

Rochford and Southend-on-Sea Housing and Employment Land Availability Assessment Combined 2020 Update

Rochford District Council and Southend-on-Sea Borough Council

June 2020

LICHFIELDS

1.0 Introduction

1.1 Lichfields has been commissioned by Rochford District Council (RDC) and Southend-on-Sea Borough Council (SBC) to produce a joint Housing and Economic Land Availability Assessment (HELAA) update report (the ‘joint HELAA’). The joint HELAA will form a key part of the emerging Local Plan evidence base for both authorities, helping the authorities to understand what availability of land there is for a variety of forms of development over the plan period.

Purpose and Background

1.2 The purpose of this joint HELAA is to assessment the suitability, availability and achievability of land in the area to meet potential future development needs. The HELAA does not allocate land for development, set specific policies or indicate that the Council would support its development. It merely highlights the potential of land for development against agreed criteria.

1.3 This joint HELAA is one in a series of land availability assessments produced for the Rochford and Southend-on-Sea authorities. Assessments already undertaken as part of earlier HELAA assessments include:

- Southend Housing and Employment Land Availability Assessments 2018 undertaken by DLP (and accompanying viability evidence); and
- Rochford Strategic Housing and Economic Land Availability Assessment 2017 undertaken by the Council (with accompanying viability evidence by PBA).

1.4 This joint HELAA brings together the existing HELAA site assessments already undertaken by the two authorities and combines it with an assessment of new sites which have been identified for assessment into one, single joint HELAA update report.

Scope of the Report

1.5 This joint HELAA update presents overall findings on the potential available land for development across the two authority areas. It draws upon the overall findings of the previous HELAA assessments, and supplements them with new information, but does not entirely supersede them. It does not re-appraise all previous site assessments, but the changes in circumstances have sought to be identified by the Councils (e.g. if a site now has planning permission). This means that this report should be viewed alongside the previous assessments undertaken in 2017/2018 and the comprehensive joint HELAA evidence base is formed by the three studies taken together, as illustrated in Figure 1.1 below.

Figure 1.1 Joint HELAA Evidence

