



annual monitoring report december 2012

local development framework
delivering regeneration and growth



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Executive Summary

This Annual Monitoring Report is for the period 1 April 2011 to 31 March 2012. 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

Following publication of the Localism Act and National Planning Policy Framework (NPPF) it has been necessary to review all emerging Development Plan Documents and Supplementary Planning Documents to ensure they are up-to-date and sound in their approach. Consequently the production of all documents as outlined by Local Development Scheme (LDS) have been delayed and a revised Local Development Scheme (LDS) timetable was published in December 2012, which can be viewed on the relevant planning pages on the Council's website: <http://www.southend.gov.uk>. The key changes have included alterations in the document production timescales. Most notably it has been deemed necessary for further consultation on the publication of the submission versions of the Development Management DPD and Southend Central AAP to be carried out as a result of the introduction of the NPPF. The Council will continue to monitor plan preparation and where necessary update the LDS during future monitoring years to ensure the published LDS remains up-to-date and relevant. Work also continues on maintaining an up to date and robust evidence base for plan preparation.

Monitoring Regeneration and Growth

Business Development and Jobs

Data collected during 2011/12 indicates that the current economic downturn continues to have an effect on employment in Southend. The number of jobs within Southend has dropped since 2009 (by over 2,000 jobs since 2009) and unemployment peaked during February and March 2012 with 5.5% of working aged residents claiming job seekers allowance. In addition, economic participation rates have shown a decline with a reduction in economic activity and employment rates by approximately 3% since 2006. Other indicators however have shown an improvement in business development and the economy. For example Gross Value Added (GVA – which measures the contribution to the economy of each individual producer, industry or sector) continued to rise in 2011. The number of new business start-ups within Southend during 2011 has shown a significant rise, exceeding the annual average of the period 2004 to 2008. Figures show there has been no net loss in employment land (B1 to B8 uses) across the borough during 2011/12, however outstanding planning permissions show there is potential for almost 3 hectares to be lost over the next 3 years to residential, retail and other uses.

Transport

Major transport investment has taken place over the last two years in and around Southend, benefiting both the Borough's residents and its visitors. The £25million Better Southend scheme has improved transport infrastructure across four major areas of the town and over £100 million has been invested in London Southend Airport since it was acquired by the Stobart Group in

2008, with more than 500 new jobs created on site. Looking forward, Southend Council has secured funding for sustainable travel, 'Bike Friendly Cities' and is working in partnership to create a Better Bus Area.

Housing

There were 328 net dwelling completions in the Borough during 2012, a significant increase on the previous two years. Despite the drop in completions during 2010 and 2011, an average of 344 net additional dwellings have been built per annum since 2001, above the Core Strategy phased requirement of 335 per year.

The NPPF requires planning authority's 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 (2013 to 2017) is 1,590. An additional 5% would equate to 1,670.

The cumulative net dwelling completions between 2001 and 2012 (3,779) exceeds the phased housing target in the Core Strategy (3,670) for the same period by 109 dwellings. If this 'over-provision' was to be taken into account it would adjust Southend's five year housing land supply target accordingly: 1,481 (plus additional 5% = 1,555).

The implementation of all outstanding residential planning permissions would result in an additional 2,027 net additional dwellings, of which 1,706 are predicted to be delivered in the next five years, meeting the 5 year housing supply target + 5% of 1,670. In addition, past performance and delivery of windfall sites indicates that a windfall allowance on small sites (i.e. less than 5 units) of 130 can be applied to the housing delivery in Southend for the next 5 year period, resulting in a supply of 1,836 net additional dwellings. This information demonstrates that Southend has a good supply of readily available housing sites to meet a five year housing supply and beyond.

A total of 90% of dwelling completions during the year have been provided on previously developed land. The small proportion built on greenspace has been part of the development at Shoebury Park.

A total of 50 affordable homes were completed within the Borough during 2011/12 (15% of net completions). Between 2001 and 2012, 402 affordable homes have been completed, which equates to 10.6% of the total net dwellings completed during this period (3,779).

During 2011/12, 37% of completions were houses, a significant adjustment compared with the 2001-2011 average of 75% flats, 25% houses. This has mainly been due to the completions at the Garrison and Shoebury Park developments. This data has directly influenced the average size of dwelling built during 2011/12. The increase in number of houses corresponds to a rise in the proportion of three and four bed homes being provided within Southend compared to the previous years' averages.

The location of dwelling completions remains largely similar to previous years, with the majority of development taking place within the Town Centre (Milton, Victoria and Kursaal Wards) and within the Shoeburyness area.

1. Introduction

This is the seventh AMR that has been produced under the Planning and Compulsory Purchase Act. It monitors the period 1st April 2011 to 31st March 2012. 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.

Section 35 of the Planning and Compulsory Purchase Act 2004 has previously required every Local Planning Authority to produce an Annual Monitoring Report (AMR) and submit it to the Secretary of State prior to 31st December each year. Section 113 of the Localism Act amends this requirement so that local planning authorities must publish this information direct to the public at least annually in the interests of transparency. 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.

The new provisions of the Localism Act have in turn led to new Regulation 34 The Town and Country Planning (Local Planning) (England)¹ Regulations 2012 prescribing 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 measureable indicators to help assess progress towards the aims and targets set out in the emerging LDF, 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 the Local Development Documents (LDDs) making up the Local Development Framework for the Borough.

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

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 - core, local and contextual. 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 core and local indicators for minerals and waste, flood protection 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 2011-12 the Council has not:

- i) made a neighbourhood development order nor received an application to designate a Neighbourhood Area under the Neighbourhood Planning Regulations 2012;
- ii) nor prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010;

It is not necessary to report on these matters as required by the new Local Planning Regulations implementing the provisions of the Localism Act.

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

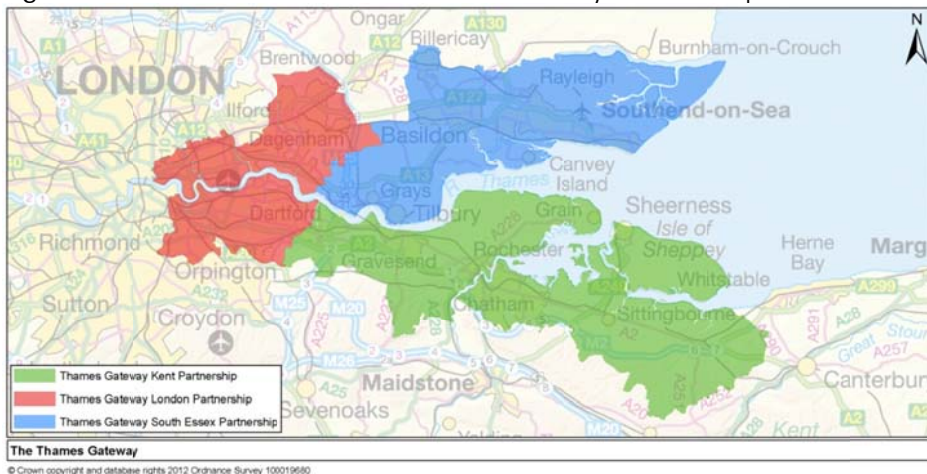
2. Context

2.1 Key Contextual Characteristics

Location

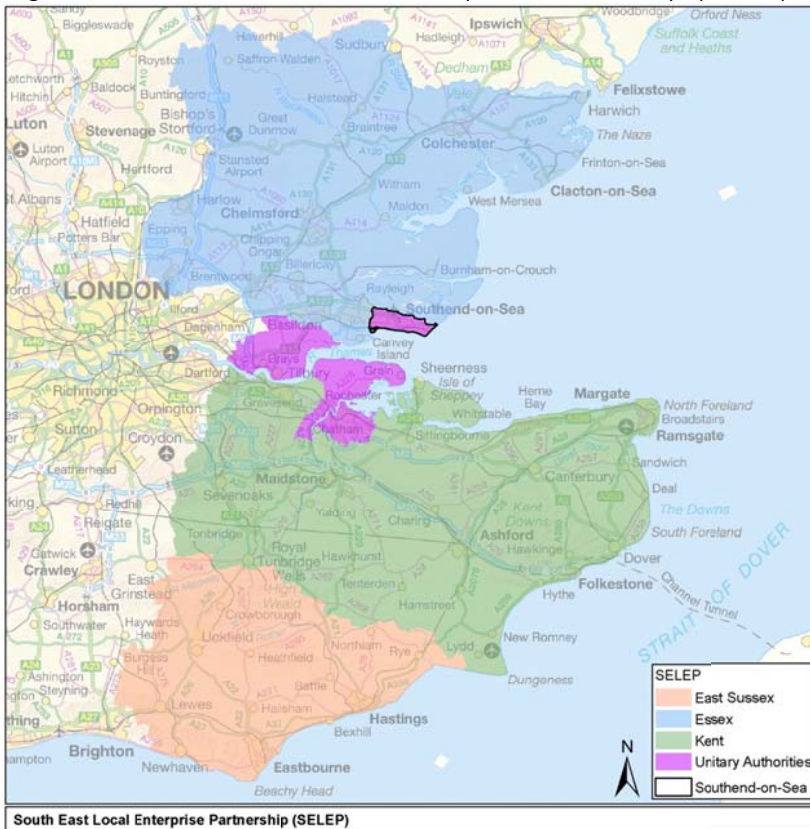
The unitary authority of Southend on Sea lies within the Thames Gateway Regeneration Area and collaborates with Basildon, Castle Point, Rochford and Thurrock as part of the Thames Gateway South Essex sub-region.

Figure 2.1 - Location of the Thames Gateway Sub Groups



On a wider scale, Southend forms part of the South East Local Enterprise Partnership (SELEP), set up in 2010. Within the coalition agreement, the government committed to replace Regional Development Agencies with Local Enterprise Partnerships (LEPs). LEPs are partnerships between local authorities and businesses. They decide what the priorities should be for investment in roads, buildings and facilities in the area.

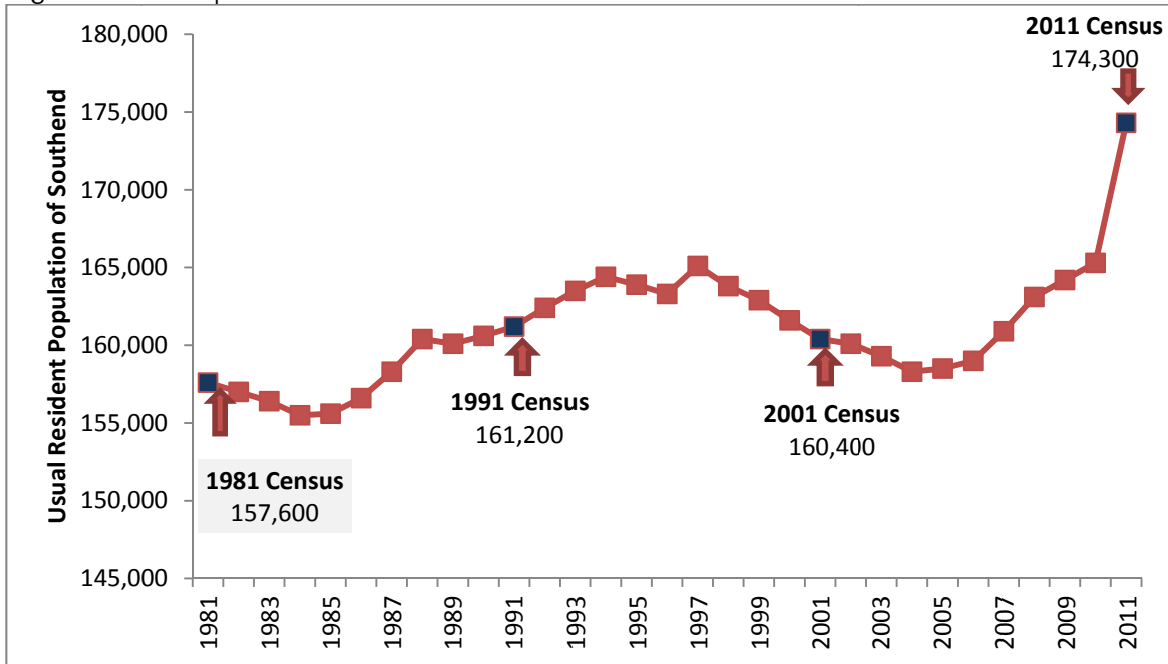
Figure 2.2 - South East Local Enterprise Partnership (SELEP)



Population

The results of the 2011 Census show a sharp increase in the population within Southend (see Figure 2.3). Southend Council has always considered that the population count provided by the 2001 census underestimated the number of residents in the Borough, which had an impact on all subsequent estimates and projections. This result in 2011 supports the view that the results of the 2001 census represented a significant undercount. The Office of National Statistics (ONS) are currently revising the population estimates in light of the census results, however data was not available at time of publishing. With this in mind, it is difficult to make comments on the percentage population increase over the past 10 years until the data has been revised.

