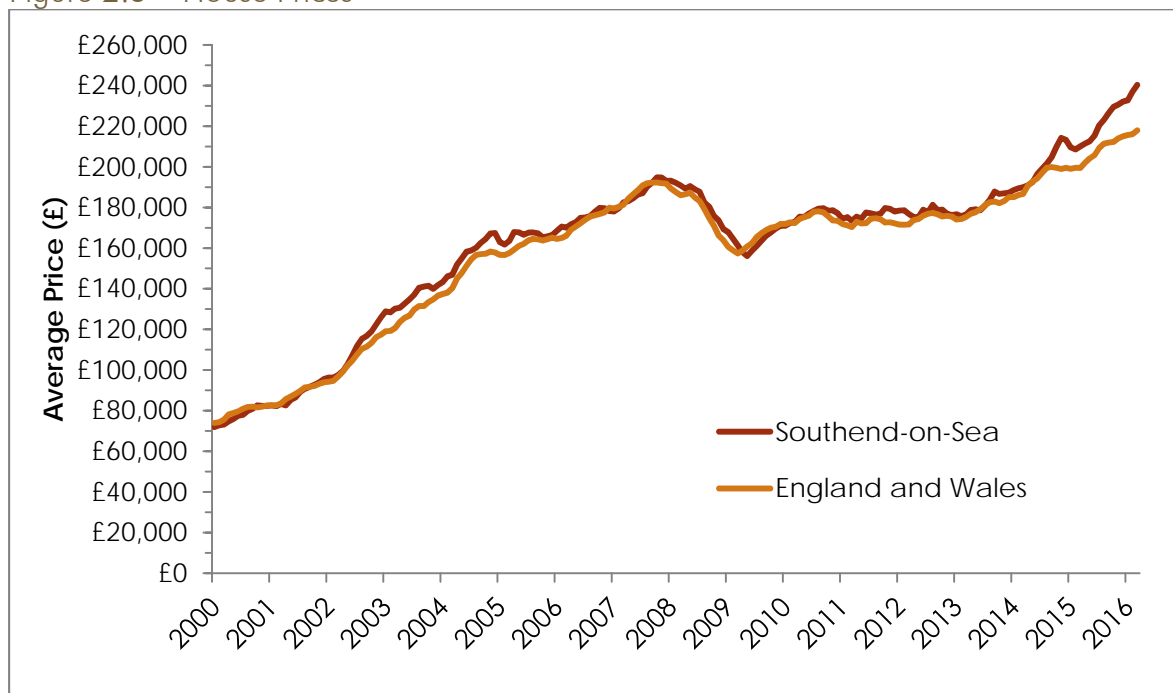


Source: ONS – 2015 Mid-Year Estimates

House Prices

Since 2000, house prices in the borough have been on average broadly in line with those for England & Wales (see Figure 2.5). Between February 2008 and June 2009 the average house price in Southend fell considerably, as did averages for England and Wales. House prices began to increase during the latter part of 2009, and modest fluctuations recorded for Southend, and prices continue to rise in 2015/16 above the national average.

Figure 2.5 – House Prices



Source: Land Registry © Crown copyright 2017.

Health

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

Economy

Approximately 64,400 employees work within Southend in over 6600 VAT and/or PAYE registered businesses. Most businesses within Southend are small, with 85.5% of companies employing 10 people or fewer. Source: IDBR 2015

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 £17,542 per head. This is also considerably lower than the UK average of £26,159 per head; however, the high out-commuting from Southend may affect this workplace based figure³.

For those who work in the Borough, the gross weekly full time pay is approximately £478.9, which is lower than that for England (£544.2) and for the East of England (£528.8)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 2015, 10.5% of working age people in Southend had no qualifications, a higher proportion than in the rest of the region (8%) and in England as a whole (8.4%). During 2014/15 the proportion of pupils achieving 5 or more A-C grade GCSEs or equivalent (including English and Mathematics) is slightly higher in Southend (64.7%) than in the rest of the region (58.2%) or in the country as a whole (53.8%)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 2015/16, the benchmark national standard for parks and green spaces in England and Wales. In 2015 Southend was awarded 7 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 this Southend's beaches did not reach the new higher 'excellent' standard and therefore were not awarded any Blue Flags in 2015.

³ Source: ONS 2013

⁴ Source – Nomis - Annual survey of hours and earnings - workplace analysis (2015)

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.

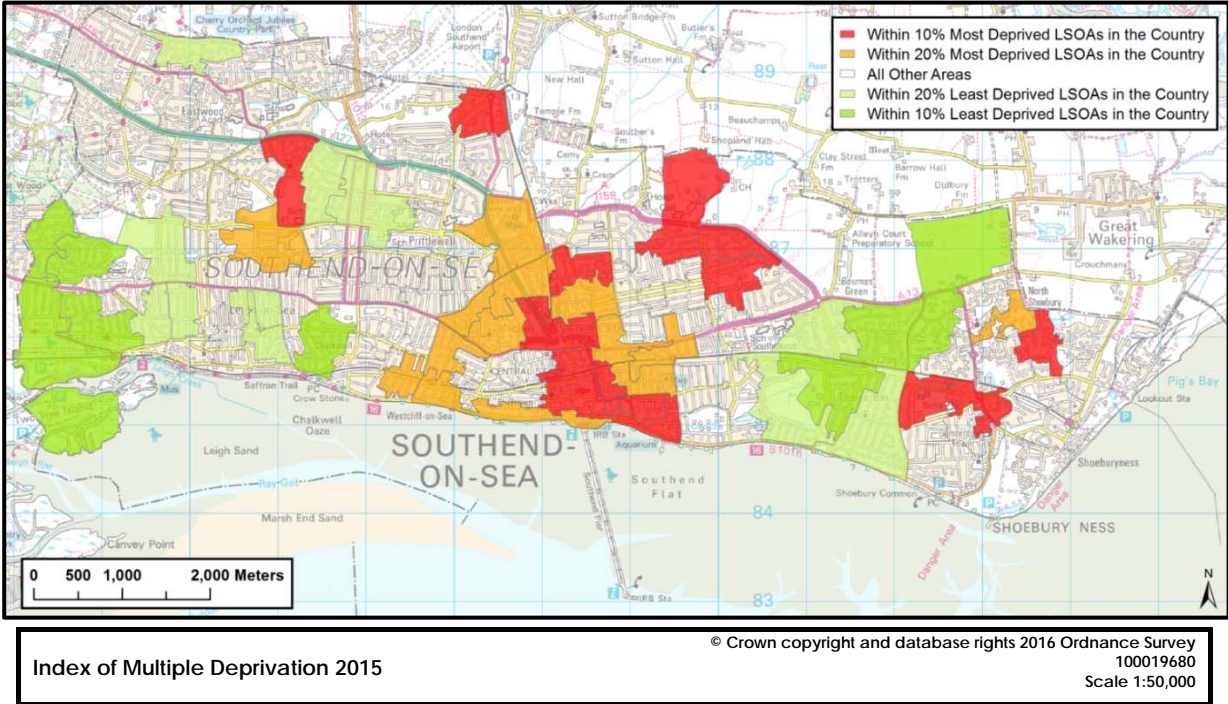
Heritage

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 any inappropriate development.

Deprivation

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

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

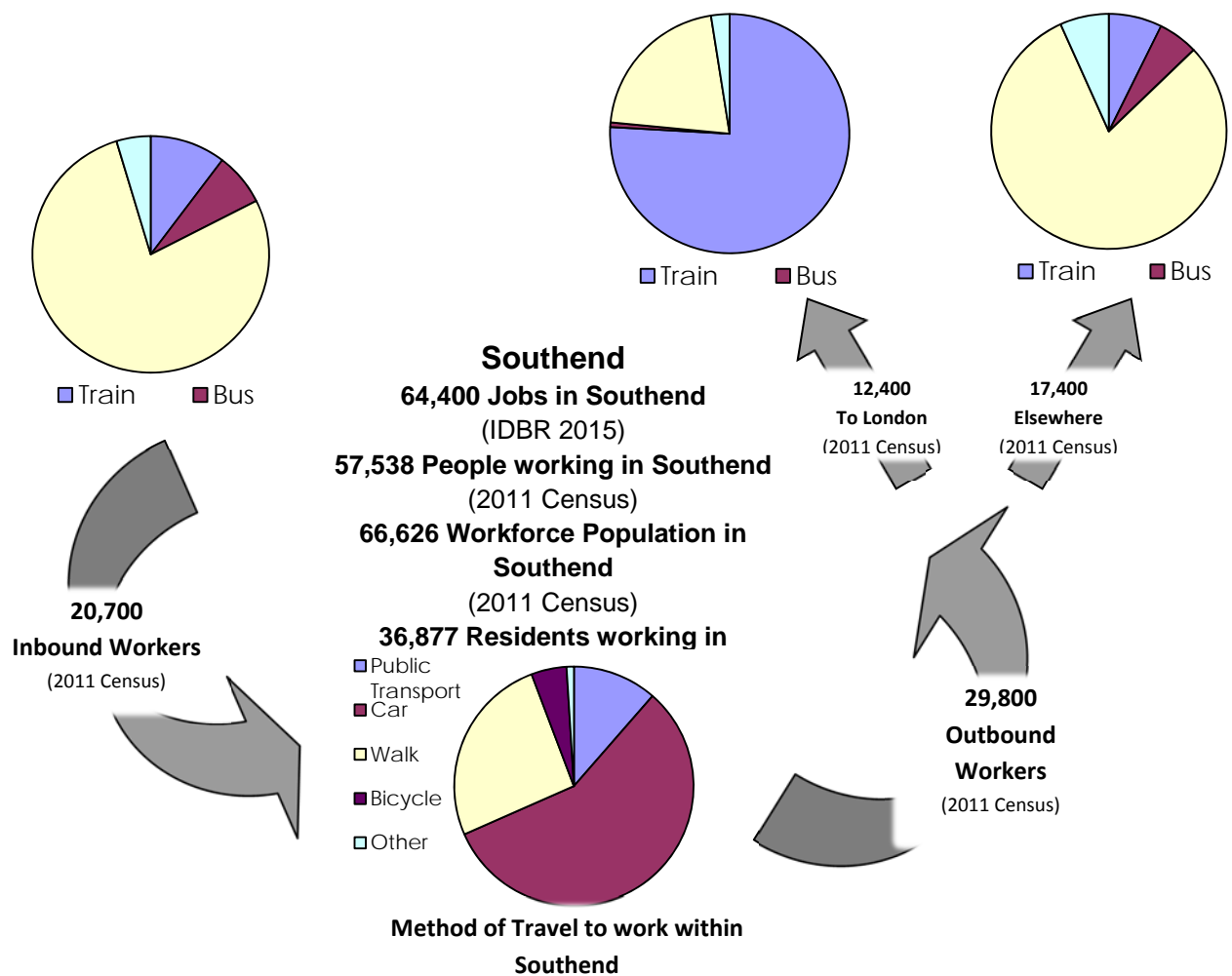


Source: Department for Communities and Local Government 2015

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

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

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

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:

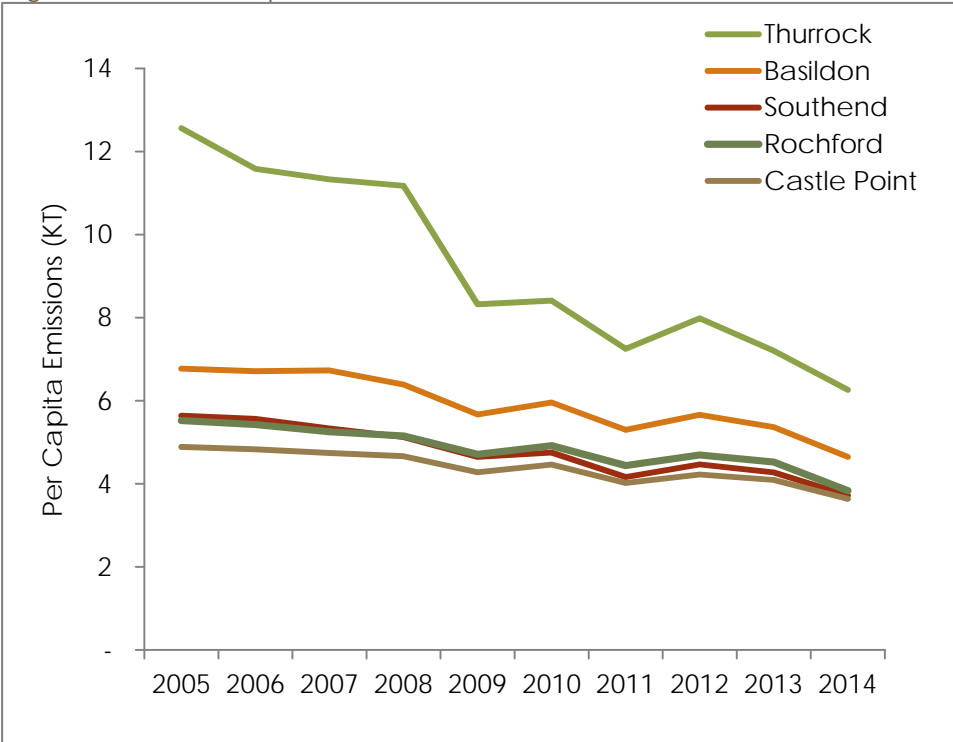
- significant parts of the existing road and rail infrastructure were already at capacity;
- if current travel patterns continue, the existing road and public transport networks have insufficient capacity to cater for any substantial growth;
- to retain the existing infrastructure and cater for substantial 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 emissions⁸ within Southend have fallen from 917 kilo tonnes (kt) in 2005 to 661kt in 2014. 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 Thurrock⁹ (see figure 2.8 below).