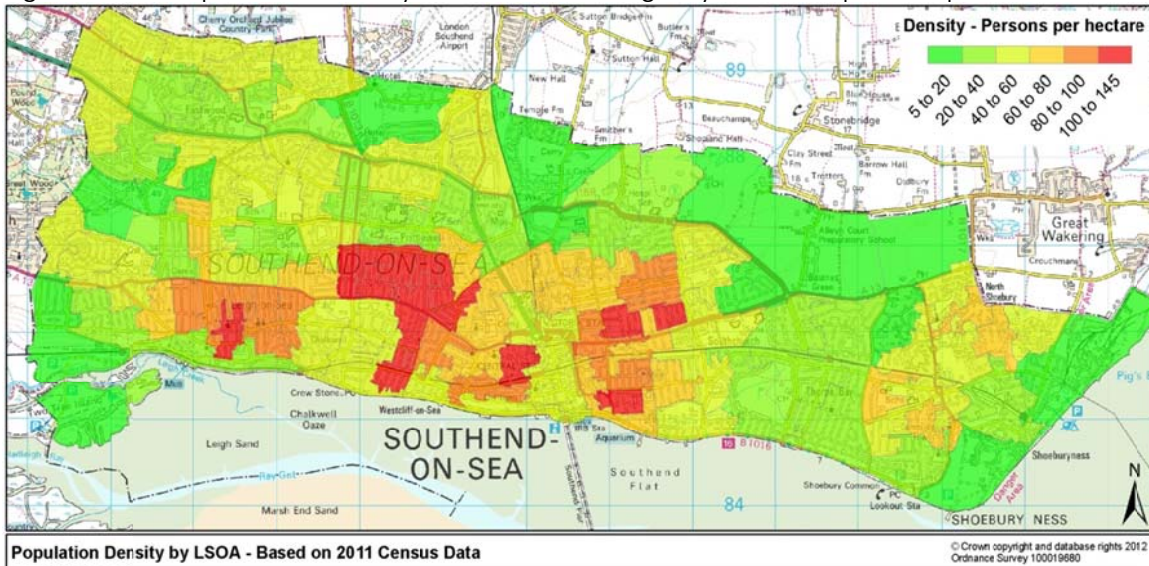
Figure 2.3 – Population in Southend 1981 to 2011



Source: Nomis – mid-year population estimates (1981 to 2011)

Southend is a densely populated urban area covering 4,175 hectares (ha) with approximately 173,700 residents (2011 Census). This equates to almost 42 residents per ha, which is high compared with other Unitary authorities such as Thurrock and Brighton (10 and 31 residents per ha respectively). The most densely populated parts of the Borough fall within the districts of Leigh and Westcliff and to the east of central Southend where densities can be as high as 145 residents per ha (see Figure 2.4)

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

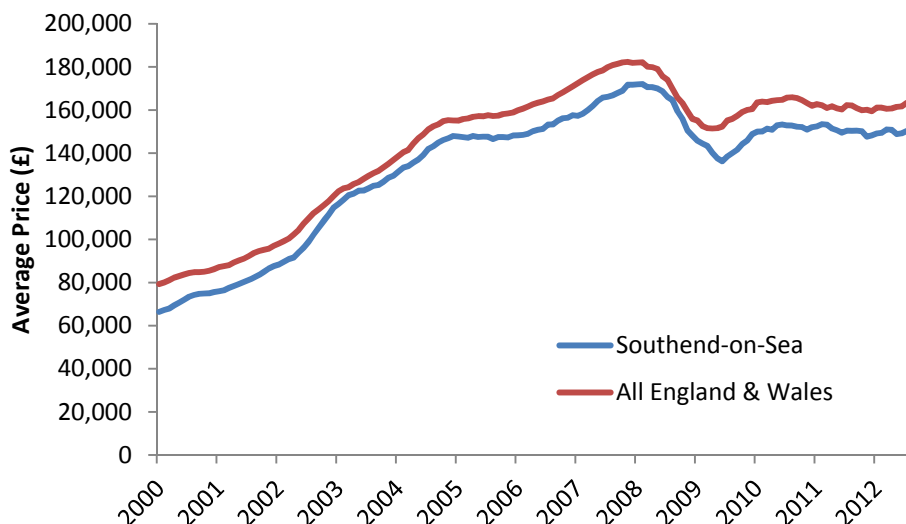


Source: ONS – 2011 Census

House Prices

Since 2000, house prices in the borough have been on average £10,489 below those for England & Wales (see Figure 2.5). Between February 2008 and June 2009 the average house price in Southend fell by 25%. Although house prices began to increase during the later part of 2009, the recovery seems to have levelled off at an average of £162,469 since January 2010.

Figure 2.5 – House Prices



Source: Land Registry.gov.uk

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.

The estimated life expectancy at birth for residents in Southend is 77.5 years for males and 82.3 years for females, both similar to the national estimates (males = 78.3 years; females = 82.3 years). Source: ONS 2009-based figures

The rate of infant mortality (deaths at ages under one year per 1,000 live births) is lower in Southend at 3.7 per 1000 births compared to the regional and national figures (4.0 and 4.7 per 1000 births respectively). Source: ONS 2010 based figures

Economy

Approximately 61,000 employees work within Southend in over 5,300 VAT and/or PAYE registered businesses. Most businesses within Southend are small, with 80% of companies employing 10 people or fewer.

Source: IDBR 2011

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 £15,818 per head. This is also considerably lower than the UK

average of £21,368 per head; however, the high out-commuting from Southend may affect this workplace based figure.

Source: ONS

For those who work in the Borough, the gross weekly full time pay is approximately £479, which is lower than that for England (£512) and for the East of England (£495).

Source – Nomis - Annual survey of hours and earnings - workplace analysis

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 2011, 13% of working age people in Southend had no qualifications, a higher proportion than in the rest of the region (10%) and in England as a whole (10%). During 2010/11 the proportion of pupils achieving 5 or more A-C grade GCSEs or equivalent (including English and Mathematics) is slightly higher in Southend (59.3%) than in the rest of the region (59.1%) or in the country as a whole (58.2%).

Source: Nomis – Annual Population Survey; National Statistics

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. Four parks received Green Flag Awards in 2011/12, the benchmark national standard for parks and green spaces in England and Wales. The quality of the town's coastal attractions has also been nationally recognised, with 5 beaches receiving the Quality Coast Award in 2012, three of which were also awarded a Blue Flag².

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 sites³) 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.

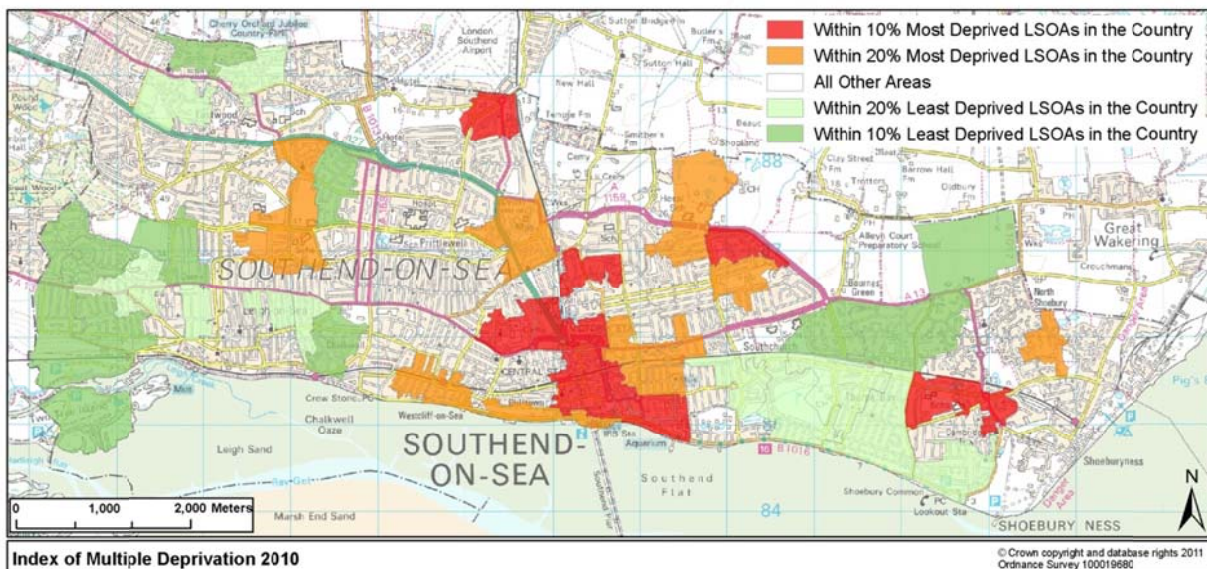
² <http://www.blueflag.org/> The Blue Flag works towards sustainable development of beaches and marinas through strict criteria dealing with Water Quality, Environmental Education and Information, Environmental Management, and Safety and Other Services.

³ SSSI = Site of Special Scientific Interest; SPA = Special Protection Area; SAC = Special Area of Conservation, Ramsar = wetland of international importance.

Deprivation

Approximately 22% of Southend's population is considered relatively deprived based on the Index of Multiple Deprivation (IMD). In 2010 Southend ranked as the 8th most deprived District in the East of England region. IMD is calculated using Lower Super Output Areas (LSOA), there are five to six LSOAs per ward, each containing on average 1,500 residents. There were 23 LSOAs in the Borough that fell within the most deprived 20% LSOAs in the Country in 2010 (see map in Figure 2.6) accounting for approximately 36,250 residents. The IMD is calculated using indicators arranged into seven different domains: income; employment; health; crime; education; living environment and accessibility. Within Southend, the areas that are most deprived primarily suffer from high unemployment and low income. Certain areas are also regarded as deprived in terms of health and education.

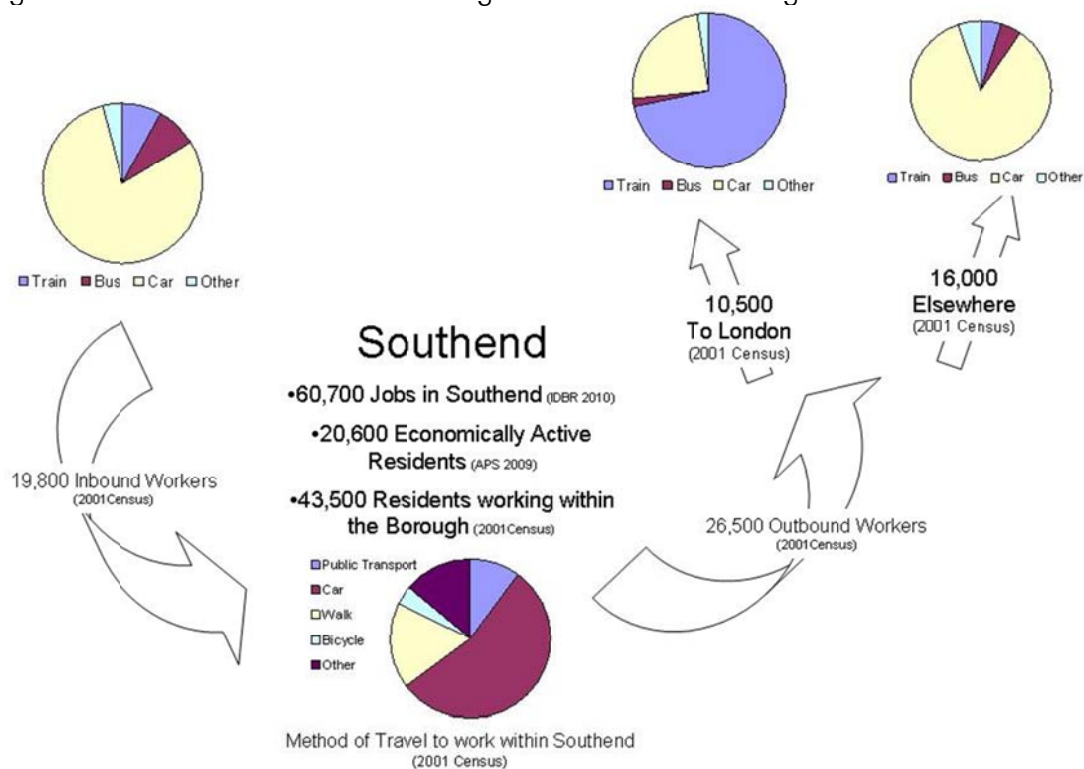
Figure 2.6 – Deprivation by Lower Super Output Area (2010)



Source: Department for Communities and Local Government 2010

Traffic Congestion and Commuting

Figure 2.7 – Overview of Traffic Congestion and Commuting



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, rising from a net daily outflow of about 5,500 in 1981 to 6,900 in 2001 (Census data). This compares with Luton and Peterborough, which had net inflows of 1,100 and 17,300 respectively in 2001.

Over 26,500 resident's travel to work outside Southend, some 10,500 of these to London attracted by the wide range of job opportunities and higher wages. The majority of these workers travel to London by train. Others travel to the neighbouring towns for employment principally in Basildon and its related employment sites along the A127, the vast majority by car. 19,800 workers commute in to Southend mainly from the neighbouring towns again principally by car. (See figure 2.7)

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 problems⁴.

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:

⁴ 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.

- 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%.

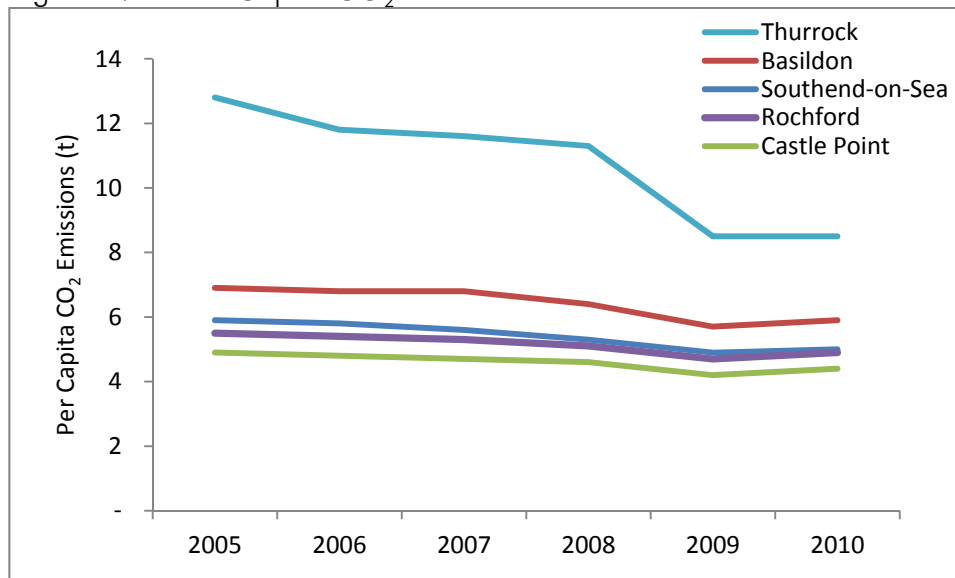
Having regard to these findings the LOTS Study identifies the need for a 'step change' in transportation provision; a combination of highway and public transport infrastructure improvements; and complementary land use planning and transport policies.

Reduction in Carbon Emissions

The estimated total CO₂ emissions⁵ within Southend have fallen from 932 kilo tonnes (kt) in 2005 to 832 kt in 2010. 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 Thurrock (see figure 2.8 below)

Source: Department of Energy & Climate Change

Figure 2.8 – Per Capita CO₂ Emissions



Source: Local and Regional CO₂ Emissions Estimates for 2005-2010

⁵ 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>

Flood Risk

Certain areas of the Borough have been identified as being at risk from both fluvial and tidal flooding (Figure 2.8) and Southend Borough Council has produced a Strategic Flood Risk Assessment to inform future planning decisions.

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 poor local economic performance, employment opportunity and skill levels;
- has high 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)

The Planning and Compulsory Purchase Act (2004) introduced the system of Development Plan Documents (DPDs). These documents outline policy to manage development and related issues. The National Planning Policy Framework (NPPF) refers to the collection of Development Plan Documents (DPDs) that make up the statutory plan for a Local Planning Authority (LPA) as the 'Local Plan'.

The Local Plan for Southend-on-Sea currently consists of a Core Strategy DPD and a number of saved Borough Local Plan policies. The Core Strategy sets out the Council's vision for the town and provides the strategic policy framework to guide and promote all development in the Borough to 2021.

A number of additional DPDs are being produced that will replace the remaining saved Borough Local Plan policies; these are at various stages of production and include:

- London Southend Airport and Environs Area Action Plan;
- Development Management DPD;
- Southend Central Area Action Plan;
- Essex and Southend Joint Waste Development Document;
- Site Allocation DPD;
- Development Delivery DPD;
- Shoebury Area Action Plan;

Other various elements of the planning system are explained below:

- Local Development Scheme (LDS) – the project plan for preparation of the Local Plan, subject to review within this AMR;
- Statement of Community Involvement– sets out how the community and other stakeholders will be consulted on planning policy documents and planning applications;
- Annual Monitoring Report – reports on the progress in preparing the Local Plan, and on the implementation and effectiveness of its planning policies;
- Neighbourhood Plan - The Localism Act (2011) introduced reforms to the planning system and enables communities to create Neighbourhood Plans for their area with the support of the Council;
- Supplementary Planning Documents (SPDs) - provide additional guidance on Local Plan policies and proposals. The Council has adopted two SPDs: the Design and Townscape Guide SPD that provides guidance on design issues for all development in Southend; and the Planning Obligations SPD, which sets out the Council's approach towards seeking negotiated agreements, usually in the context of planning applications.

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.

3.3 Regional Spatial Strategy

The Government has clearly expressed its intention to revoke Regional Spatial Strategies. The East of England Plan was formally revoked on the 3rd January 2013.

3.4 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.

During late 2011 and 2012 the Localism Act and National Planning Policy Framework (NPPF) introduced significant changes to national policy and guidance for local plan making. Following their publication it has been necessary to review both the production and content of all emerging Development Plan Documents and Supplementary Planning Documents to ensure they continue to be up-to-date and sound in their approach.

When considered against the previous LDS (August 2011) all emerging DPD stages have been delayed, primarily due to changes in national legislation. Subsequently it has been necessary to review the LDS.

Following the formation of this AMR a revised Local Development Scheme Timetable was published in December 2012 and can be viewed on the relevant planning pages on the Council's website: www.southend.gov.uk/lds

The implementation of the Local Development Scheme and plan preparation will continue to be monitored in future AMR's. Interim updates to the LDS will be provided where necessary and published on the Council's website.

Table 3.2 Plan preparation progress against LDS December 2012 Timetable

Note: The first row per document represents the current stage which is being worked towards

LDS 2012 title	Stage	Progress against December 2012 update LDS Timetable	Notes
Development Plan Documents			
London Southend Airport and Environs Joint AAP & Proposals Map	Publication of Submission document	Feb - April 2013	Continued Joint working and dialogue with Rochford District Council regarding respective LDS
	Submission	Jun-13	
Development Management DPD & Proposals Map	Further Publication of Submission document	April – May 2013	Further publication of the submission document is required due to the introduction of the National Planning Policy Framework
	Submission	Aug -13	
Southend Central AAP & Proposals Map	Further Publication of Submission document	April – May 2013	Further publication of the submission document is required due to the introduction of the National Planning Policy Framework
	Submission	Aug -13	
Essex and Southend Joint Waste Development Document	Publication of Submission document	Sept - Nov 2014	Continued Joint working and dialogue with Essex County Council regarding respective LDS
	Submission	March -15	
Site Allocation DPD and Proposals Map	Preparatory Consultation	May - June 2013	Information gathering and document preparation has commenced
	Preparatory Consultation	Feb - March 2014	
	Publication of Submission document	Aug – Sept 2014	
	Submission	Jan-15	
Development Delivery DPD & Proposals Map	Preparatory Consultation	Feb - March 2014	Information gathering and evidence base review is on going
	Preparatory Consultation	August - Sept 2014	
	Publication of Submission document	May - April 2015	
	Submission	Aug-15	
Shoebury AAP & Proposals Map	Preparatory Consultation	Feb - March 2014	Information gathering and evidence base review is on

	Publication of Submission document	August - Sept 2014	going
	Submission	Jan-15	
Core Strategy Review	Preparatory Consultation	Feb - March 2014	Information gathering and evidence base review is on going
	Preparatory Consultation	August - Sept 2014	
	Publication of Submission document	May - April 2015	
	Submission	Aug-15	

3.5 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.

3.6 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: Local Enterprise Partnerships, Environment Agency, Highways Agency, English Heritage, Natural England and Primary Care Trusts.

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

Southend Borough Council has a long history of co-operating with its neighbouring authorities, Castle Point Borough Council and Rochford District Council, as well as Essex County Council, Thames Gateway South Essex sub-regional partners⁶ 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);

⁶ Thames Gateway South Essex consists of Southend-on-Sea Borough Council; Rochford District Council; Castle Point Borough Council; Basildon Borough Council; and Thurrock Borough Council

- Joint working with Essex County Council at both member and officer level during the preparation of the Replacement Joint Waste Local Plan;
- Consultation with Natural England, English Heritage and the Environment Agency and other bodies as set out within the Council's Statement of Community Involvement throughout the preparation of the Southend Central Area Action Plan (SCAAP) and the Development Management DPD (DM DPD); and
- The preparation of joint evidence base documents.

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

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

4.1 Business Development and Jobs

Indicator LBD1: Employee Jobs

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

The Inter-Departmental Business Register (IDBR), produced by the Office for National Statistics, is considered to be the most robust and comprehensive dataset when measuring employment at a district level. This was confirmed after reviewing different datasets, including the Annual Business Inquiry⁷, together with other economic indicators during the Examination in Public of the Southend Core Strategy⁸.

The IDBR methodology has been amended and also standardised to a September date. This has improved the reliability of the data but as a consequence the results from 2007 are not directly comparable to past releases. The data shown in Table 4.1 indicates that the number of jobs has fallen since 2009, this decline in job numbers is consistent with the current economic downturn.

⁷ The ABI data for Southend-on-Sea suggests a job loss since 2001. This is primarily due to a higher baseline figure at 2001. However the regional AMR has warned against the accuracy of the ABI data especially at the district level.