Figure 2.8 – Per Capita CO₂ Emissions



Source: Local and Regional CO₂ Emissions Estimates for 2005-2014

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

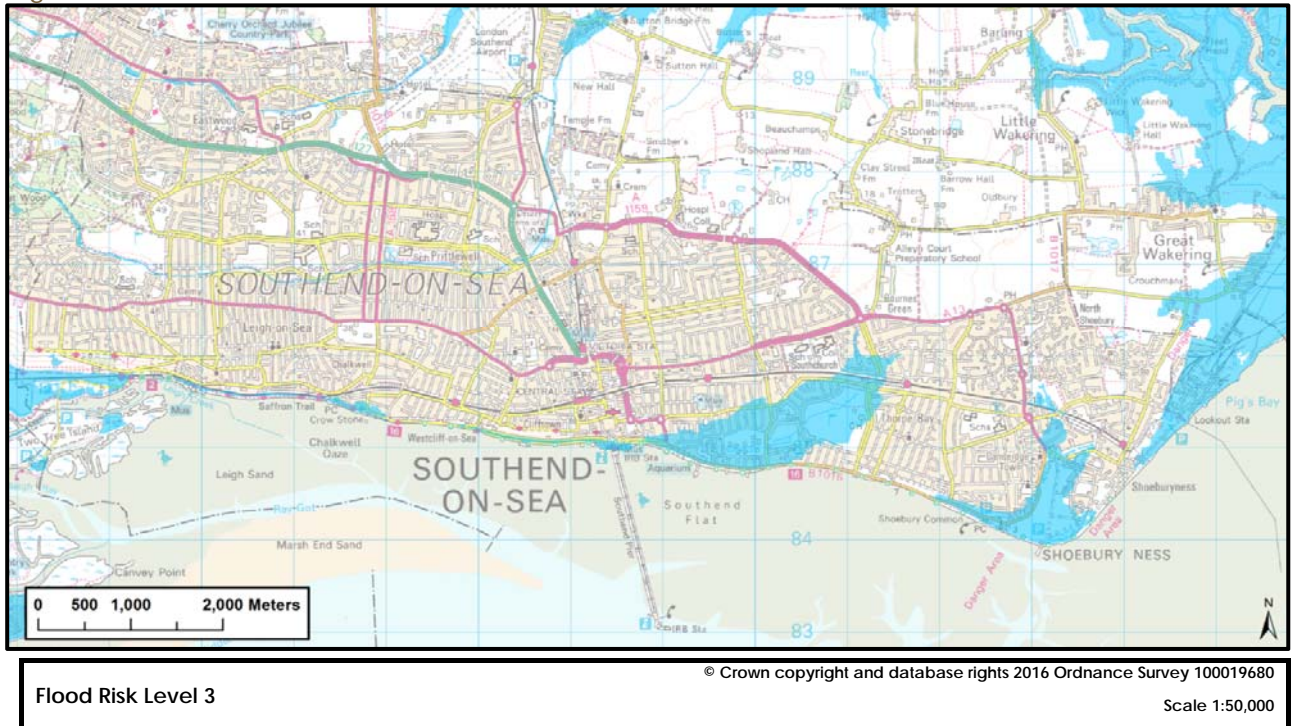
<https://www.gov.uk/government/publications/local-authority-emissions-estimates>

⁹ Source: Department of Energy & Climate Change

Flood Risk

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

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.

3. Planning Policy Framework

3.1 Local Planning Framework (including Local Plan)

Adopted Planning Policy

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

Adopted local planning policy for Southend currently consists of:

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

Emerging Planning Policy

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

The Council will continue with the expeditious preparation of the **Southend Central Area Action Plan (SCAAP)** as 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, JAAP¹⁰, DMD, SCAAP, remaining Saved Borough Local Plan Policies, and will comprise the following elements:

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

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

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

In addition to the Southend Local Plan, the Council is also jointly preparing a **Waste Local Plan (WLP)** in partnership with Essex County Council. The WLP will seek to ensure the sustainable management of waste in Essex and Southend up until 2032, and once adopted will replace the existing Waste Local Plan 2001.

Local Planning Framework

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

- **Local Development Scheme (LDS)** – the project plan and live timetable for preparation of the Local Plan, subject to review within the AMR (see below);
- **Statement of Community Involvement** – outlines the Council's approach to community involvement and consultation in regard to planning policy documents and planning applications;
- **Annual Monitoring Report (AMR)** – reports on and reviews progress in preparing the Local Plan, including individual DPDs, and on the implementation and effectiveness of the Council's planning policies;
- **Supplementary Planning Documents (SPDs)** - provide additional guidance on Local Plan policies and proposals. The Council has adopted three SPDs: the Design and Townscape Guide SPD that provides guidance on design related issues for all development in Southend; the 'Planning Obligations' SPD, which sets out the Council's approach towards Section 106 agreements and developer contributions; and the 'Streetscape Manual' SPD, which provides guidance for the design and management of the Borough's streets, including street furniture and surfacing.
- **Community Infrastructure Levy (CIL)** - This document expands upon the infrastructure requirements identified in relevant planning policy documents and details a schedule of charges to be paid by developers to contribute towards the implementation of requisite infrastructure. The document states how the CIL legislation will be applied locally.

3.2 National Planning Policy Framework

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

¹² previously known as Local Development Framework (LDF)

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

3.3 Local Development Scheme Review

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

During the 2015/16 monitoring year the following progress was made in regard to the LDS:

Development Management DPD

- Adopted July 2015

Southend Central Area Action Plan (SCAAP)¹⁵

- Preferred Approach consultation (18th December 2015 – 15th February 2016)

Joint Replacement Waste Local Plan¹⁶

- Revised Preferred Approach consultation (18th June – 30th July 2015)
- Additional Site Consultation (Newport Quarry) (15th October – 26th November 2015)
- Pre-Submission Draft consultation (3rd March 2016 – 14th April 2016)

Community Infrastructure Levy (CIL)

- Adopted July 2015

3.4 The Evidence Base

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

3.5 Joint Working and the Duty to Cooperate

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

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

¹⁵ Subsequently, there has been a Revised Proposed Submission consultation on the SCAAP (November 2016)

¹⁶ Joint Replacement Waste Local Plan submitted for examination June 2016; Examination 27th September – 7th October 2016; consultation on Schedule of Modifications, Addendum to the Site Assessment & Methodology Report, and the Addendum to the Sustainability Appraisal, 5th January – 16th February 2017.

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

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

- 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, Historic England and the Environment Agency and other bodies as set out within the Council's Statement of Community Involvement throughout the preparation of the Southend Central Area Action Plan (SCAAP) and the Development Management DPD (DM DPD); and
- The preparation of joint evidence base documents.

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

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

4. Monitoring Regeneration and Growth

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

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

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

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

4.1 Business Development and Jobs

Indicator LBD1: Employee Jobs

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

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

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

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

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

^[3] Comprising Victoria and Milton Wards

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

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

Table 4.1b sets out the employment totals for Southend and Southend Central Area and suggest that there has been an increase in employment across the Borough, although jobs within Southend Central Area have broadly remained neutral or declined. However, more recently, since 2012, job numbers have increased year on year in Southend Central Area and efforts to boost job creation are underway, including through implementation of the SCAAP.

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

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

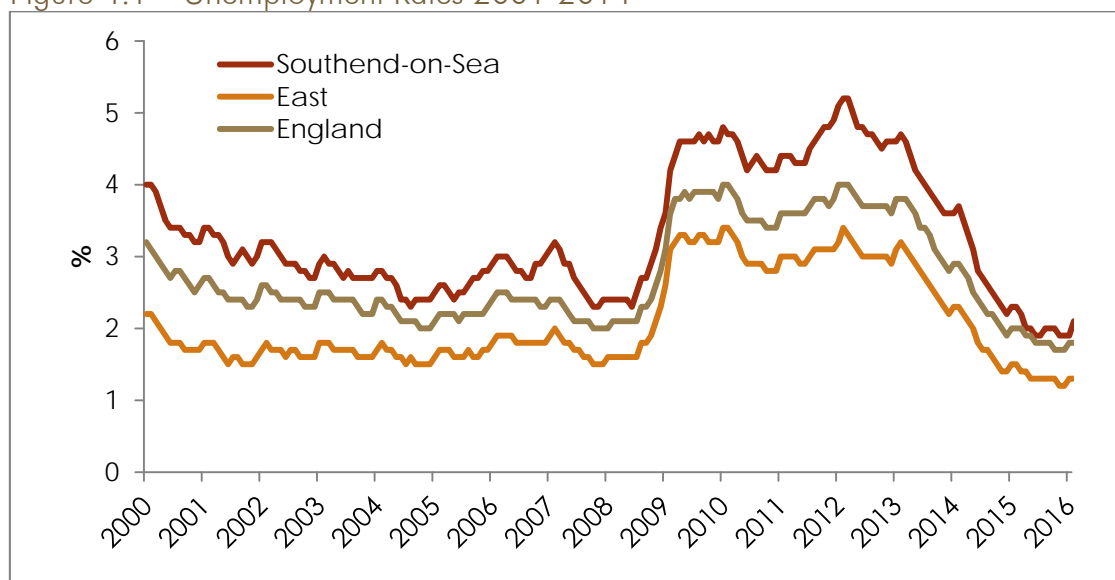
* Milton and Victoria Wards

** Southend minus Milton and Victoria Wards

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 is 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

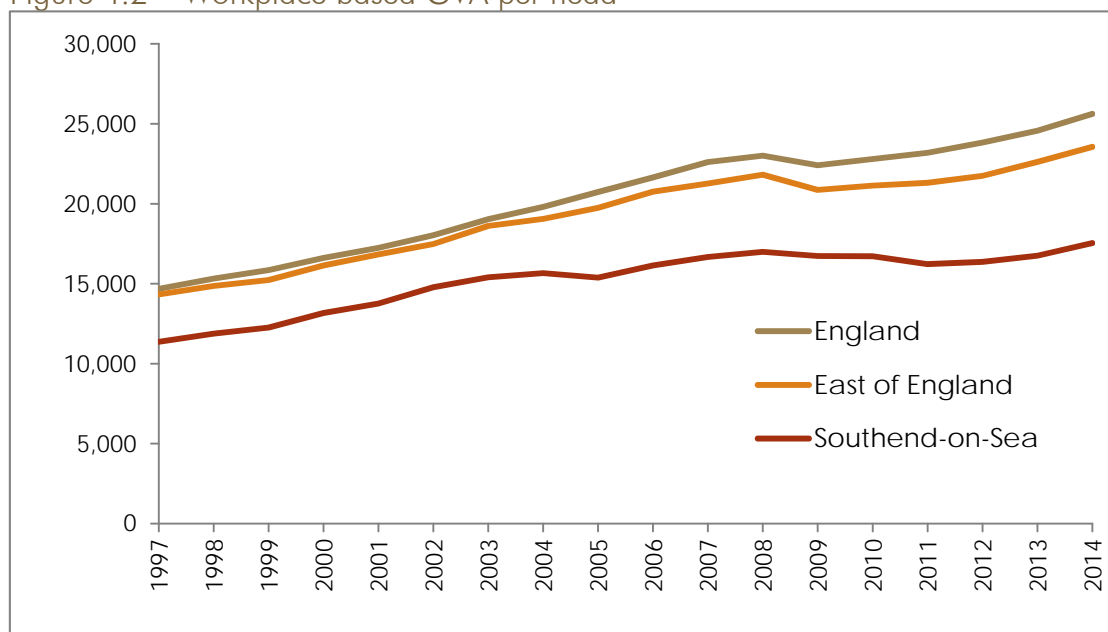
The workplace based GVA per head remains lower for Southend than in the East of England or the rest of Country. Care must be taken when interpreting workplace based GVA in areas with high levels of out-commuting such as Southend. This is due to the 'wealth creation' of commuters contributing to GVA of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

Region name	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Southend-on-Sea	11,368	11,874	12,261	13,167	13,765	14,780	15,404	15,659	15,383	16,139	16,669	16,989	16,735	16,715	16,223	16,360	16,750	17,542
East of England	14,332	14,859	15,229	16,141	16,837	17,486	18,611	19,053	19,745	20,758	21,262	21,820	20,863	21,133	21,303	21,747	22,621	23,562
England	14,679	15,317	15,856	16,613	17,243	18,034	19,031	19,802	20,738	21,646	22,612	23,008	22,407	22,795	23,184	23,828	24,567	25,624

Source: ONS

Figure 4.2 – Workplace based GVA per head



Source: ONS

Indicator LBD4: Gross Weekly Pay

Since 2011 there has been a relatively small fluctuating increase in the median gross weekly workplace pay within Southend, although this saw a slight decline in 2015, rising again in 2016 however. The gross weekly pay for workers in Southend still remains well below the regional and national figures (see Table 4.3). Due to the methodology for calculating these statistics changing, it is not possible to view a time-series from 2001.

Table 4.3 – Median Gross Weekly Pay of Full time Workers

Year	Southend-on-Sea	East of England	England
2008	£438.90	£469.10	£483.90
2009	£422.50	£478.60	£495.00
2010	£471.30	£488.70	£504.50
2011	£460.90	£489.30	£504.00
2012	£479.10	£495.20	£512.60
2013	£472.30	£505.00	£520.30
2014	£475.80	£504.10	£523.50
2015	£465.40	£516.80	£531.60
2016	£478.90	£528.80	£544.20

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

Indicator LBD5: VAT registrations and de-registrations

Since 2004 the number of business start-ups and deaths has fluctuated (See Table 4.4 and Figure 4). 2015 marks the birth of the most businesses since data has been collected in 2004.

Table 4.4 - Births and Deaths of enterprises within Southend

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Births of new enterprises	790	810	875	785	815	710	680	825	880	1,080	1,080	1,125
Deaths of enterprises	945	875	835	810	850	1,000	940	790	895	895	870	945
Total count of active enterprises	6,825	6,685	6,685	6,620	6,745	6,740	6,870	6,755	7,065	7,240	7,460	7,835

Source: ONS Business Demography: Enterprise Births & Deaths 2015

Figure 4.3 - Births and Deaths of enterprises within Southend

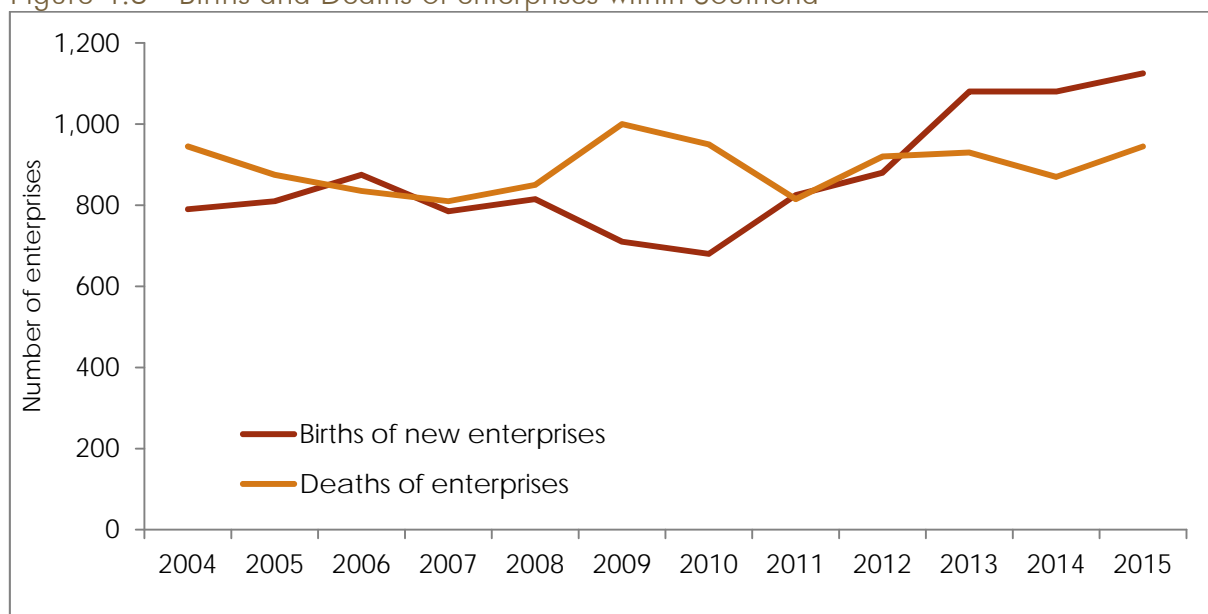


Table 4.5 - Survival of Enterprise Start-ups – including VAT and PAYE registered businesses

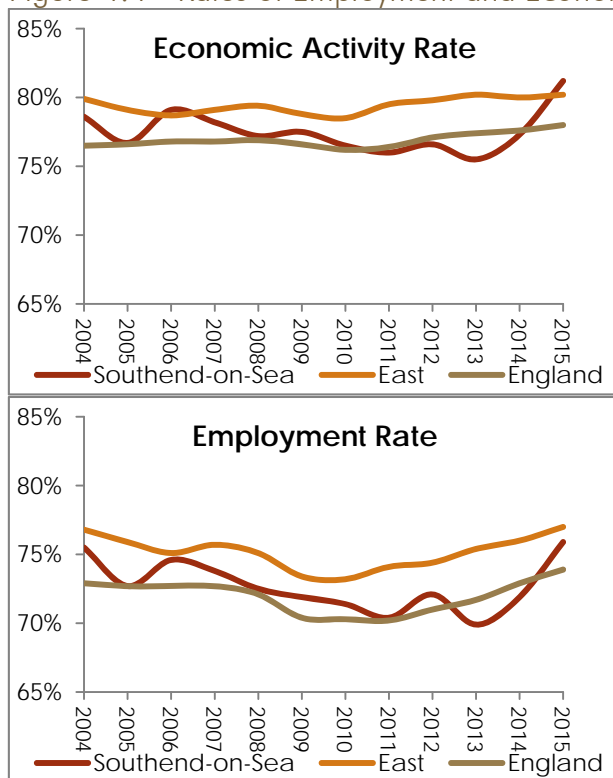
	Births	1 Year Survival	1 Year per cent	2 Year Survival	2 Year per cent	3 Year Survival	3 Year per cent	4 Year Survival	4 Year per cent	5 Year Survival	5 Year per cent
2004	790	740	93.7	605	76.6	480	60.8	390	49.4	340	43.0
2005	810	770	94.9	620	76.4	495	60.8	395	48.8	325	39.7
2006	875	835	95.4	685	78.3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

Source: ONS Business Demography: Survival of Newly Born Enterprises 2015

Economic Participation Rates

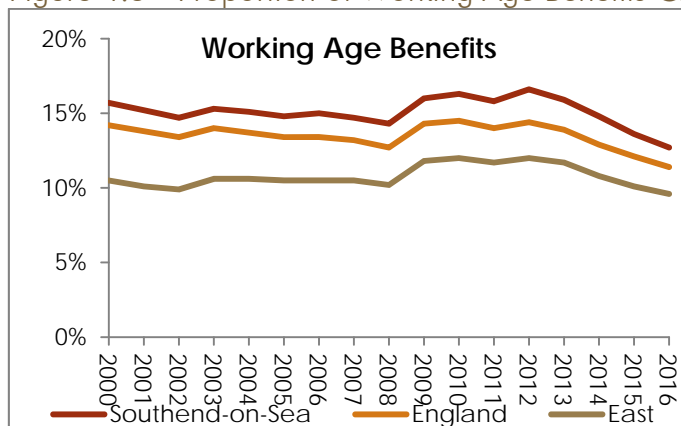
Economic participation rates have seen a recovery over the monitoring period, continuing to reverse the decline seen in Southend since 2006 (see Figure 4.4). The proportion of people of employment age (16 to 64) claiming benefits has also seen a steady decline (see Figure 4.5). Figure 4.6 shows that since 2006 there has been an increase in the proportion of working age residents that have qualifications to at least NVQ Level 2, although this peaked in 2014 and has seen a decline in 2015.

Figure 4.4 - Rates of Employment and Economic Activity - 2004 to 2015



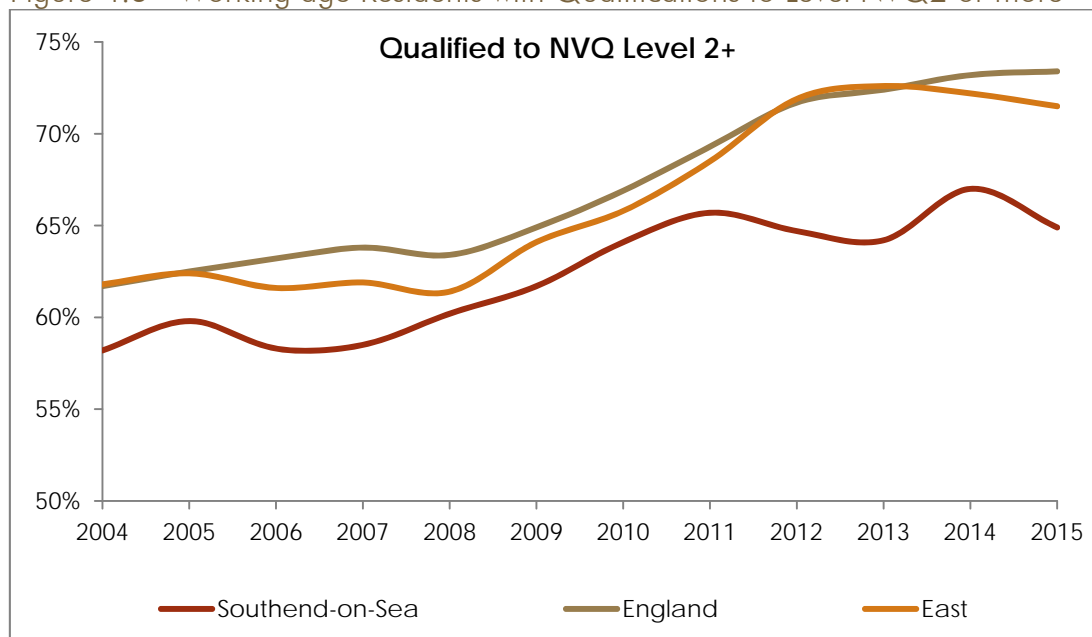
Source: NOMIS, Annual Population Survey

Figure 4.5 - Proportion of Working Age Benefits Claimants



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

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



Source: Annual Population Survey

Business Development: Employment Floorspace and Employment Land

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

Table 4.6 Use Class Order Description for Business Development

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

Due to the urban characteristics of Southend a high number of mixed applications are received and the specific use class is not clear. Therefore in order to ensure that the employment and business figures remain as accurate as possible 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 2015/16 monitoring year there was a net loss in employment floorspace (B1-B8) of 9,346m² across the Borough (see table 4.7).

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

Southend-on-Sea			
Use Class	Gain	Loss	Total
B1 (a)	780	7,236	-6,456
B1 (b)	0	0	0
B1 (c)	0	38	-38
B1 Unknown	0	0	0
B2	0	0	0
B8	404	3,256	-2,852
B1 - B8 Unknown	0	0	0
Total	1,184	10,530	-9,346

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 Seafront and Shoeburyness. A total of 3,588m² employment floorspace was lost across the regeneration areas in 2015/16.

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)	8	1,660	-1,652	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	0	0	0	0	0	0	0	0
B1-B8 Unknown	0	0	0	0	0	0	0	0	0
Total	8	1,660	-1,652	0	0	0	0	0	0
	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)	772	0	772	0	302	-302	780	1,962	-1,181
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	393	2,209	-1,816	0	590	-590	393	2,799	-2,406
B1-B8 Unknown	0	0	0	0	0	0	0	0	0
Total	1,165	2,209	-1,044	0	892	-892	1,173	4,761	-3,588

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

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

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

Indicator LBD7: Loss of employment land

Table 4.9 shows that in the Southend regeneration areas there has been a net loss of 0.59ha employment land for the monitoring year.

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

	Town Centre and Central Area*			Seafront**			Shoeburyness		
Use Class	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	0.00	0.06	-0.06	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	0.00	0.00	0.00	0.00	0.00	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	0.00	0.06	-0.06	0.00	0.00	0.00	0.00	0.00	0.00
	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)	0.00	0.00	0.00	0.00	0.03	-0.03	0.00	0.10	-0.10
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	0.03	0.23	-0.20	0.00	0.06	-0.06	0.03	0.29	-0.26
B1-B8 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.03	0.23	-0.20	0.00	0.09	-0.09	0.03	0.38	-0.35

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

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

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

In the Borough as a whole, there was a slight net loss in employment land, 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	0.16	-0.16
B1 (b)	-	-	-
B1 (c)	-	-	-
B1 Unknown	-	-	-
B2	-	-	-
B8	0.03	0.33	-0.30
B1-B8 Unknown	-	-	-
Total	0.03	0.49	-0.46

Indicator LBD8: Amount of employment land lost to residential development

A total of 0.264ha employment land (B1-B8 use) was lost to residential use in the Borough during 2015/16. This is slightly higher than the corresponding figure (0.257ha) 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 0.16ha B1 employment land. This is a decrease on the total amount of B1 land lost last year (0.21ha). Across the Borough there was no gain in B1 land from other uses.