⁸ see Hearing Paper 5: Employment, of the Core Strategy

Table 4.1 – Employment within Southend

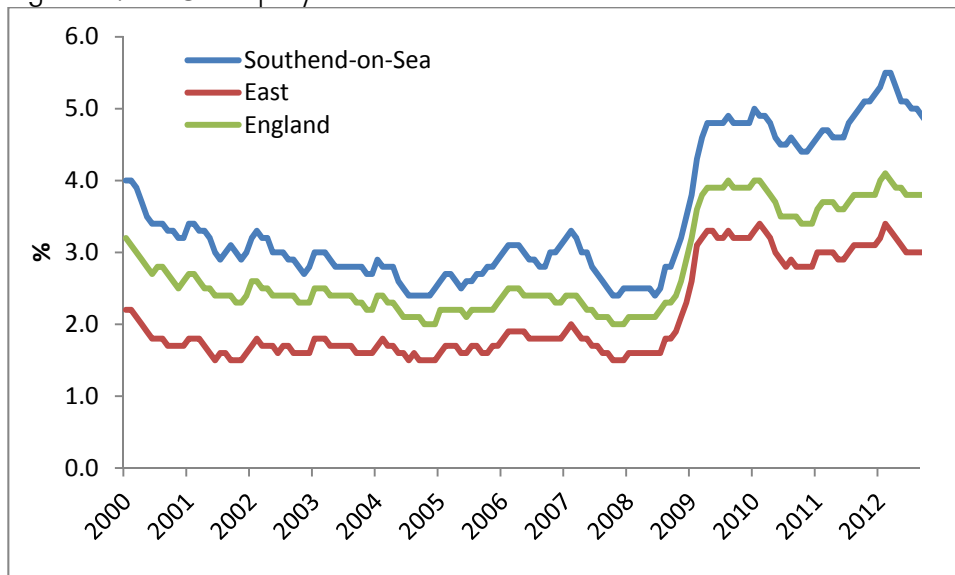
	Jobs in Southend
2007	63,500
2008	64,000
2009	63,000
2010	60,700
2011	60,800

Source: Inter-Departmental Business Register (IDBR)

Indicator LBD2: Unemployment

The claimant rate in Southend consistently remains above that observed in the Region and in England as a whole. The unemployment rate in Southend reached a high of 5.5% 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 slightly.

Figure 4.1 – Unemployment Rates 2001-2012



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

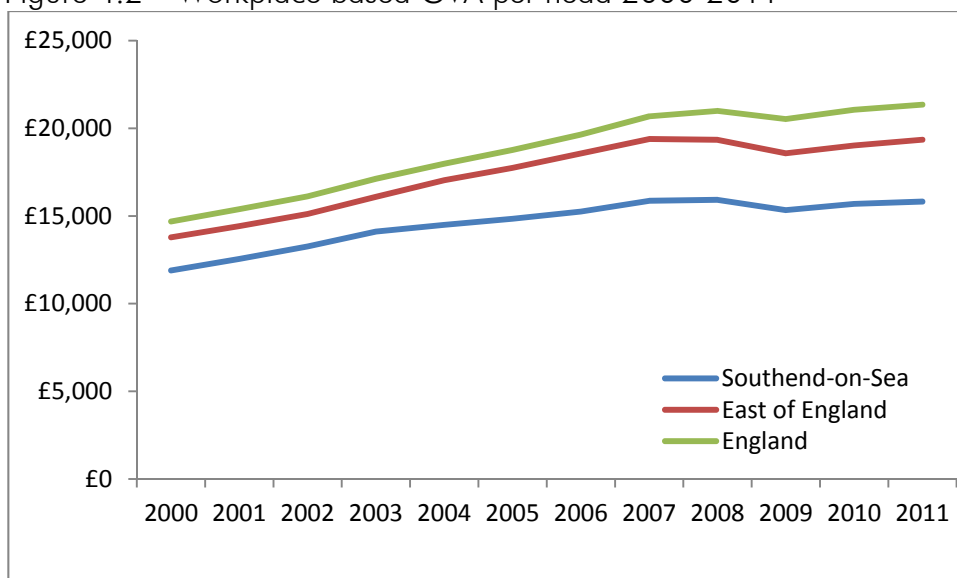
Southend's workplace-based GVA per head increased from £11,879 in 2000 to £15,818 in 2011 (see Table 4.2). In 2009, the GVA for Southend, the region and England as a whole reduced by an average of 3% (see figure 4.2). This is conducive with the economic downturn. The workplace based GVA per head remains 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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Southend	£11,895	£12,550	£13,264	£14,116	£14,496	£14,838	£15,253	£15,867	£15,921	£15,332	£15,691	£15,818
East Of England	£13,780	£14,418	£15,117	£16,091	£17,041	£17,740	£18,564	£19,390	£19,338	£18,579	£19,025	£19,355
England	£14,691	£15,393	£16,120	£17,126	£17,982	£18,769	£19,647	£20,681	£20,992	£20,531	£21,054	£21,349

Source: ONS

Figure 4.2 – Workplace based GVA per head 2000-2011



Source: ONS

Indicator LBD4: Gross Weekly Pay

Between 2010 and 2011 the median gross weekly workplace pay within Southend increased by 3.2%. The gross weekly pay for workers in Southend still remains below the regional and national figures (see Table 4.3). Due to the methodology for calculating these statistics changing, it is not possible to view a time-series from 2001.

Table 4.3 – Median Gross Weekly Pay of Full time Workers

	Southend on Sea	East of England	England
2008	438.9	469.1	483.9
2009	422.5	478.6	495.0
2010	471.3	488.7	504.5
2011	464.0	494.5	507.2
2012*	479.1	495.2	512.1

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.

* Annual Survey of Hours and Earnings, 2012 Provisional Results

Indicator LBD5: VAT registrations and de-registrations

During 2009 and 2010, the number of business start ups in Southend declined and the number of business deaths increased (see Table 4.4 and Figure 4.). The data for 2011 shows that this trend has started to reverse, with slightly more business start ups than deaths in the monitoring period.

Table 4.5 shows the survival of enterprise start ups in the Borough. During 2010, 82% of businesses survived their first year, a considerable reduction on the previous years (90% in 2009 and 92% in 2008)

Table 4.4 - Births and Deaths of enterprises within Southend.

	2004	2005	2006	2007	2008	2009	2010	2011
Births of new enterprises	790	810	875	785	815	710	680	825
Deaths of enterprises	945	875	835	810	850	1,000	940	790
Total count of active enterprises	6,825	6,685	6,685	6,620	6,745	6,740	6,870	6,755

Source: ONS Business Demography: Enterprise Births & Deaths 2011

Figure 4.3 - Births and Deaths of enterprises within Southend.

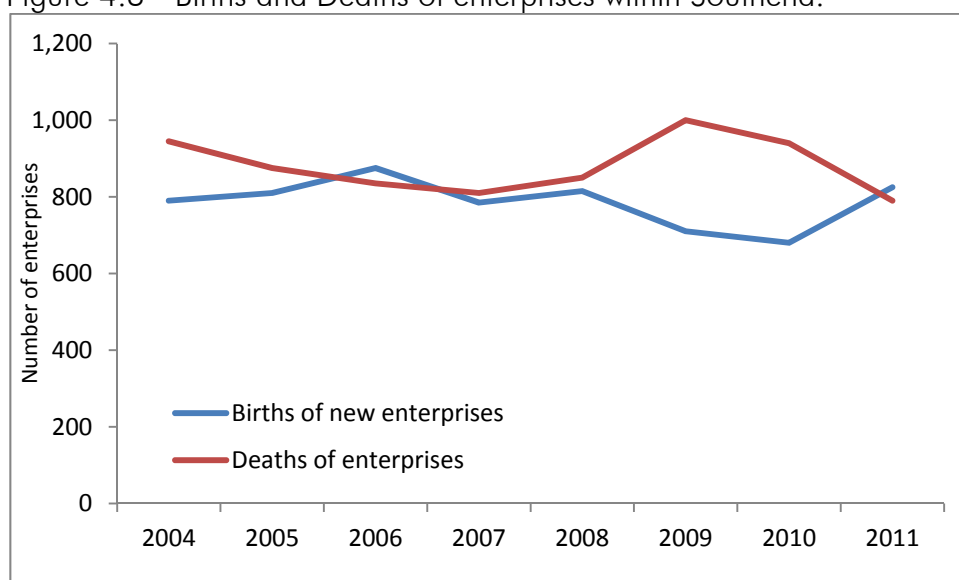


Table 4.5 - Survival of Enterprise Start-ups – including VAT and PAYE registered businesses.

	Births	1 Year Survival	1 Year %	2 Year Survival	2 Year %	3 Year Survival	3 Year %	4 Year Survival	4 Year %	5 Year Survival	5 Year %
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	-	-
2008	815	755	92.6	585	71.8	450	55.2	-	-	-	-
2009	710	640	90.1	505	71.1	-	-	-	-	-	-
2010	680	560	82.4	-	-	-	-	-	-	-	-

Source: ONS Business Demography: Survival of Newly Born Enterprises 2011

Economic Participation Rates

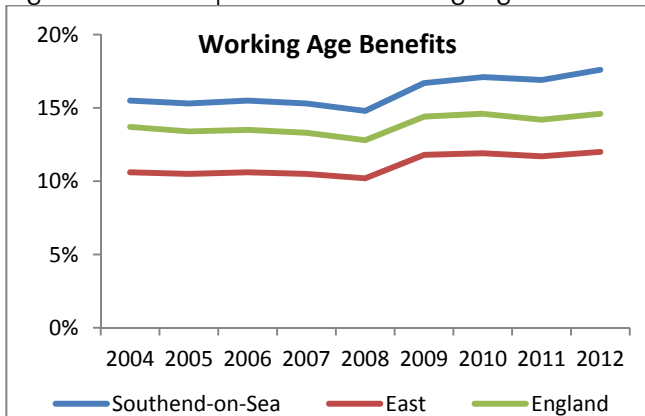
Data implies there has been a negative impact on economic participation within Southend over the past six years. Economic activity and the rate of employment within Southend have declined since 2006 by 3% and 4% respectively (see Figure 4.4). The proportion of people of employment age (16 to 64) claiming benefits has risen by approximately 2%, equating to almost 3000 residents (see Figure 4.5). However, Figure 4.6 shows that since 2006 there has been an 8% increase in the proportion of working age residents that have qualifications to at least NVQ Level 2.

Figure 4.4 - Rates of Employment and Economic Activity - 2004 to 2011



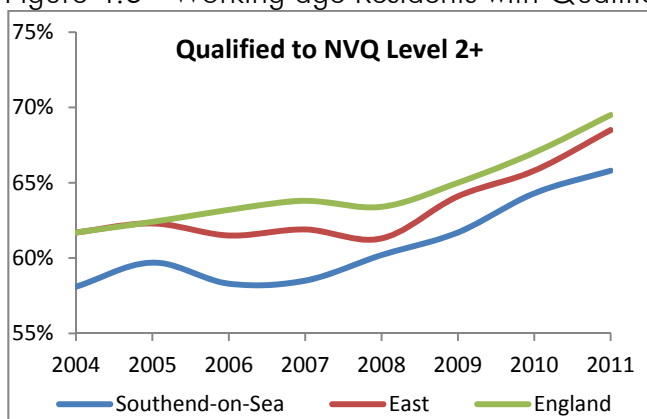
Source: NOMIS, Annual Population Survey

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 2011/12 monitoring year there was a net loss in employment floorspace (B1-B8) of 537m² 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)	143	43	100
B1 (b)	0	0	0
B1 (c)	0	105	-105
B1 Unknown	637	178	459
B2	553	929	-376
B8	60	576	-516
B1-B8 Unknown	0	99	-99
Total	1393	1930	-537

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

The dense urban character of the Borough means that there is currently little Greenfield land available for development, as a result 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 in the form of B1 to B8 uses was lost in all the regeneration areas except Priority Urban Areas: Districts. A grand total of 653m² employment floorspace was lost across the regeneration areas in 2011/12.