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

Use Class	Southend-on-Sea	
	B1 - Gained From	B1 - Loss to
B2	-	-
B8	-	-
B1-B8 Unknown	-	-
A1	-	-
A2	-	-
D2	-	-
C3	0.00	0.14
Other Use	0.00	0.02
Total	0.00	0.16

Outstanding

There is outstanding planning permission for 0.21ha of land in Southend to be converted into B1 employment uses. However, 1.73ha 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	-	-
B8	-	-
B1-B8 Unknown	0.04	0.08
A1	-	-
A2	-	-
D2	-	-
C3	0.01	1.13
Other Use	0.15	0.52
Total	0.21	1.73

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 1.27ha 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)	0.08	1.37	-1.29	0.02	1.02	-1.00	0.01	0.04	-0.03
B1 (b)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1 (c)	0.13	0.37	-0.23	0.00	0.27	-0.27	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	0.17	0.07	0.10	0.00	0.00	0.00	0.00	0.00	0.00
B8	0.01	0.20	-0.19	0.00	0.06	-0.06	0.01	0.04	-0.03
B1-B8 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.39	2.00	-1.61	0.02	1.36	-1.34	0.03	0.09	-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	0.01	0.00	0.01	0.00	0.07	-0.07
B1 (b)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1 (c)	0.02	0.00	0.02	0.08	0.03	0.05	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	0.17	0.00	0.17	0.00	0.00	0.00
B8	0.00	0.01	-0.01	0.00	0.00	0.00	0.00	0.01	-0.01
B1-B8 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.02	0.01	0.01	0.26	0.03	0.22	0.00	0.08	-0.08
Use Class	Non Specified Areas (Intensification)			Sum of all Regeneration Areas					
	Gain	Loss	Total	Gain	Loss	Total			
B1 (a)	0.05	0.31	-0.25	0.04	1.13	-1.09			
B1 (b)	0.00	0.00	0.00	0.00	0.00	0.00			
B1 (c)	0.10	0.08	0.02	0.10	0.32	-0.22			
B1 Unknown	0.00	0.00	0.00	0.00	0.00	0.00			
B2	0.17	0.06	0.11	0.17	0.00	0.16			
B8	0.01	0.09	-0.08	0.01	0.12	-0.12			
B1-B8 Unknown	0.00	0.00	0.00	0.00	0.00	0.00			
Total	0.32	0.53	-0.21	0.31	1.58	-1.27			

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

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

The Southend Central Area Action Plan (SCAAP) has combined the central seafront within the central area. However, the results above (Table 4.9) are provided for the entire seafront, and for the town centre and central area (not including the central seafront). Alternative tables for the SCAAP area and the rest of the seafront are 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)

	Southend-on-Sea			SCAAP*			Seafront**		
Use Class	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	0.08	1.37	-1.29	0.02	1.04	-1.03	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)	0.13	0.37	-0.23	0.00	0.27	-0.27	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	0.17	0.07	0.10	0.00	0.00	0.00	0.00	0.00	0.00
B8	0.01	0.20	-0.19	0.00	0.06	-0.06	0.01	0.04	-0.03
B1-B8 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.39	2.00	-1.61	0.02	1.38	-1.36	0.03	0.07	-0.04
	Shoeburyness			Priority Urban Area: Industrial			Priority Urban Area: Districts		
Use Class	Gain	Loss	Total	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.07	-0.07
B1 (b)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1 (c)	0.02	0.00	0.02	0.08	0.03	0.05	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	0.17	0.00	0.17	0.00	0.00	0.00
B8	0.00	0.01	-0.01	0.00	0.00	0.00	0.00	0.01	-0.01
B1-B8 Unknown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.02	0.01	0.01	0.26	0.03	0.22	0.00	0.08	-0.08
	Non Specified Areas (Intensification)			Sum of all Regeneration Areas					
Use Class	Gain	Loss	Total	Gain	Loss	Total			
B1 (a)	0.05	0.31	-0.25	0.04	1.13	-1.09			
B1 (b)	0.00	0.00	0.00	0.00	0.00	0.00			
B1 (c)	0.10	0.08	0.02	0.10	0.32	-0.22			
B1 Unknown	0.00	0.00	0.00	0.00	0.00	0.00			
B2	0.17	0.06	0.11	0.17	0.00	0.16			
B8	0.01	0.09	-0.08	0.01	0.12	-0.12			
B1-B8 Unknown	0.00	0.00	0.00	0.00	0.00	0.00			
Total	0.32	0.53	-0.21	0.31	1.58	-1.27			

*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 2015/16, the Town Centre incurred a net loss of B1a and A1 employment floorspace (measuring -1,652 m² and -154m² respectively). There was no net change in A2 and 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	8	1,660	-1,652
A1	227	381	-154
A2	0	0	0
D2	0	0	0

Southend on Sea

Within the Borough as a whole, there was a net gain in A1 (1,264m²) and D2 (48m²) floorspace during the monitoring period (see Table 4.16). There was a net loss however of B1a and A2 employment floorspace (-6,456m² and -445m² 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	780	7,236	-6,456
A1	2,347	1,083	1,264
A2	0	445	-445
D2	48	0	48

4.2 Transport

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

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

- LSTF/Local Growth Fund (LGF): £1m for capital transport infrastructure over 2015/16, 2016/17.
- TRACE: A European funded project with a grant of £110,000 for three years to trial the development of a transport mobile phone app.
- Local Growth Fund: During 2015 the Council secured a £0.5m (from the £4.3m grant) from the South East Local Enterprise Partnership for Phase 1 of the A127 Kent Elms Junction Improvement to install a new surface Toucan crossing across the A127.
- Local Growth Fund: During 2015 the Council secured a £0.4m grant from the South East Local Enterprise for A127 Essential Bridge and Highway Maintenance.

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

Project	A127/A1015 Kent Elms Junction Improvement-Phase 1 (New Surface Crossing)
Delivering Authority	Southend Borough Council
Scheme Description	During 2015 the Council secured a £0.5m a (LGF) grant from the South East Local Enterprise Partnership for Phase 1 of the A127 Kent Elms Junction Improvement to install a new surface Toucan crossing across the A127. Previously the only means of pedestrian access across this busy junction was via a stepped ramp bridge. These works are in advance of the main junction improvement works. The junction improvement 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
Status as at 31/3/15	Completed.
Project	A127 Essential Bridge and Highway Maintenance
Delivering Authority	Southend Borough Council
Scheme Description	During 2015 the Council secured £0.4m from the £8m (LGF) grant from the South East Local Enterprise Partnership for Essential Bridge and Highways Maintenance. The funding was drawn down to support surveys and essential carriageway surfacing on the A127 from the Borough Boundary to Progress Road Junction.
Status as at 31/3/16	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 2016 totals 4,781 net additional dwellings, the breakdown of which can be seen in Figure 4.8. This equates to an average of 319 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 2015 and 31st March 2016 was 222 (see figure 4.8).

Figure 4.8 - Net Additional Dwellings over Development Plan Period 2001-2016

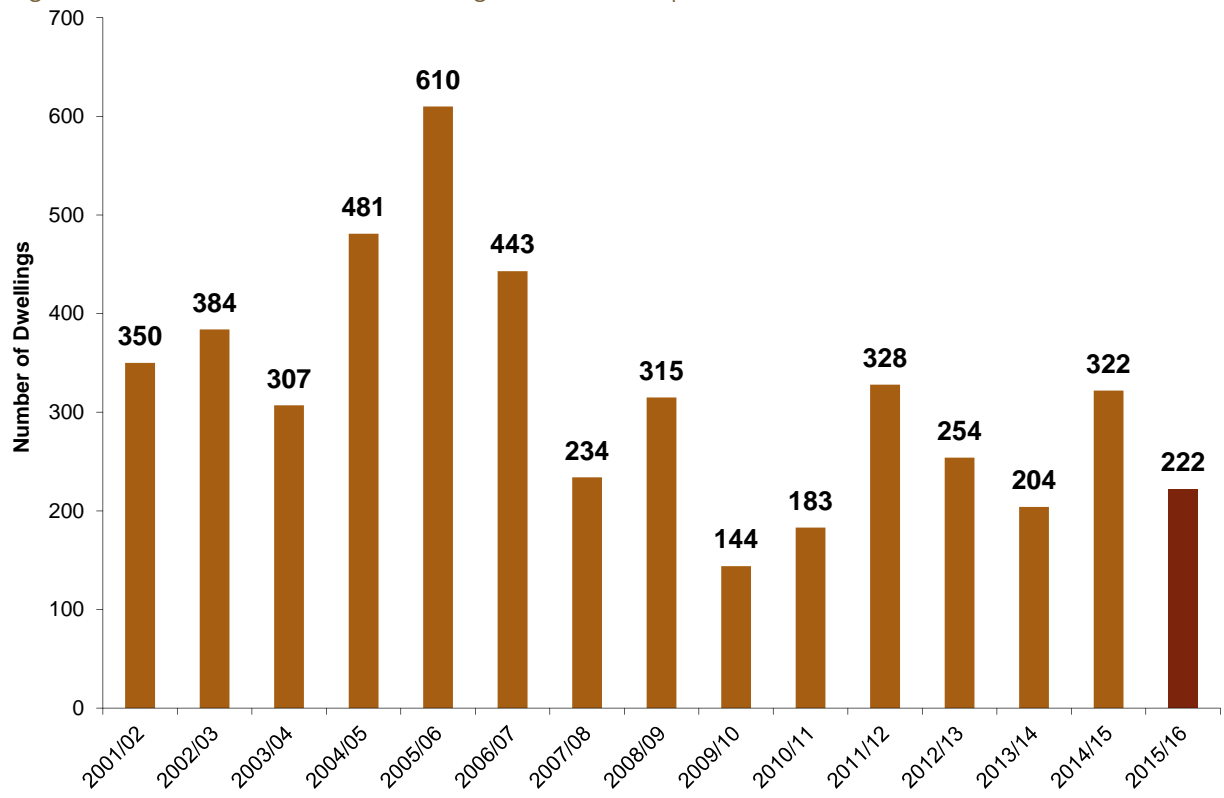
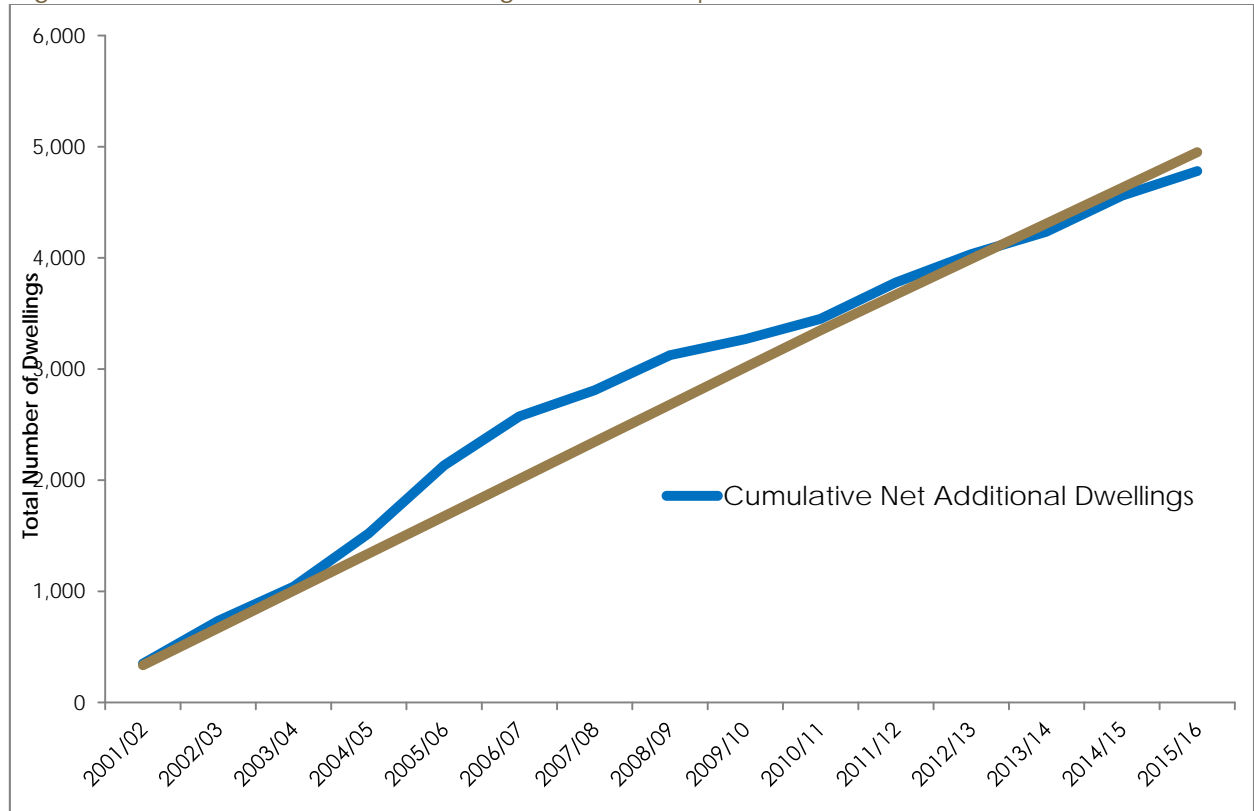


Figure 4.9 illustrates that the cumulative net dwelling completions between 2001 and 2016 (4,781) broadly reflects that required by the annualised allocation in the Core Strategy (4,950) for the same period. Southend is performing well against its housing targets, particularly during 2004 to 2007, which was characterised by relatively high completion rates.

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



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 updates¹⁸ 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 (2016 to 2021) is 1,550. An additional 5% would equate to 1,628.

The implementation of all outstanding residential planning permissions would result in an additional 2,589 net additional dwellings, of which 2,245 are predicted to be

¹⁸ Southend on Sea SHLAA and updates can be located here: http://www.southend.gov.uk/downloads/download/304/strategic_housing_land_availability_assessment

delivered in the next five years, which is in excess of the 5 year housing supply target + 5% of 1,628.

Past performance and delivery of windfall sites indicates that a windfall allowance of 116 can be applied to the housing delivery in Southend for the next 5 year period, resulting in a supply of 2,361 net additional dwellings, providing sufficient supply 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.

5 Year Land Supply Planning Permissions and identified Windfall

*According to the above results a **7.6** year housing land supply can be demonstrated for Southend. $[2,361 / (1550/5) = 7.62]$.*

*Applying the 5% buffer to the housing target results in a **7.25** year housing land supply $[2,361 / (1628/5) = 7.25]$*

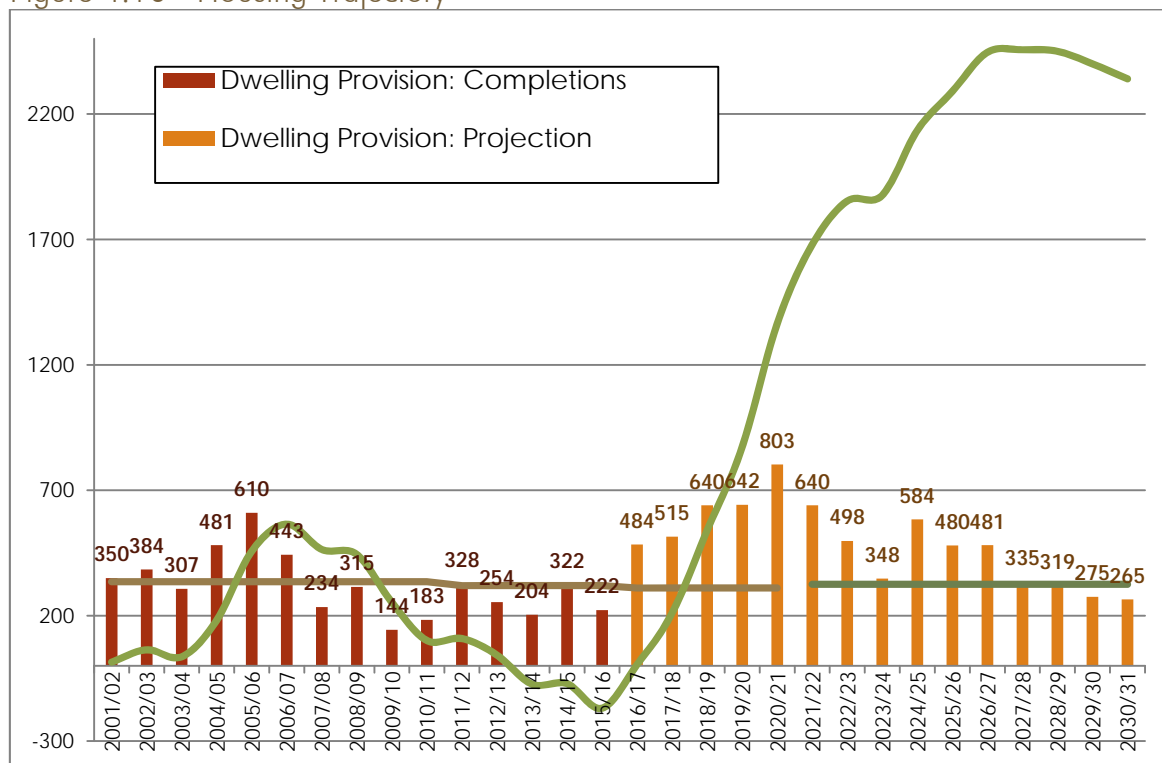
Further, there are a number of sites being brought forward by the Southend Central Area Action Plan (SCAAP) that currently do not have planning permission and are considered to be deliverable at least in part by 2021. These include SHLAA sites CON058, CON127, CON128, CON129. CON053 is also considered to be deliverable by 2021, and was granted planning permission in April 2016. The delivery of all these sites results in an additional 723 dwellings by 2021 and added to the planning permissions and identified windfall set out above results in a supply of 3,084 net additional dwellings.

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

***9.95** year housing land supply can be demonstrated for Southend. $[3,084 / (1550/5) = 9.95]$.*

*Applying the 5% buffer to the housing target results in a **9.47** year housing land supply $[3,084 / (1628/5) = 9.47]$*

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. 100% of residential development has taken place on previously developed land in the monitoring year.

Table 4.19 - Previously Developed Land

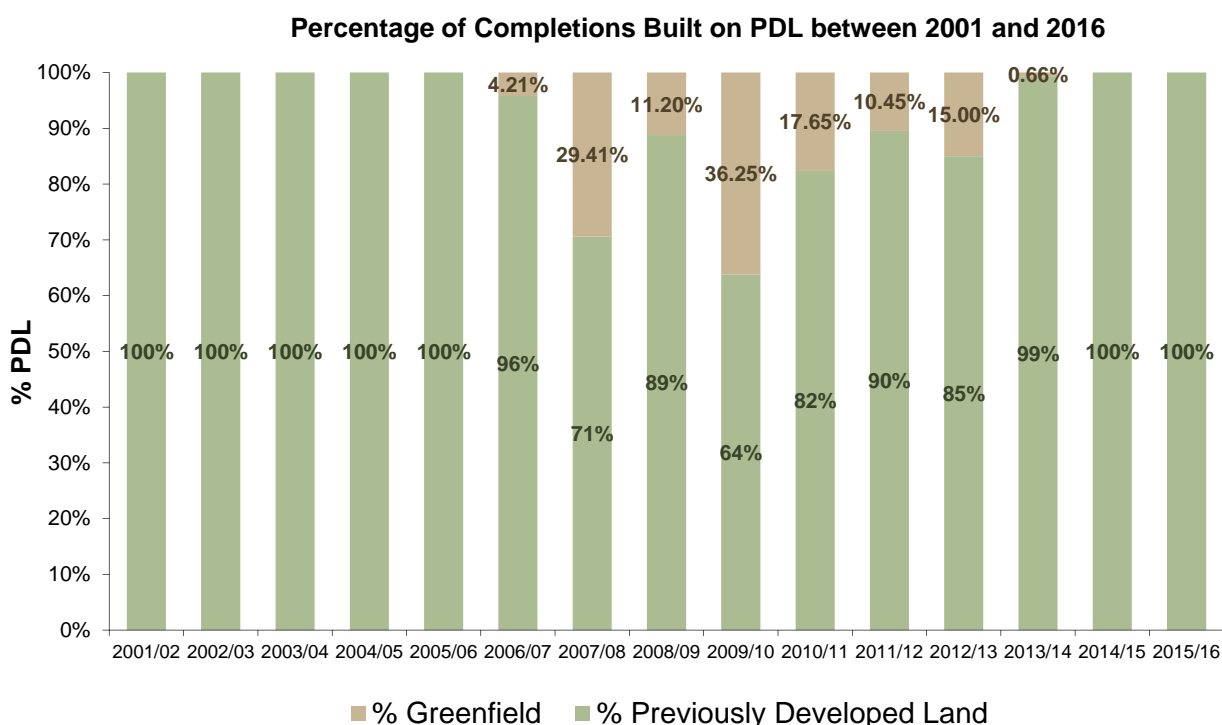
Development on PDL		
Year		%
Previous Years	2001-02	100.00%
	2002-03	100.00%
	2003-04	100.00%
	2004-05	100.00%
	2005-06	100.00%
	2006-07	95.80%
	2007-08	70.60%
	2008-09	88.80%
	2009-10	63.80%

Greenfield Development Scheme Completions	
Lifstan Way	Shoebury Park
-	-
-	-
-	-
-	-
-	-
20 units	-
70 units	-
42 units	-
13 units	45 units

	2010-11	82.40%	-	36 units
	2011/12	89.50%	-	37 units
	2012/13	85.00%	-	31 units
	2013/14	100.00%	-	-
	2014/15	100.00%	-	-
Current Year	2015/16	100.00%	-	-
Average 2001 to 2016		91.73%	36 units	37 units

Over the plan period 2001-2016 an average of 91.73% 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)

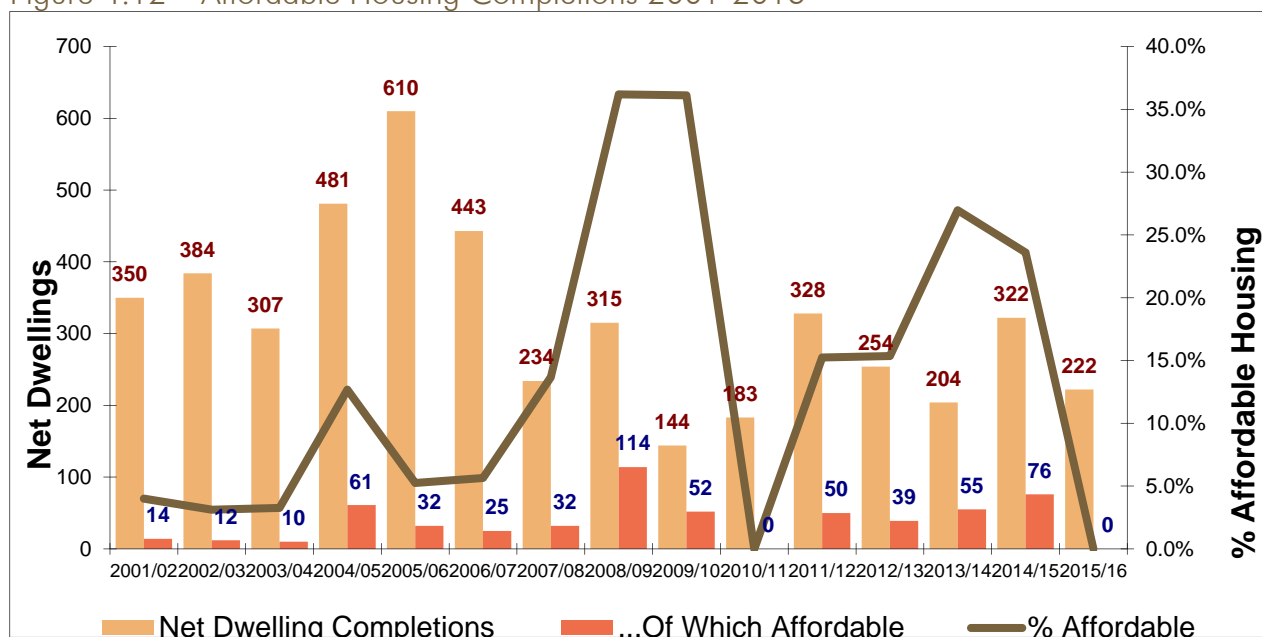
There were no new additional gypsy and traveller sites provided in the 2015/16 monitoring year.

Core Indicator H5: Affordable Housing Completions

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

Figure 4.12 illustrates that affordable homes comprises zero of the total completions in 2015/16. This equates to a total of 38 units, (see Table 4.20). Between 2001 and 2016, 572 affordable homes have been completed, which equates to 11.96% of the total net dwellings completed during this period (4,781).