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)	0	0	0	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	240	0	240	0	26	-26	0	152	-152
B2	448	546	-98	0	0	0	0	0	0
B8	0	448	-448	0	0	0	0	0	0
B1-B8 Unknown	0	0	0	0	0	0	0	0	0
Total	688	994	-306	0	26	-26	0	152	-152
	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	0	0	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	313	0	313	553	178	375
B2	0	383	-383	0	0	0	448	929	-481
B8	0	0	0	0	0	0	0	448	-448
B1-B8 Unknown	0	99	-99	0	0	0	0	99	-99
Total	0	482	-482	313	0	313	1001	1654	-653

Indicator LBD7: Loss of employment land

Table 4.9 shows that in the Southend regeneration areas there has been a net loss of 0.08ha 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	0.00	0.00	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	0.05	0.00	0.05	0.00	0.01	-0.01	0.00	0.04	-0.04
B2	0.12	0.05	0.07	0.00	0.00	0.00	0.00	0.00	0.00
B8	0.00	0.12	-0.12	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	0.17	0.17	0.00	0.00	0.01	-0.01	0.00	0.04	-0.04
	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	0.00	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	0.03	0.00	0.03	0.08	0.05	0.03
B2	0.00	0.05	-0.05	0.00	0.00	0.00	0.12	0.10	0.02
B8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	-0.12
B1-B8 Unknown	0.00	0.01	-0.01	0.00	0.00	0.00	0.00	0.01	-0.01
Total	0.00	0.06	-0.06	0.03	0.00	0.03	0.20	0.28	-0.08

In the Borough as a whole, there was no 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)	0.05	0.01	0.04
B1 (b)	0.00	0.00	0.00
B1 (c)	0.00	0.01	-0.01
B1 Unknown	0.09	0.05	0.04
B2	0.13	0.10	0.03
B8	0.05	0.14	-0.09
B1-B8	0.00	0.01	-0.01
Total	0.32	0.32	0.00

Indicator LBD8: Amount of employment land lost to residential development

A total of 0.06ha employment land (B1-B8 use) lost to residential use in the Borough during 2011/12. This is considerably lower than the corresponding figure (0.56ha) 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 0.07ha B1 employment land. This is a reduction on the total amount of B1 land lost last year (0.145ha). Across the Borough there was a 0.14ha gain in B1 land, the majority from B2 or other use.

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

Use Class	Southend-on-Sea	
	B1 - Gained From	B1 - Loss to
B2	0.05	0.01
B8	-	-
B1-B8 Unknown	-	-
A1	-	0.01
A2	-	-
D2	-	0.01
C3	0.01	0.04
Other Use	0.08	-
Total	0.14	0.07

Outstanding

There is outstanding planning permission for 1.87ha of land in Southend to be converted into B1 employment uses. However, 2.83ha of existing B1 employment land in the Borough is due to be lost to other use classes. Almost half of this land (0.798ha) is due to be lost to residential use (see table 4.12).

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

Use Class	Southend-on-Sea	
	B1 - Gained From	B1 - Loss to
B2	0.34	-
B8	0.04	-
B1-B8 Unknown	0.06	-
A1	0.15	0.53
A2	-	0.01
D2	-	0.02
C3	0.92	1.35
Other Use	0.36	0.92
Total	1.87	2.83

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 LDF 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 2.91ha 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)	0.66	2.77	-2.11	0.08	2.61	-2.53	0.00	0.04	-0.04
B1 (b)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1 (c)	0.02	0.03	-0.01	0.00	0.01	-0.01	0.00	0.00	0.00
B1 Unknown	1.19	0.03	1.16	0.00	0.00	0.00	0.00	0.00	0.00
B2	0.30	1.75	-1.45	0.00	0.43	-0.43	0.00	0.00	0.00
B8	0.55	0.09	0.45	0.00	0.01	-0.01	0.00	0.02	-0.02
B1-B8 Unknown	0.11	1.07	-0.96	0.00	0.39	-0.39	0.00	0.00	0.00
Total	2.83	5.74	-2.91	0.08	3.45	-3.37	0.00	0.06	-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	0.06	0.00	0.06	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	0.89	0.00	0.89	0.30	0.00	0.30	0.00	0.02	-0.02
B2	0.00	0.00	0.00	0.30	1.13	-0.83	0.00	0.00	0.00

B8	0.00	0.00	0.00	0.54	0.00	0.54	0.00	0.00	0.00
B1-B8 Unknown	0.00	0.00	0.00	0.11	0.00	0.11	0.00	0.05	-0.05
Total	0.89	0.00	0.89	1.30	1.13	0.17	0.00	0.07	-0.07

	Non Specified Areas (Intensification)			Sum of all Regeneration Areas		
Use Class	Gain	Loss	Total	Gain	Loss	Total
B1 (a)	0.52	0.12	0.40	0.14	2.65	-2.52
B1 (b)	0.00	0.00	0.00	0.00	0.00	0.00
B1 (c)	0.02	0.02	0.00	0.00	0.01	-0.01
B1 Unknown	0.00	0.01	-0.01	1.19	0.02	1.17
B2	0.00	0.19	-0.19	0.30	1.56	-1.26
B8	0.01	0.06	-0.05	0.54	0.03	0.50
B1-B8 Unknown	0.00	0.63	-0.63	0.11	0.44	-0.33
Total	0.56	1.03	-0.47	2.27	4.71	-2.44

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 2011/12, the Town Centre incurred a net loss of A1 and A2 employment floorspace (measuring -1,192 m² and -65m² respectively). The majority (66%) of the A1 floorspace lost was converted to D2 uses, showing an increase of 689 m². There was no net change in B1a floorspace (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	0	0	0
A1	0	1,192	-1,192
A2	0	65	-65
D2	689	0	689

Southend on Sea

Within the Borough as a whole, there was a net gain in B1a (100m²) and D2 (1,175m²) floorspace during the monitoring period (see Table 4.16). There was also a net loss of A1 and A2 employment floorspace (-1,192m² A1 and -65m² A2). Although the monitoring shows a net loss in A1 floorspace across the Borough, a gain of almost 800m² was observed where car showrooms and garages have been converted to retail.

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	143	43	100
A1	1,062	2,234	-1,172
A2	47	196	-149
D2	1,325	150	1,175

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 has been published and builds on the successes of LTP2. It also 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 is used in part to co-fund other project grants that have been awarded in competition with other local authorities. This adds value and enables a broader and more significant programme to be delivered, particularly in reducing

congestion, supporting economic growth and reducing carbon emissions. Principally the other key funding sources are:-

- LSTF: the DfT awarded the Council a £4.82m grant (£2.175m capital) in the first tranche of Local Sustainable Transport Funding from 2011/12 to 2014/15. The LSTF programme is designed to continue and boost the promotion and development of sustainable travel started through the LTP3 and the Cycle Southend project. The main objectives of the programme are to create economic growth and revitalise the economy, reduce carbon emissions and help tackle climate change. There are also important links with the active travel and health.
- BBA: the DfT awarded the Council a £1.577m grant from 2012 to 2014 to support a partnership approach to bus services in congested urban areas. Increasing bus occupancy and achieving modal shift will free up valuable road space and reduce carbon emissions. The Fund is solely for bus-related measures to create growth and cut carbon.
- Bike Friendly Cities: an EU funded project running from 2011 until June 2014, valued at approximately €1m contributing 50% towards related cycling projects

Table 4.17 below monitors the progress of key infrastructure schemes both inside and outside of the Borough.

Table 4.17 - Key Transport Infrastructure Projects

Project	A130/A13 Sadlers Farm Intersection Improvements
Delivering Authority	Essex CC
Scheme Description	A new strategic link will be constructed between A13 West and A130 North, with the A13 West being widened to a dual four lane carriageway and the A130 North being widened to a dual three lane carriageway. The existing Sadlers farm junction will be converted to a four lane, single conventional roundabout, controlled by traffic signals. There will be a dedicated southbound link passing through the centre of the roundabout to improve access to Canvey Island from the A13 West. The approach to the junction from the B1464 will be widened, providing a bus lane with priority entry control and a shared two-way cycle and pedestrian route.
Status as at 31/3/12	Construction began in mid 2010 the scheme is moving towards completion with the intention of the new underpass opening in time for the 2012 London Olympics.
Project	A13 Passenger Transport Corridor
Delivering Authority	Essex CC
Scheme Description	<p>Sadlers Farm to Tarpots Junction - widening of the 4 narrow lanes to 3m each to improve congestion during peak times.</p> <p>Tarpots Junction – Replacement of the two mini roundabouts with traffic lights in order to increase capacity and enable bus prioritisation.</p> <p>Tarpots Junction to Kents Hill Road – Provision of bus lanes along specified sections to improve bus service reliability during congested periods.</p> <p>Kents Hill Road to Catherine Road – Upgrading of traffic lights and provision of an east to west bus lane to prioritise bus services</p>

	and reduce delays. Kenneth Road Junction – Widening of Kenneth Road to improve traffic flow for buses and large vehicles, and reduce congestion.
Status as at 31/3/12	The scheme was completed in April 2012, with minor tie-ins to the works at Sadlers Farm.
Project	Roscommon Way Extension, Canvey Island Phase 1 (Charfleets link)
Delivering Authority	Essex CC
Scheme Description	An extension to the existing Roscommon Way to allow much improved access to the Charfleets commercial area and linkage to Haven Road. Relieving congestion on Long Road
Status as at 31/3/12	Bridge and culvert works are now completed. Ditch and drainage attenuation works are ongoing. Earthworks are to settlement level. Construction was completed early 2012.
Project	Hadleigh, Olympic Mountain Biking Event
Delivering Authority	Essex CC, The London Organising Committee of the Olympic and Paralympic Games (LOCOG), Olympic Delivery Authority (ODA)
Scheme Description	Access improvements to facilitate the safe operation of the venue are required on Chapel Lane, Castle Lane and Park Chase.
Status as at 31/3/12	The course is complete along with upgrading of the access roads. Will be open in time for the Olympics
Project	Southend Airport Expansion
Delivering Authority	London Southend Airport Company Limited
Scheme Description	To provide a new on site railway station, new relocated control tower, 300m extension to current runway, new re-sited terminal building and new on site hotel. This will allow up to 2 million passengers to be served per year by 2020.
Status as at 31/3/12	Control Tower – began to operate in March 2011 Railway Station – officially opened on 21 September 2011 by the Minister for Transport. Road Diversion and Runway Extension – The new road diverting Eastwoodbury lane onto Nestuda Way was completed on 1 st September 2011, allowing for work to start on the runway extension. This was made operational in March 2012, with the new scheduled easyjet flights commencing in April 2012. Terminal Building – this was officially opened on 5 th March 2012 by Secretary of State for Transport. Hotel – On 25 th July 2011, building work began on a brand new, 4-star hotel located at the airport. To be completed in October 2012.
Project	London Gateway Port
Delivering Authority	London Gateway – DP World
Scheme Description	To provide the UK's newest deep-sea container port combined with

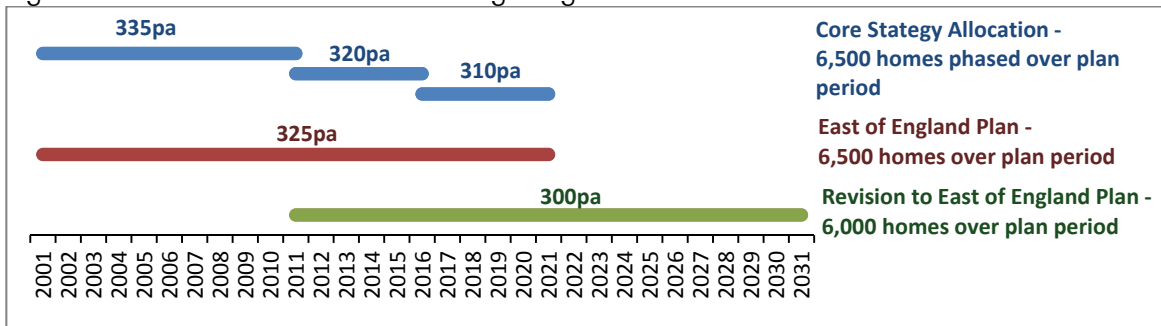
	Europe's largest logistics park, 25 miles east of central London.
Status as at 31/3/12	Construction is now underway – the new quay wall is nearing completion with overall completion due by Q4 of 2013

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 (see figure 4.7). This corresponds with the figures for Southend set out in Housing Policy H1 published within the East of England plan. In March 2010 a Revision to the East of England Plan specified that provision should be made within Southend for 6,000 net additional dwellings over the period 2011 to 2031. Although the East of England Plan has now been formally revoked, much of its evidence, including that for housing, still remains relevant and applicable to Southend.

Figure 4.7 – Plan Period and Housing Targets



Indicator H2(a): Net Additional Dwellings – in previous years

The total number of housing completions within the Borough between 2001 and 2011 totals 3,779 net additional dwellings, the breakdown of which can be seen in Figure 4.8. This equates to an average of 344 net additional dwellings per year since 2001, which is greater than the provision required per annum set out in the Core Strategy DPD (320 – phased allocation for 2011 to 2016).

Core Indicator H2(b): Net Additional Dwellings – for the reporting year

The total net dwelling completions for the period 1st April 2011 and 31st March 2012 was 328 (see figure 4.8). This is a significant increase on the dwellings completed in 2010 (144) and 2011 (183) and may reflect the beginning of the recovery of the house building economy.

Figure 4.8 - Net Additional Dwellings over Development Plan Period 2001-2012

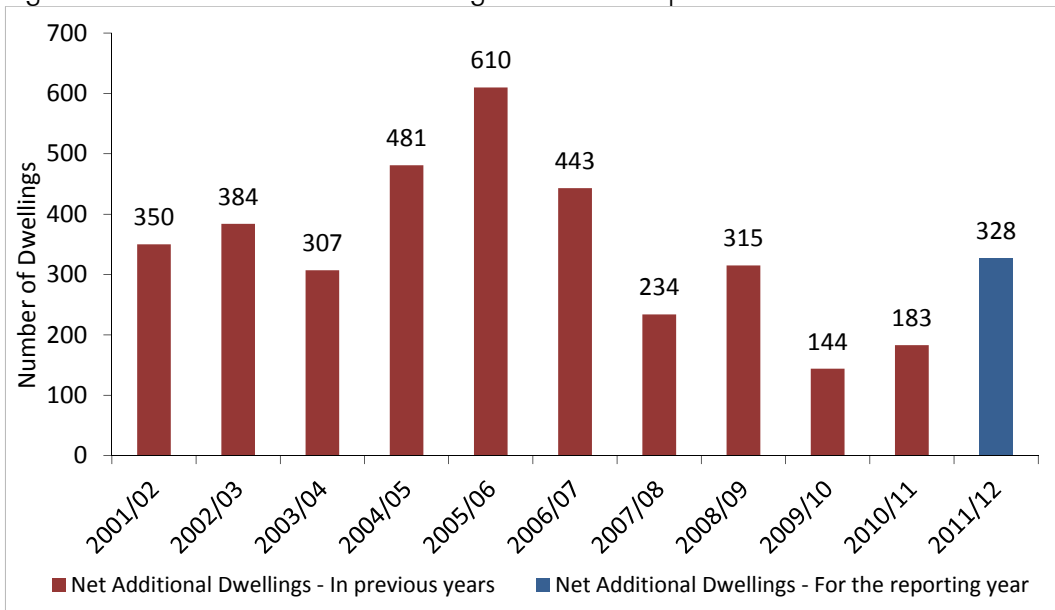
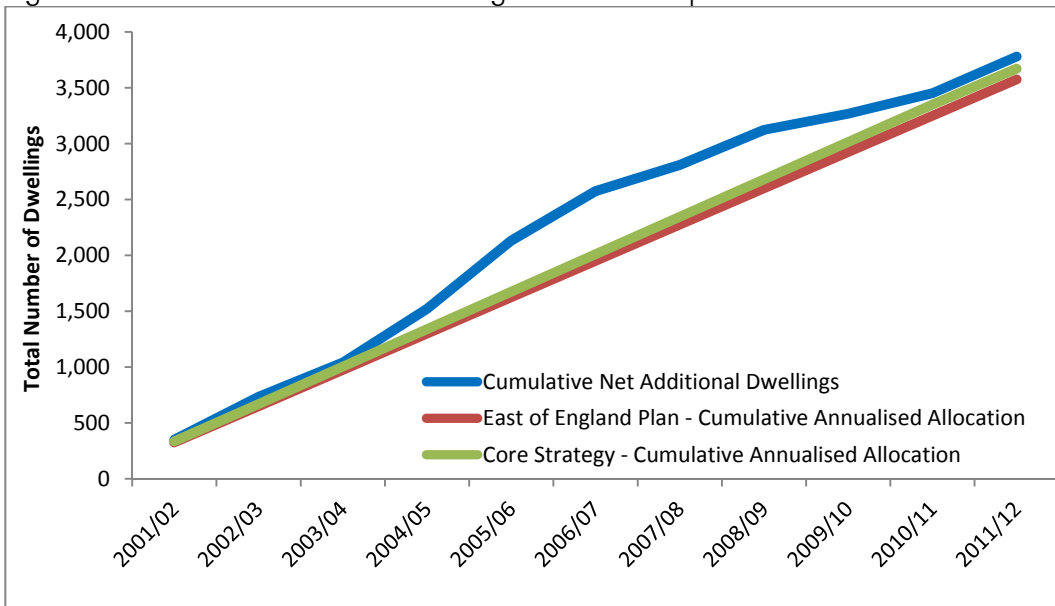


Figure 4.9 illustrates that the cumulative net dwelling completions between 2001 and 2012 (3,779) exceeds that required by the annualised allocation in the Core Strategy (3,650) for the same period. Southend is performing well against its housing targets, particularly during 2004/05 to 2006/07, which was characterised by relatively high completion rates.

Figure 4.9 – Cumulative Net Dwellings over Development Plan Period 2001-2011



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

4.21. The SHLAA 2010⁹ and the annual updates¹⁰ provide an informed, site-specific estimate of land availability in the Borough. In addition the SHLAA 2010 and the SHLAA Update Report 2012 have identified broad locations and an annual windfall estimate that will 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 (2013 to 2017) is 1,590. An additional 5% would equate to 1,670.

The cumulative net dwelling completions between 2001 and 2012 (3,779) exceeds the phased housing target in the Core Strategy (3,670) for the same period by 109 dwellings. If this 'over-provision' was to be taken into account it would adjust Southend's five year housing land supply target accordingly: 1,481 (plus additional 5% = 1,555).

The implementation of all outstanding residential planning permissions would result in an additional 2,027 net additional dwellings, of which 1,706 are predicted to be delivered in the next five years, meeting the 5 year housing supply target + 5% of 1,670. In addition, past performance and delivery of windfall sites indicates that a windfall allowance on small sites (i.e. less than 5 units) of 130 can be applied to the housing delivery in Southend for the next 5 year period, resulting in a supply of 1,836 net additional dwellings. This information demonstrates that Southend has a good supply of readily available housing sites to meet a five year housing supply and beyond.

Revocation of Regional Spatial Strategies

The adopted Southend Core Strategy sets out housing targets to the end of 2021. The forthcoming review of the Core Strategy will establish future housing provision in the Borough.

⁹ Southend on Sea SHLAA can be located here:

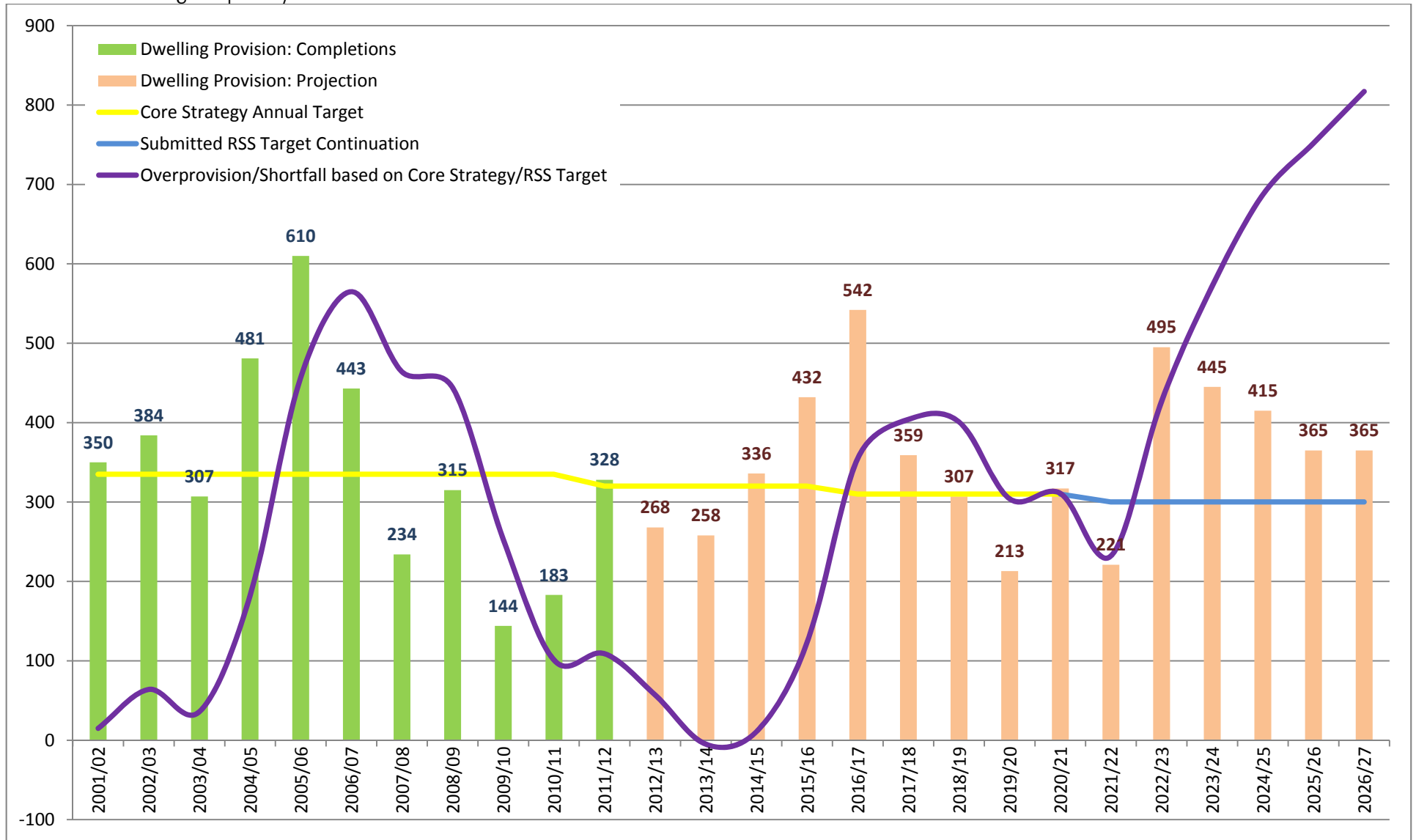
http://www.southend.gov.uk/downloads/download/658/strategic_housing_land_availability_assessment

¹⁰ SHLAA updates will be available upon request to the Planning Policy Department

Table 4.18 – Housing Trajectory

	Previous Years											Reporting year 2011/2012	5 Year Supply					6 to 10 Year Supply					11 to 15 Year Supply					5 Year Supply	15 Year Supply	
	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2012/2013		2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027				
Completions	350	384	307	481	610	443	234	315	144	183	328																		-	-
Outstanding Planning Permissions												235	153	99	152	299	52												938	990
SHLAA Sites with Planning Permission												33	105	221	223	186	92	50	45	45	37	0	0	0	0	0			768	1,037
SHLAA Sites without Planning Permission												0	0	0	0	0	158	200	111	215	127	280	230	200	150	150			0	1,821
SHLAA Broad Locations																						158	158	158	158	158			0	790
Windfall (small sites)												0	0	16	57	57	57	57	57	57	57	57	57	57	57	57			130	700
Completions/Projection	350	384	307	481	610	443	234	315	144	183	328	268	258	336	432	542	359	307	213	317	221	495	445	415	365	365	1,836	5,338		
Annual target	335	335	335	335	335	335	335	335	335	335	320	320	320	320	320	310	310	310	310	310	300	300	300	300	300	300	1,590	4,630		
	<i>Core Strategy Phase Target 2001 to 2021</i>																			<i>Submitted RSS Annual Target</i>										
Cumulative Completions /Projection	350	734	1041	1522	2132	2575	2809	3124	3268	3451	3779	4047	4305	4641	5073	5615	5974	6281	6494	6811	7032	7527	7972	8387	8752	9117		-		
Cumulative target	335	670	1005	1340	1675	2010	2345	2680	3015	3350	3670	3990	4310	4630	4950	5260	5570	5880	6190	6500	6800	7100	7400	7700	8000	8300		-		
Cumulative overprovision/ shortfall	15	64	36	182	457	565	464	444	253	101	109	57	-5	11	123	355	404	401	304	311	232	427	572	687	752	817		-		

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 annual number of dwelling completions will not meet the annual target for the next two monitoring years. This would cause a shortfall in cumulative dwelling provision during 2013/14. However, this looks set to recover in 2014/15 based on the provision of outstanding permissions and an allowance for windfall provision on small sites (i.e 5 units or less). For further details please refer to the 2012 SHLAA Update.