Figure 4.12 – Affordable Housing Completions 2001-2016



Indicator LH1: Spatial Distribution of Dwelling Completions (Core Strategy DPD Policy CP8) as at 1st April 2016

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

	Total Required 2001-2021	2001-2016 Phased Total	2001-2016 Completions	Ahead of 2016 Phased Total	Outstanding Permissions		Residual Amount to be Found by 2021
					Pre 2021	Post 2021	
All Borough	6,500	4,950	4,781	-169	2589		-870
					2245	344	
SCAAP*	2,474	1,940	1,087	-853	1779		-392
					1465	314	
Seafrost**	76	70	140	70	31		-95
					31	0	
Shoeburyness	1,400	1,048	763	-285	67		570
					67	0	
Intensification	2,550	1,891	2,791	900	712		-953
					682	30	

* Core Strategy target and results include central seafrost

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

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

	Total Required 2001-2021	2001-2016 Phased Total	2001-2016 Completions	Ahead of 2016 Phased Total	Outstanding Permissions		Residual Amount to be Found by 2021
					Pre 2021	Post 2021	
All Borough	6,500	4,950	4,781	-169	2589		-870
					2245	344	
Town Centre	2,000	1,750	791	-959	1281		-72
					1183	98	
Seafront	550	500	436	-64	529		-415
					313	216	
Shoeburyness	1,400	950	763	-187	67		570
					67	0	
Intensification	2,550	1,750	2,791	1,041	712		-953
					682	30	

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.

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.¹⁹ BfL12 is led by three partners: Cabi at the Design Council, Design for Homes and the Home Builders Federation, supported by Nottingham Trent University. A set of 12 questions reflect the vision of what new housing developments should be: attractive, functional and sustainable places. Redesigned in 2012, BfL12 is based on the new National Planning Policy Framework and the Government’s commitment to build more homes, better homes and involve local communities in planning.

The 12 questions are based around three themes: Integrating into the Neighbourhood; Creating a Place, and; Street and Home. Schemes are scored on a traffic light system – red, amber, green. The maximum score is 36, whereby a development would receive a ‘green’ for each of the 12 assessment criteria, and is considered a well-designed home. The comments provide an explanation for the scores assigned. Only developments where 10 or more homes have been completed in 2015/16 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 31 out of 36 was obtained by Brookside Works development at Fairfax Drive. The lowest score was received by Essex House, Southchurch Avenue, an office to residential conversion.

¹⁹ 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/>

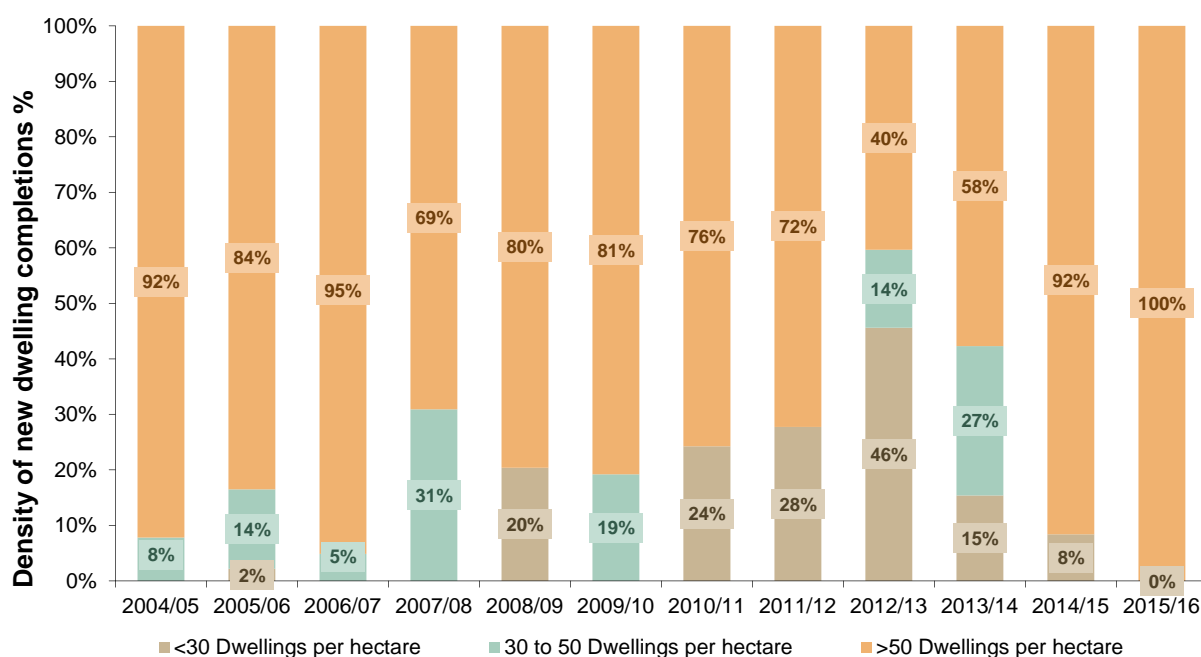
Table 4.22 - Building for life assessments

Location	BFL Score
Brookside Works, Springfield/Fairfax Drive	31
Cheviot House, Baxter Avenue	22
136 Broadway, Leigh-on-Sea	27
3-5 Leigh Road, Leigh-on-Sea	24
Essex House, Southchurch Avenue	20
Dairy Crest, Southchurch Boulevard	29

Indicator LH2: Density of New Dwelling Completions

Figure 4.13 illustrates the density levels of dwelling completions between 1st April 2004 and 31st March 2016. 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 2015/16 100% of sites were built at a density of greater than 50 dwellings per hectare, which is higher compared with previous years.

Figure 4.13 – Density of new dwelling completions



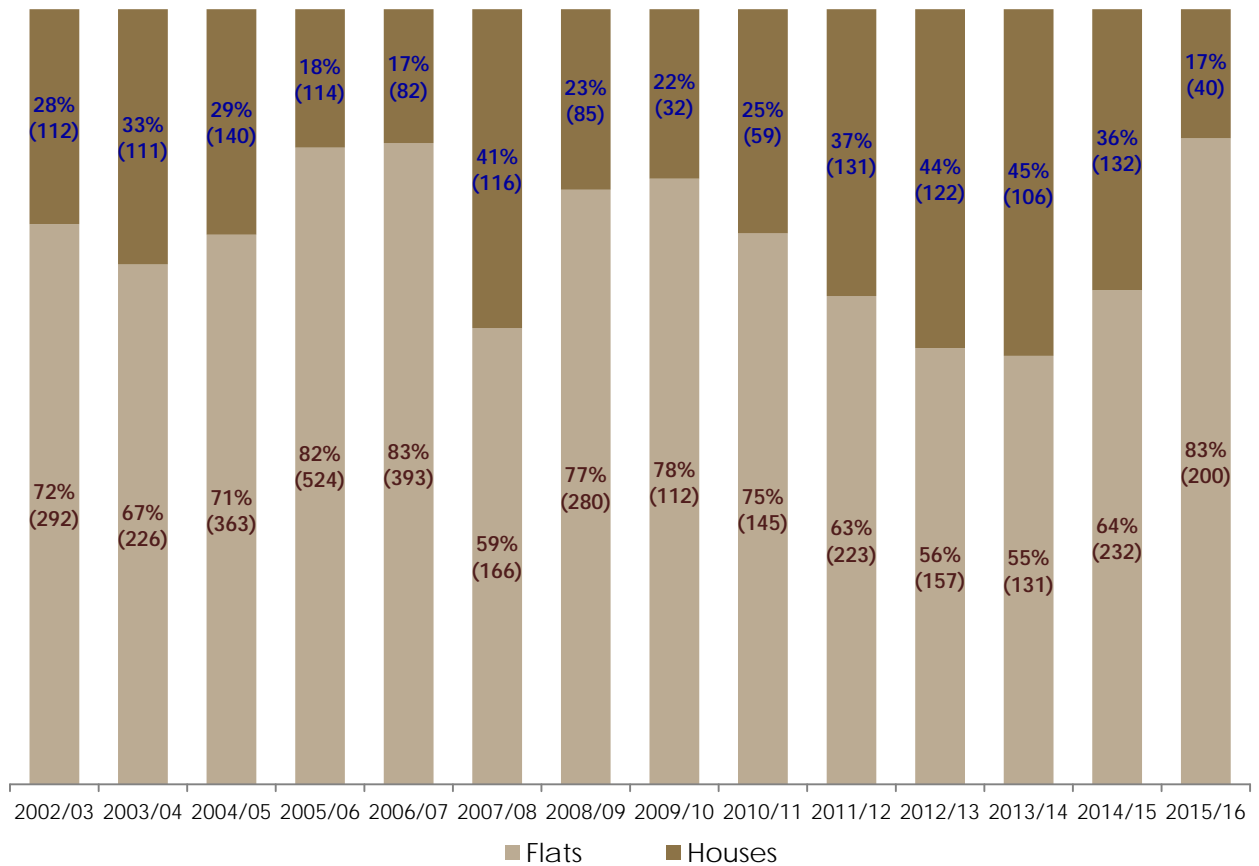
Indicator LH3: Size and type of dwelling completions

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

Table 4.23 – Gross Dwelling Development by Type

Gross Completions	Flats	Houses
2002-2003	292 (72%)	112 (28%)
2003-2004	226 (67%)	111 (33%)
2004-2005	363 (72%)	140 (28%)
2005-2006	524 (82%)	114 (18%)
2006-2007	393 (83%)	82 (17%)
2007-2008	166 (59%)	116 (41%)
2008-2009	280 (77%)	85 (23%)
2009-2010	112 (78%)	32 (22%)
2010-2011	145 (71%)	59 (29%)
2011-2012	223 (63%)	131 (37%)
2012-2013	157 (56%)	122 (44%)
2013-2014	131 (55%)	106 (45%)
2014-2015	232 (64%)	132 (36%)
2015-2016	200 (83%)	40 (17%)
	3457	1394
Total	(71%)	(29%)

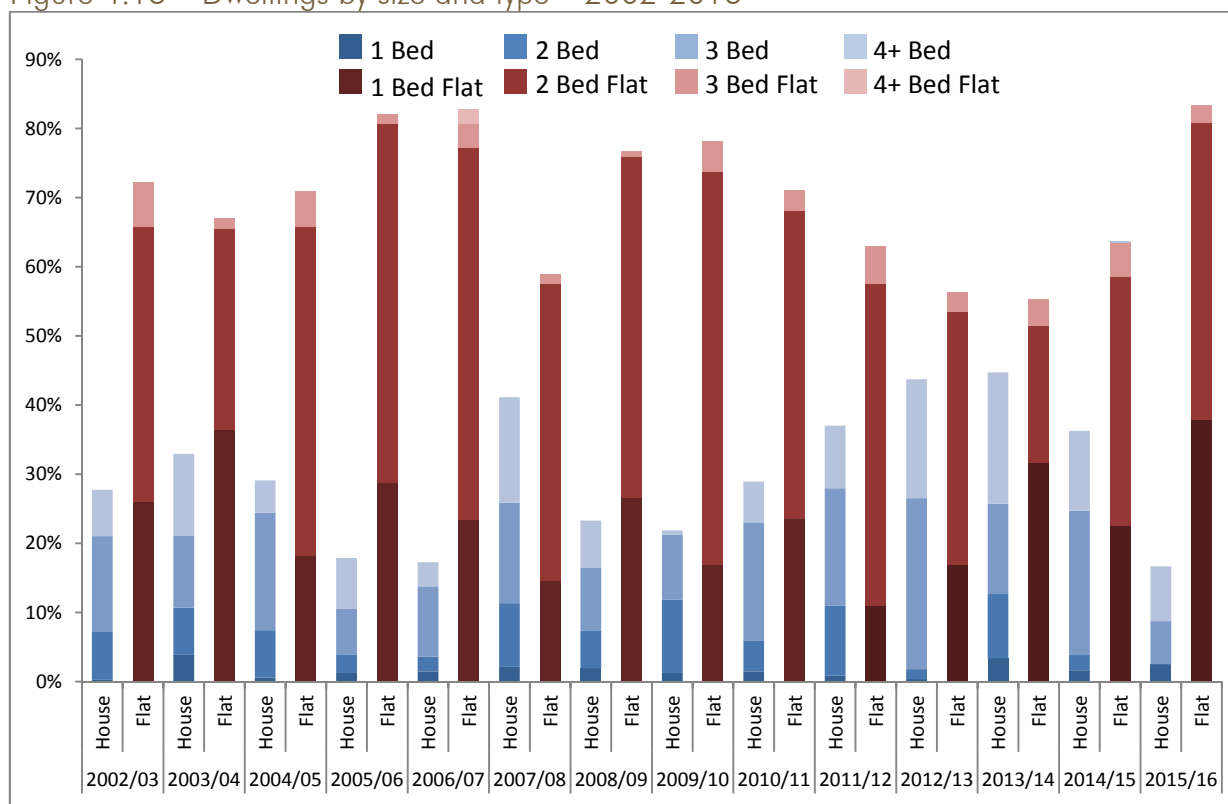
Figure 4.14 – Gross House and Flat developments since 2002



Indicator LH4: Dwellings Completions by type and number of bedrooms

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

Figure 4.15 – Dwellings by size and type – 2002-2016



The data in Table 4.24 shows that the majority of dwellings built in Southend during 2015/16 were one and two bedroom flats. The proportion of houses has generally decreased during 2015/16.