Core Indicator H3: New and Converted Dwellings – on previously developed land

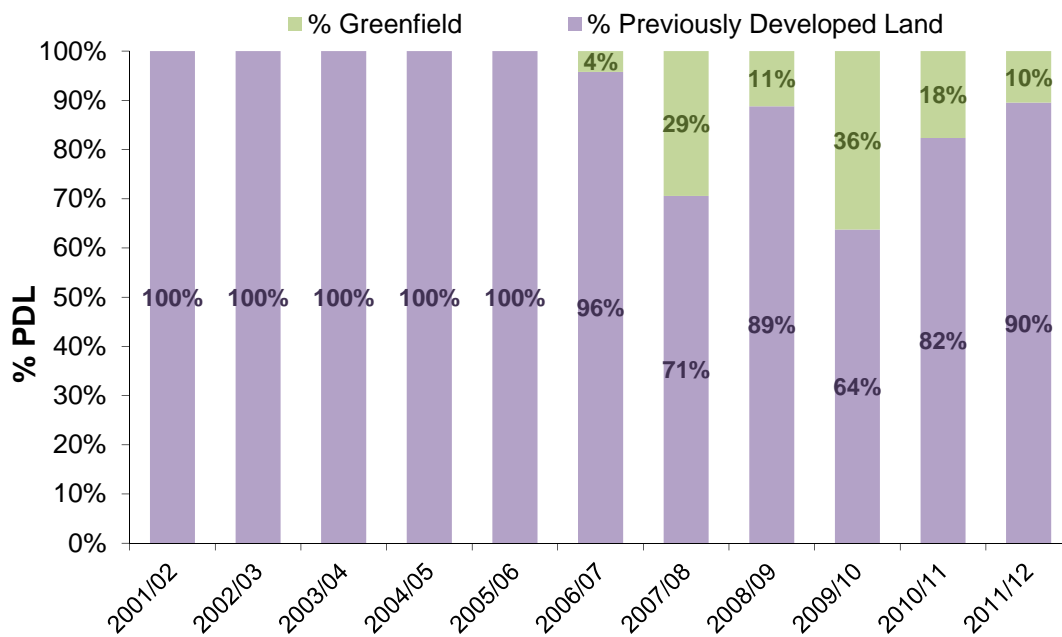
The Core Strategy Policy CP8 requires the provision of not less than 80% of residential development on PDL. Performance against this targets is set out in Table 4.19 below and in Figure 4.11.

Table 4.19 - Previously Developed Land

		Development on PDL	Greenfield Development Scheme Completions	
			Lifstan Way	Shoebury Park
	2001-02	100.0%	-	-
	2002-03	100.0%	-	-
	2003-04	100.0%	-	-
	2004-05	100.0%	-	-
Previous Years	2005-06	100.0%	-	-
	2006-07	95.8%	20 units	-
	2007-08	70.6%	70 units	-
	2008-09	88.8%	42 units	-
	2009-10	63.8%	13 units	45 units
	2010-11	82.4%	-	36 units
Current Year	2011-12	89.5%	-	37 units
Average 2001 to 2012		90.1%		

Over the plan period 2001-2012 an average of 90% 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 2011/12 monitoring year.

Core Indicator H5: Affordable Housing Completions

The Core Strategy Policy CP 8 includes measurements to be taken to secure provision of affordable homes in the Borough. The policy requires a 30% affordable element on sites over 50 units and 20% on sites between 10 and 49 units. Where on site provision is not practical, the Council will they will negotiate with developers to obtain a financial contribution to fund off-site provision.

Figure 4.12 illustrates that affordable homes comprises 15% of the total completions in 2011/12. This equates to a total of 50 units, of which 20 have been completed on small sites and 30 have been provided as part of larger developments (see Table 4.20). Of the completions occurring on large sites during 2011/12, only one site has provided the affordable housing provision as set out in the Core Strategy. This has been due either to viability reasons (where the developers were asked instead to make a financial contribution or where provision was created on a different site) or because the agreement on affordable housing had taken place prior to Core Strategy adoption (and so agreeing on a smaller proportion). The notes in Table 4.20 set out the reasons for each site.

Between 2001 and 2012, 402 affordable homes have been completed, which equates to 10.6% of the total net dwellings completed during this period (3,779).

Figure 4.12 – Affordable Housing Completions 2001-2012

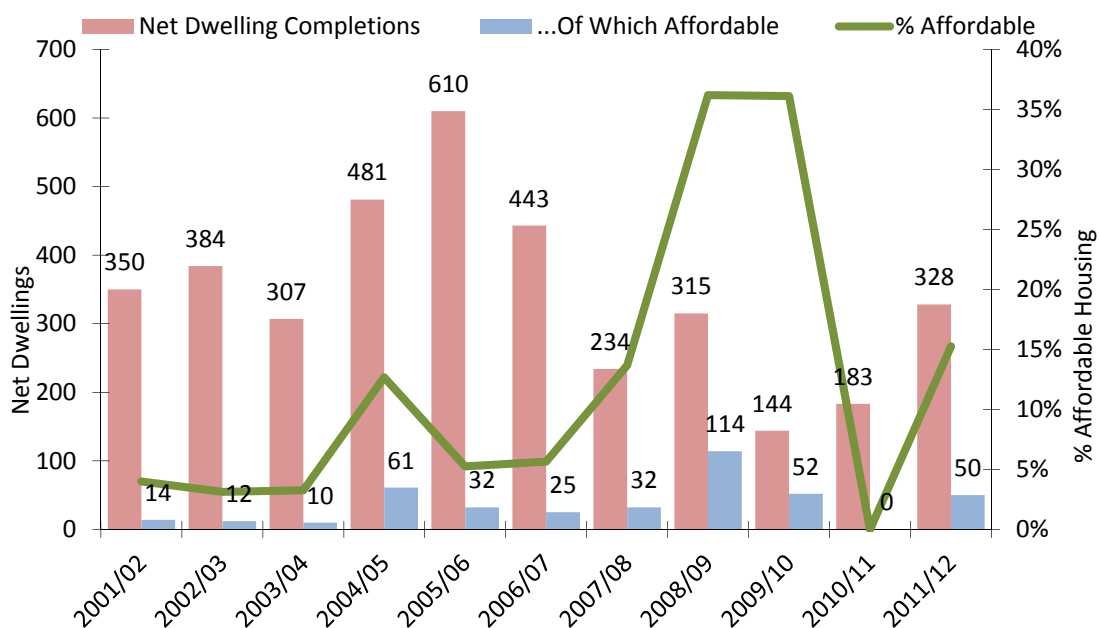


Table 4.20 – Affordable Housing Completions 2011/12

Location	Ward	Net additional dwellings	...of which are affordable	% of which are affordable	Notes
Small Sites					
Sutton Road	Kursaal	8	8	100%	New development of Affordable Homes
Near Eagle Way	Shoeburyness	12	12	100%	Council-led development consisting of 5 small former garage sites, with 2-3 dwellings built on each
Large Sites					
Mess Road, Garrison	Shoeburyness	11	0	0%	The S106 agreement included a monetary affordable housing contribution
Pembury Road	Chalkwell	21	0	0%	The S106 agreement included a monetary affordable housing contribution
The Leas	Chalkwell	36	0	0%	The affordable housing provision for this development was agreed to be brought forward on a nearby site. An affordable housing development of 16 homes was completed along Station road in 2008, approximately 500m away.
Gunnery	Shoeburyness	97*	10	10%	The affordable housing

Rise, Garrison					agreement on the entire Garrison development requires the provision of 10% affordable homes. *The development on Gunnery Rise is for 97 dwellings of which 50 have been completed in the 2011/12 monitoring year, including 10 affordable homes. Therefore the 10% affordable housing provision on this site has now been built out.
Southchurch Road	Southchurch	65	20	31%	The affordable housing provision on this site meets the requirements set out in the Core Strategy DPD

Indicator LH1: Spatial Distribution of Dwelling Completions (Core Strategy DPD Policy CP8) as at 1st April 2011

Table 4.21 - Distribution of Dwelling Provision – Core Strategy DPD

	Total Required 2001-2021	2001-2012 Phased Total	2001-2012 Completions	Ahead of 2012 Phased Total	Outstanding Permissions	Residual Amount to be Found by 2021
All Borough	6,500	3,670	3,779	109	2,027	694
Town Centre*	2,000	1,150	574	-574	1150	276
Seafront	550	460	411	-49	260	-121
Shoeburyness	1,400	710	638	-72	119	643
Rest of Borough	2,550	1,350	2,156	806	498	-104

*The Town Centre boundary is defined by the Southend Central Area Action Plan (SCAAP), excluding the central seafront area.

Table 4.23 demonstrates the broad spatial locations of future housing growth to 2021, the delivery of housing completions between 2001 and 2012 in these locations and the residual requirement to be found to meet the target in the adopted Southend Core Strategy by 2021.

Clearly much of the Council's housing provision is being met through renewal and intensification across the Borough which was expected and as such included within the Core Strategy spatial distribution of housing growth (Policy CP8). The Spatial Strategy also envisaged that this would and should diminish over time as more rigorous Development Management Policies are adopted to discourage inappropriate intensification and Area Action Plans are adopted to assist the regeneration and growth of the Town Centre/Central Area, Seafront and Shoeburyness.

The table reveals that overall the requirement to date has been exceeded in Southend by 109 dwellings. The planned provision for the Town Centre and Shoeburyness was

always expected to be delivered later in the plan period due to the more complex nature of land ownership and investment requirements.

Core Indicator H6: Housing Quality – building for life assessments

Building for Life 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.¹¹ Building for Life 12 (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. The maximum score is 36, 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 2011/12 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 4. The highest scores of 32 out of 36 were obtained by two developments of houses in the Garrison, Shoeburyness and one development of flats in Southchurch. The lowest score was received by the 'Parklands' development in Shoeburyness, a new build scheme of flats and houses on land that was formerly Shoebury Park.