Table 4.24 – Dwellings by size and type – 2002-2016

	House				Flat			
	1 Bed	2 Bed	3 Bed	4+ Bed	1 Bed	2 Bed	3 Bed	4+ Bed
Average 2002 to 2015	1.46%	5.76%	13.57%	9.11%	23.87%	42.72%	3.34%	0.17%
Results for 2015/16	0.00%	2.50%	6.25%	7.92%	37.92%	42.92%	2.50%	0.00%

Indicator LH5: Residential Development Completion by Ward between 2001 and 2016

Figure 4.16 – 13 Year Dwelling Completions (2001-2016) by Ward

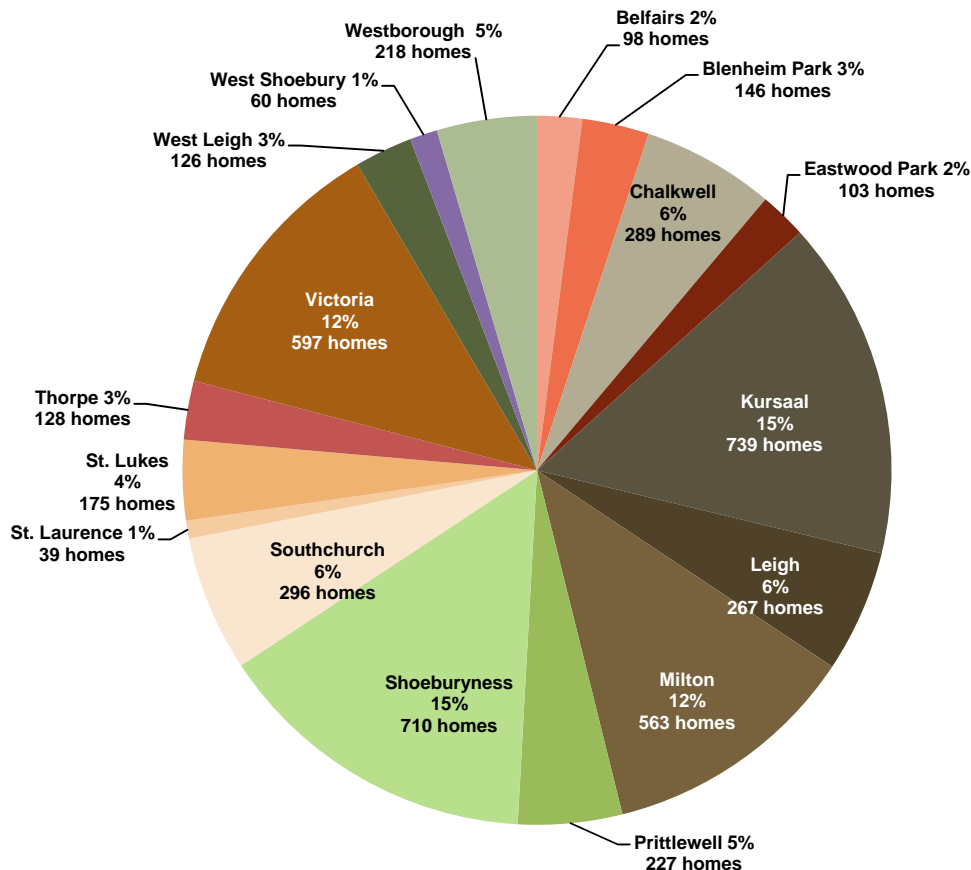


Figure 4.16 illustrates the percentage of dwelling completions by ward between 1st April 2001 and 31st March 2016. In this period a total of 4,781 net additional dwellings have been completed. The chart reveals that the highest proportion of development has occurred in Shoeburyness, Kursaal, Milton and Victoria wards (15%, 15%, 12% and 12% respectively) which comprise a total of 54% of completed development, equating to over 2,000 homes. This indicates that a large proportion of housing is being focused in the Central Area and Shoeburyness in line with the Core Strategy spatial strategy.

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

Figure 4.17 – Development by ward since 2001

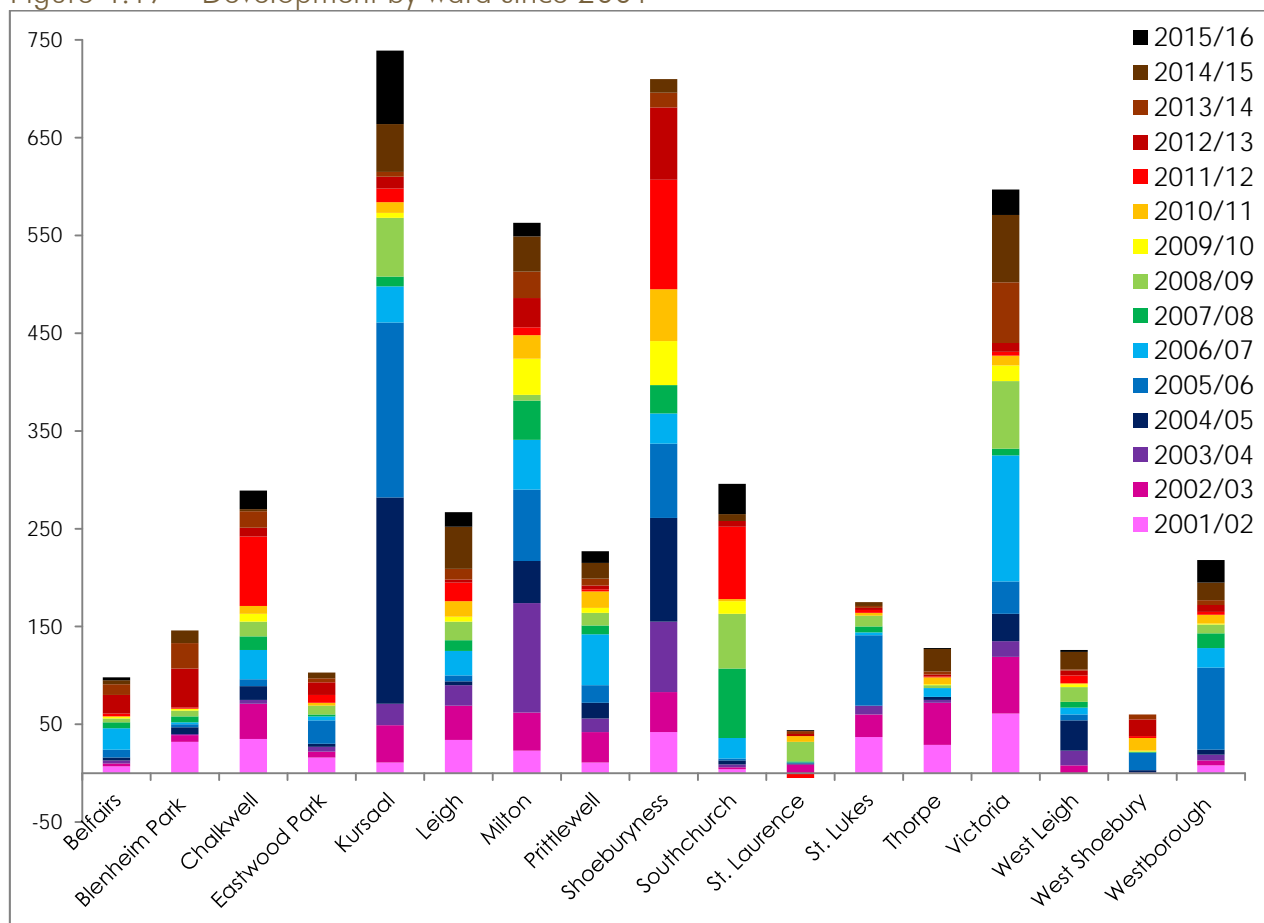


Figure 4.17 shows the location of residential development per year since 2001. The data shows that the majority of development in Kursaal and Milton wards occurred prior to 2007 whereas house building within Shoeburyness has remained relatively steady over the monitoring period. The six wards of Belfairs, Blenheim Park, Eastwood Park, St. Laurence, Thorpe, West Leigh and West Shoebury have all incurred low development rates over the period 2001 to 2016.

Indicator LH7: Type of Residential Development Completed by Ward between 2003 and 2016

Figure 4.18 – Type of development by ward 2003-2016

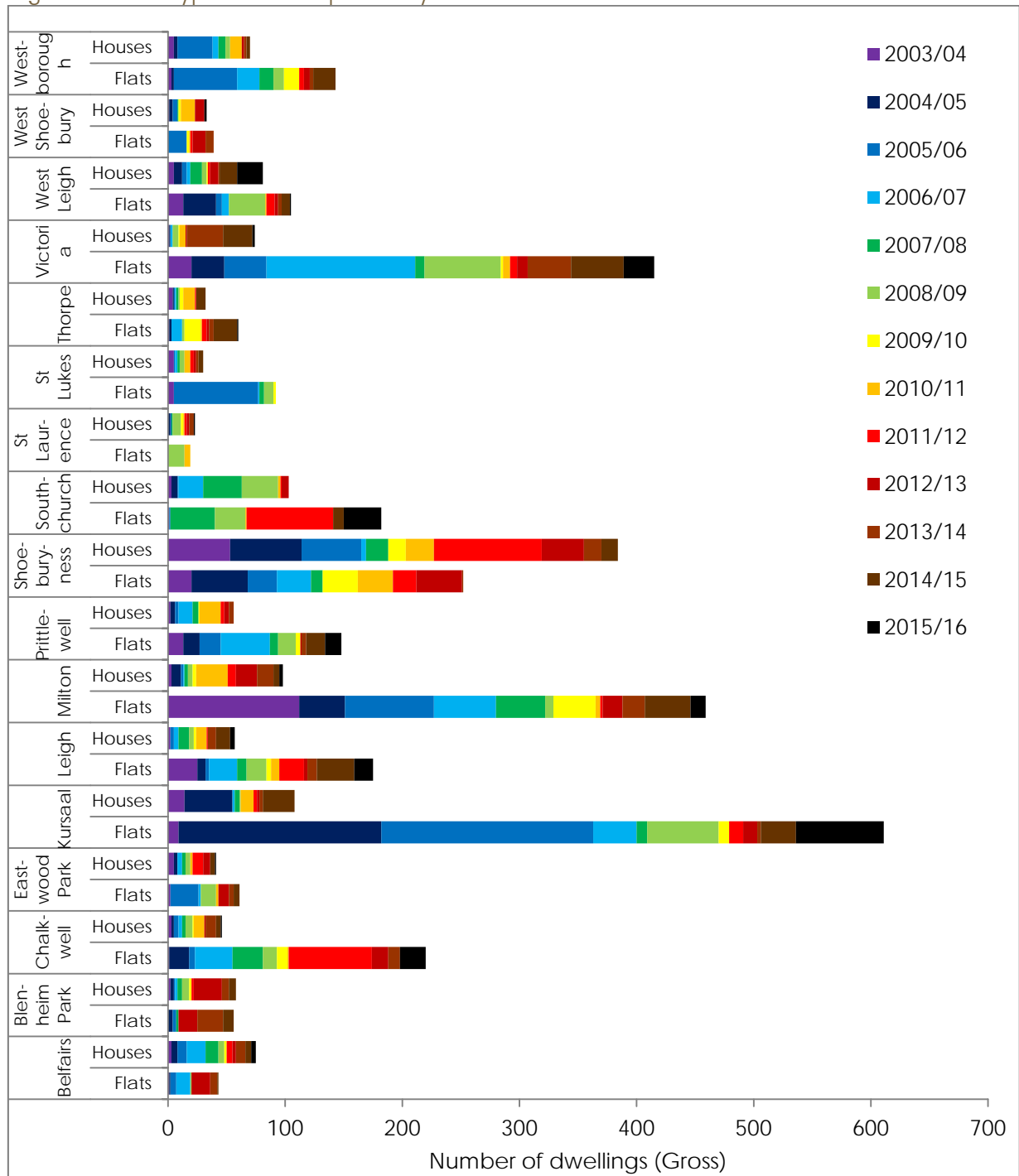


Figure 4.18 shows the number of flats and houses built in each of the 17 wards in Southend during the monitoring years since 2003. The chart reveals that the highest number of flats built over the period 2003 to 2016 have been in the central wards of Kursaal, Milton and Victoria and is expected due to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

2003, which is mainly due to the housing schemes brought forward at Shoebury Garrison and Shoebury Park.

Housing Summary

A total of 222 homes have been completed during the period 1st April 2015 to 31st March 2016. This is a slight decline on the previous monitoring year (322 in 2014/15) but still represents an increase compared to 2013/14 (204) monitoring year.

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 4,950 homes to be built during the period 2001 to 2016. The cumulative total to the end of the current monitoring period is 4,781, which is 169 dwellings below the required amount. Importantly annual average completions (319) 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.

A total of 100% of dwelling completions during the year have been provided on previously developed land.

There have been no affordable homes completed within the Borough during the monitoring year. Please note that the number of affordable homes reported in the AMR and those reported by the housing department and submitted to government differ due to the method of monitoring. The Housing Department count a home as complete once it is habitable and the Planning Department count a dwelling as complete once a roof is in place. This subsequently means that the annual figures do not always align.

During the monitoring year, the ratio between the completions of flats and houses was 83% and 17%, with a lower delivery of houses than in recent years.

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

4.4 Environmental Quality

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

The Environment Agency (EA) annually publishes details regarding planning applications submitted to local authorities that the EA have objected to due to flood risk or water quality issues. Table 4.25 lists the objections made by the Environment Agency to planning applications submitted to Southend on Sea Borough Council during the 2015/16 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

15/01326/FUL	Demolish existing building to Eastern boundary, increase height and extend existing building including two storey front extension	Unsatisfactory FRA/FCA Submitted	Refused
15/01997/FUL	Erect four two storey dwelling houses with associated parking and amenity space.	PPS25/TAN15 - Request for FRA/FCA	Refused but allowed on appeal 10.10.16

Core Indicator E2: Change in areas of biodiversity importance.

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

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

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

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

Core Indicator E3: Renewable energy generation

The Borough of Southend-on-Sea is an already densely developed urban area with tightly drawn boundaries, and with an extensive foreshore which is of international, national and local significance for biodiversity. There is therefore little or no opportunity within the Borough for commercial scale electricity generation capacity from any source within its boundaries. In 2015/16 the following installations were made however: Temple Sutton School (0.206MW), Southend Adult Community College (0.11MW), and Beecroft (0.03MW).

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

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

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

Monitoring systems are being put in place to collect data on how well this policy is being implemented. 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 4,175 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	303.91
Area Open Space	17.36
Sports Grounds	103.01
Closed Churchyards	1.78
Nature Conservation sites	109.02
Woodland	2.87
Allotments	27.82
Playgrounds	6.55
Total	572.32

Source: Parks and Greenspaces Strategy 2015-2020

The Council aims to maintain all green spaces in the most sustainable way possible, and to manage all parks and amenity open spaces to Green Flag award standards. In 2015/16, five parks within the Borough were awarded green flag status, as listed in Table 4.28.

Table 4.28 - Parks Awarded Green Flag Status, 2015/16

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

4.5 Minerals

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

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

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

4.6 Waste

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

The Council is also the Waste Planning Authority for the Borough. During the monitoring year 2015/16, there were no planning applications for new waste management facilities. However, works have commenced on the following waste Planning application, approved in 2013, on the existing Central Cleansing Depot site (the new application does not alter the existing throughput capacity).

13/00055/B C3M	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 22.05.20 13
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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
Eastern Avenue Waste Transfer Station	Eastern Avenue, Southend On Sea, Essex. SS2 5QX	Materials Recycling / Recovery Facility and Waste Transfer Station
Hadleigh Salvage Ltd	Plot 9, Stock Road, Southend On Sea, Essex. SS2 5QF	Non Hazardous Transfer Stations
Stock Road Civic Amenity Site	Stock Road, Southend On Sea, Essex	Recycling Centre for Household Waste
Leigh Marsh Civic Amenity Site	Leigh Marsh, Leigh-on-Sea, Essex	Recycling Centre for Household Waste

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

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

Table 4.30 - Waste Management

Amount Managed (Tonnes)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Total municipal waste arising	89,271	86,637	87,922	84,246	80,752	76,157	75,110	76,034	72,757	73,646	74,151	76,525
Of which:												
Sent to landfill	67,475	64,990	60,164	53,636	46,614	43,407	41,214	39,009	37,096	34,177	35,596	25,529
Incinerated	13	21	15	21	0	0	0	0	0	0	0	0
Diverted	21,783	21,626	27,743	30,589	34,138	32,752	33,896	33,998	35,123	39,122	38,228	52,075
Of that Diverted:												
Recycled	14,378	14,802	19,841	22,601	23,693	21,955	22,151	22,382	23,667	24,624	23,404	23,256
Composted	7,405	6,824	7,902	7,988	10,445	10,797	11,745	11,617	11,456	14,497	14,824	14,177
MBT	0	0	0	0	0	0	0	0	0	0	0	14,642
Percentage Managed	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
% of total sent to landfill	75.60%	75.00%	68.40%	63.70%	57.70%	57.00%	54.90%	51.30%	50.99%	46.41%	48.45%	33.16%
% of total incinerated	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
% diverted	24.40%	25.00%	31.60%	36.30%	42.30%	43.00%	45.10%	44.70%	48.27%	53.12%	51.55%	66.84%
% of total which is:												
recycled	16.10%	17.10%	22.60%	26.80%	29.30%	28.80%	29.50%	29.40%	32.53%	33.44%	31.56%	29.85%
composted	8.30%	7.90%	9.00%	9.50%	12.90%	14.20%	15.60%	15.30%	15.75%	19.69%	19.99%	18.20%
MBT	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18.79%

Source: SBC – Waste Management and Street Scene

4.7 Gypsies and Travellers

During the monitoring year 2015-16, 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 2016) 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' in 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 commissioned a new GTAA to assess current needs for Essex Authorities, and this study was published in July 2014. Southend is a densely populated urban area surrounded by the estuary and green belt land. The GTAA (2014) does not identify a need in Southend, sites will be considered along with the potential constraints during the production of a new Southend Local Plan.

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
LDD	Local Development Document
LDF*	Local Development Framework (<i>now referred to as Local Planning Framework</i>)
LDS	Local Development Scheme – the programme management document for the LDDs
Local Indicators	Indicators for monitoring key local planning considerations not covered by the core indicators
LP	Local Plan
LSOA	Lower Super Output Area
LTP	Local Transport Plan
NOMIS	National Online Manpower Information Service – source of unemployment data
ODPM	Office of the Deputy Prime Minister (now Department of Communities and Local Government - DCLG)
ONS	Office of National Statistics
RES	Regional Economic Strategy (prepared by EEDA)
RPG	Regional Planning Guidance
SAMR	Southend Annual Monitoring Report
SBC	Southend Borough Council
SCAAP	Southend Central Area Action Plan
SCI	Statement of Community Involvement – the authority’s policy and standards for involving the community in the planning process
SELEP	South East Local Enterprise Partnership
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 LDF consists of the LDS, SCI, several LDDs – both DPDs and SPDs - and the AMR

Appendix 2: Building for Life detailed Assessments

Name/ Location	Brookside Works, Springfield / Fairfax Drive	
Size	22 dwellings	
Overall Score	31	
Score Breakdown	Integrating into the neighbourhood	11
	Creating a place	11
	Street and home	9
Comments	<p>This development provides a mix of dwelling sizes, including family sized homes, but does not include any affordable housing. There is a connection / route through the site, linking Fairfax Drive and Springfield Drive and this route benefits from natural surveillance from a number of houses. Positively, the new houses are well articulated and address the street frontage and create a cohesive frontage, marking the entrance to the site on both Fairfax Drive and Springfield Drive.</p> <p>The character of the streetscene, particularly to Fairfax Drive, is mixed in part, and the development does have a distinctive character, houses with large windows and features such as bays. The site benefits from some landscaping and quality surface materials to enhance its appearance, although there aren't any notable areas of useable communal space created within the site, part from the street, for play etc, and this may have been beneficial for residents, parking dominates some areas.</p> <p>The site is sustainably located with access to public transport and local shops and services. Houses benefit from private rear gardens and parking bays/garages.</p>	

Name/ Location	Cheviot Hose, Baxter Avenue	
Size	22 dwellings	
Overall Score	22	
Score Breakdown	Integrating into the neighbourhood	8
	Creating a place	8
	Street and home	6
Comments	<p>This residential development comprises 22 flats, formed as part of an office to residential conversion. Cycle and vehicle parking has been provided for the development, parking is accessed to the rear via a gated undercroft that has limited positive impact on the streetscene. The parking area is neatly laid out but doesn't appear to benefit from any landscaping, which could have helped to soften the expanse of hardstanding.</p>	

	<p>The forecourt area to the front of the site provides some degree of focus to the entrance, although could have been enhanced through further landscaping (small areas of turf provide limited green space) and quality surface materials to improve visual impact and the permeability of the surface area.</p> <p>There is a clearly defined entranceway to the front of the building, and windows are neat and uniform, however the building still takes on the appearance of an office block and does not read as a residential development. Residential units do not benefit from any useable private amenity space.</p> <p>The site is sustainably located in terms of its proximity to the town centre, public transport routes, and shops and services including local schools and doctors surgeries.</p>
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Name/ Location	136 Broadway, Leigh-on-Sea	
Size	14 dwellings	
Overall Score	27	
Score Breakdown	Integrating into the neighbourhood	9
	Creating a place	9
	Street and home	9
Comments	<p>This development provides a mix of 1, 2 and 3 bed flats, however no affordable housing is provided although it is noted that the original planning permission pre-dates the adopted Southend Core Strategy and the requirement to provide this.</p> <p>There is opportunity for an active commercial use to be included at ground floor, although at the time of writing this did not appear to be occupied and as such had limited positive impact on the streetscene in terms of activity and natural surveillance.</p> <p>Positively, parking has been designed so as not to dominate the streetscene, and the site is sustainably located being in close proximity to shops and services, and to mainline railway stations and buses. Cycle parking is provided on site and the public realm to the front of the site has been enhanced through the provision of street trees, although there may have been potential for more enhancement through the provision of street furniture e.g. bench, additional planting.</p> <p>The building provides a contemporary form to the streetscene, somewhat unique within the immediately surrounding townscape, although does appear bulky in this context, particularly given the profile of the roof.</p>	

	Amenity space is provided in the form of balconies, which provide useable amenity space for residents and may provide some with the opportunity for estuary views – these will also benefit the streetscene in terms of natural surveillance.
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Name/ Location	3-5 Leigh Road, Leigh-on-Sea	
Size	19 dwellings	
Overall Score	24	
Score Breakdown	Integrating into the neighbourhood	9
	Creating a place	6
	Street and home	9
Comments	<p>This development provides 19 x 2-bed flats. No affordable housing is provided on site, however it is noted that the original permission pre-dates the adopted Southend Core Strategy.</p> <p>The site is sustainably located with easy access to local shops and services, and is adjacent to the primary school and Chalkwell Park, providing opportunity for amenity for residents. There is limited provision of green space within the site, which could have helped to soften the impact of the development further. Units are provided with balconies/terraces.</p> <p>Parking is provided within the basement, which seems an appropriate solution given the constraints of the site in terms of available space, and ensures that parking does not dominant the streetscene.</p> <p>In terms of character, there are elements of the scheme that don't appear to integrate successfully with neighbouring development, particularly in terms of height, form and alignment of eaves, or pick up successfully on local character, although the palette of materials draws some reference from the locality, including use of red brick. The development does however provide definition to the corner and a defined pedestrian entrance to the building.</p>	

Name/ Location	Essex House, Southchurch Avenue	
Size	75 dwellings	
Overall Score	20	
Score Breakdown	Integrating into the neighbourhood	9
	Creating a place	5
	Street and home	6

Comments	<p>This development, permitted under the prior approval process for office to residential conversion, provides for 75 residential units. This comprises a mix of 1 and 2 bed flats, and 1 and 2 bed duplexes. Parking is over provided on the site – utilising existing parking facilities associated with the former commercial use. In terms of character, the building has been converted from commercial use, and reads as a commercial rather than residential building and its relationship with the surrounding streetscene has not been enhanced.</p> <p>It is located in proximity to local shops and services, and accessible for local public transport including bus and train services. The development does not however provide a mix of tenures or sizes to meet local requirements.</p> <p>Positively there are a number of mature trees and planting around the site, although units do not benefit from private amenity space.</p>
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Name/ Location	Dairy Crest, Southchurch Boulevard	
Size	32 dwellings	
Overall Score	29	
Score Breakdown	Integrating into the neighbourhood	9
	Creating a place	10
	Street and home	10
Comments	<p>This development provides 32 retirement flats, a mix of 1 and 2 bed units. Positively, flats have access to a communal garden to the rear (and a communal lounge) together with private balconies provided to upper floors. It is sustainably located, there is a bus stop to the front of the site, and it is in walking distance of a variety of shops and services. Parking is to the rear and accessed from the street, via an undercroft, leading to views of the parking court through the site. The use of surface materials has helped to enhance this area somewhat, although a void is created by the undercroft.</p> <p>The redevelopment of the site has generally had a positive impact on the streetscene in terms of providing natural surveillance and activity – a number of the units of the front of the building for example has large balconies on which residents can sit out. These balconies also provide a degree of articulation to the building that helps to break up its massing.</p> <p>In terms of character and context, the building has incorporated a strong use of white render, referencing its use elsewhere in the streetscene, however the remainder of the palette of materials</p>	

	including blue bricks and timber cladding, provides less consistency.
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	While it provides a focal point, the building is somewhat larger than surrounding development, although it is noted that the building steps down to the east to provide more of a step change with
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