¹¹ 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/>

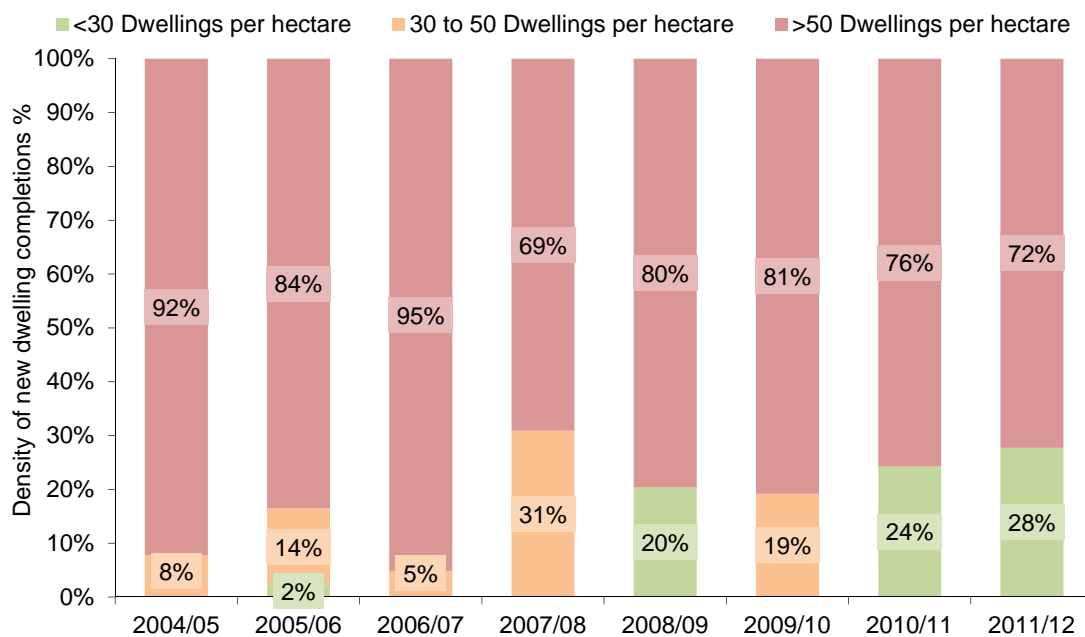
Table 4.22 - Building for life assessments
Summary of scores:

Location	BFL Score
Formers Engineers Yard, Magazine Road, Shoeburyness	32
662 Southchurch Road	32
Gunnery Hill, Gunnery Rise	32
Officers Mess, Mess Road, Shoeburyness	31
'The Boatyard', 1 High Street, Shoeburyness	29
7-9 Pembury Road	28
Land adjacent to 50 West Street	27
22 The Leas	25
'Parklands', Land adjacent to Asda, Shoeburyness	20

Indicator LH2: Density of New Dwelling Completions

Figure 4.13 illustrates the density levels of dwelling completions between 1st April 2004 and 31st March 2011. 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 2011/12, 28% of sites were built at a density of 30 dwellings or less per hectare, which is lower compared with previous years. This is most likely due to the development of 97 homes at Gunnery Rise within Shoebury Garrison. During 2011/12, 50 homes were completed on the site, consisting of a range of two, three, four and five bedroom houses.

Figure 4.13 – Density of new dwelling completions



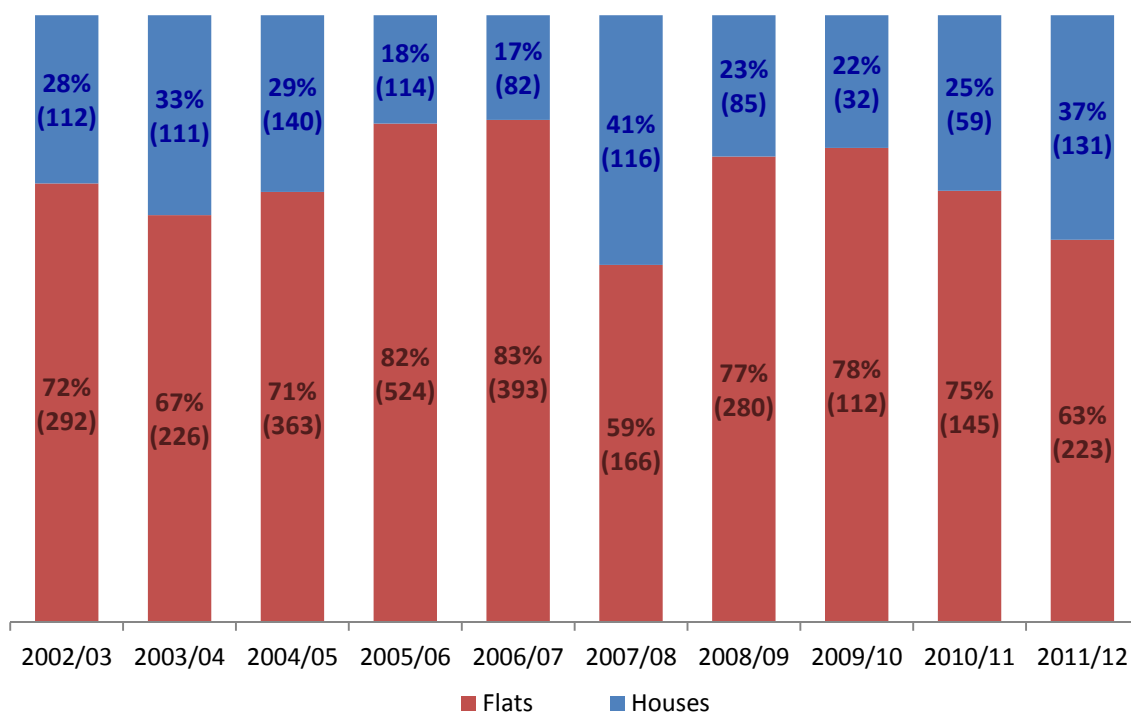
Indicator LH3: Size and type of dwelling completions

Generally, the ratio of dwelling completions by type in the Borough is approximately three flats to each house (3:1). This fluctuates when developments largely consisting of houses come forward. For example, during 2007-2008 there was a notable shift of completions of houses to 40% due to the major housing scheme at Lifstans Way. A similar change has been seen during the current monitoring year where 37% houses were completed, largely due to completions at the Garrison and Shoebury Park. Table 4.24 and Figure 4.14 show gross dwelling completions by type since 2002.

Table 4.24 – Dwelling Development by Type

Gross Completions	Flats	Houses
2002-2003	292 (72%)	112 (28%)
2003-2004	226 (67%)	111 (33%)
2004-2005	363 (71%)	140 (29%)
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 (75%)	59 (25%)
2011-2012	223 (63%)	131 (37%)
Total	2,737 (73%)	994 (27%)

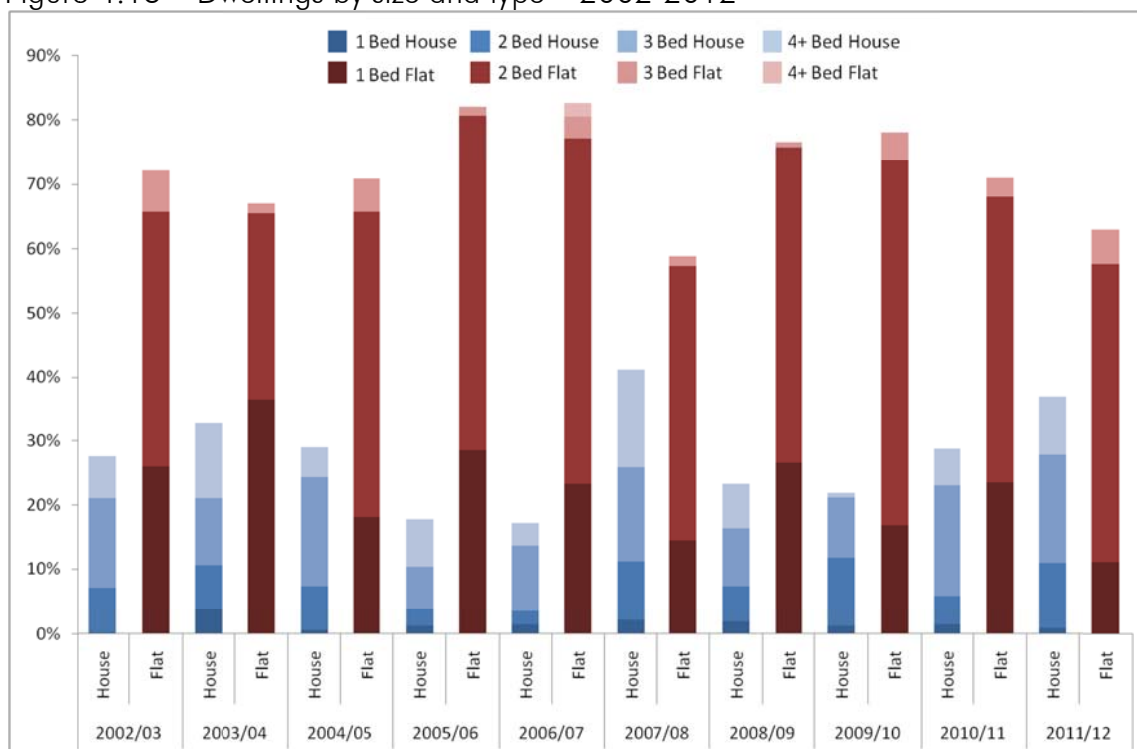
Figure 4.14 – House and Flat developments since 2002



Indicator LH4: Dwellings Completions by type and number of bedrooms

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

Figure 4.15 – Dwellings by size and type – 2002-2012



The data in Table 4.24 shows that the majority of dwellings built in Southend during 2011/12 were two bedroom flats. This corresponds with the average over the previous nine years. The number of properties built with one bedroom has reduced during the monitoring year with regards to both flats and houses. The proportion of two bed and three bed houses has increased during 2011/12, although this can be attributed to the fact that there was an increase in houses being built during 2011/12 (see Indicator LH3).

Table 4.24 – Dwellings by size and type – 2002-2012

	House				Flat			
	1 Bed	2 Bed	3 Bed	4+ Bed	1 Bed	2 Bed	3 Bed	4+ Bed
Average 2002 to 2011	1.6%	6.1%	12.0%	7.0%	23.8%	46.2%	3.0%	0.2%
Results for 2011/12	0.8%	10.2%	16.9%	9.0%	11.0%	46.6%	5.4%	0.0%

Indicator LH5: Residential Development Completion by Ward between 2001 and 2012

Figure 4.16 – 11 Year Dwelling Completions (2001-2012) by Ward

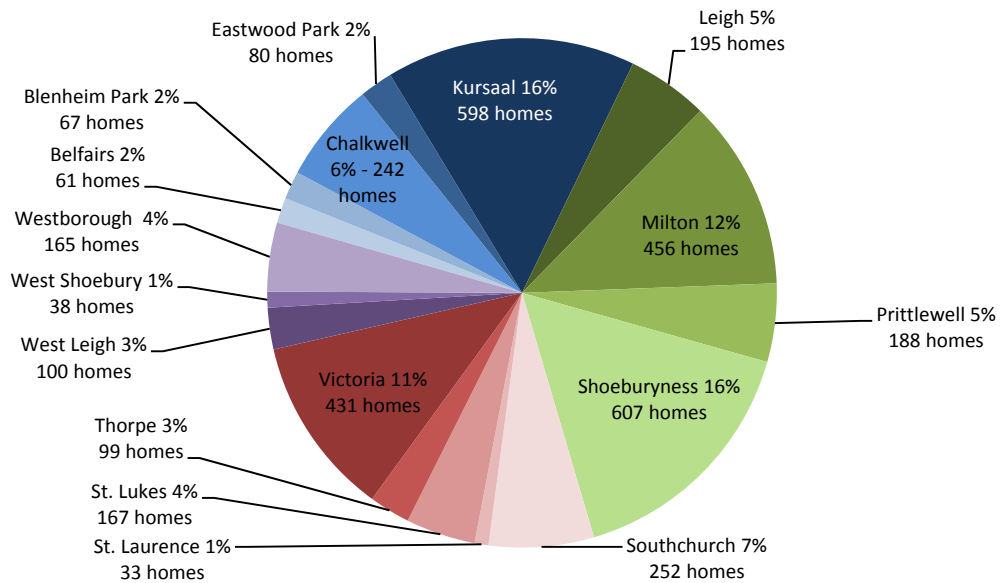


Figure 4.16 illustrates the percentage of dwelling completions by ward between 1st April 2001 and 31st March 2012. In this period a total of 3,779 net additional dwellings have been completed. The chart reveals that the highest proportion of development has occurred in Kursaal, Milton, Shoeburyness and Victoria wards (17%, 13%, 14% and 12% respectively) which comprise a total of 55% of completed development, equating to over 2,000 homes. This indicates that a large proportion of housing is being focused in the Southend Central and Shoeburyness in line with the Core Strategy DPD spatial strategy.

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

Figure 4.17 – Development by ward since 2001

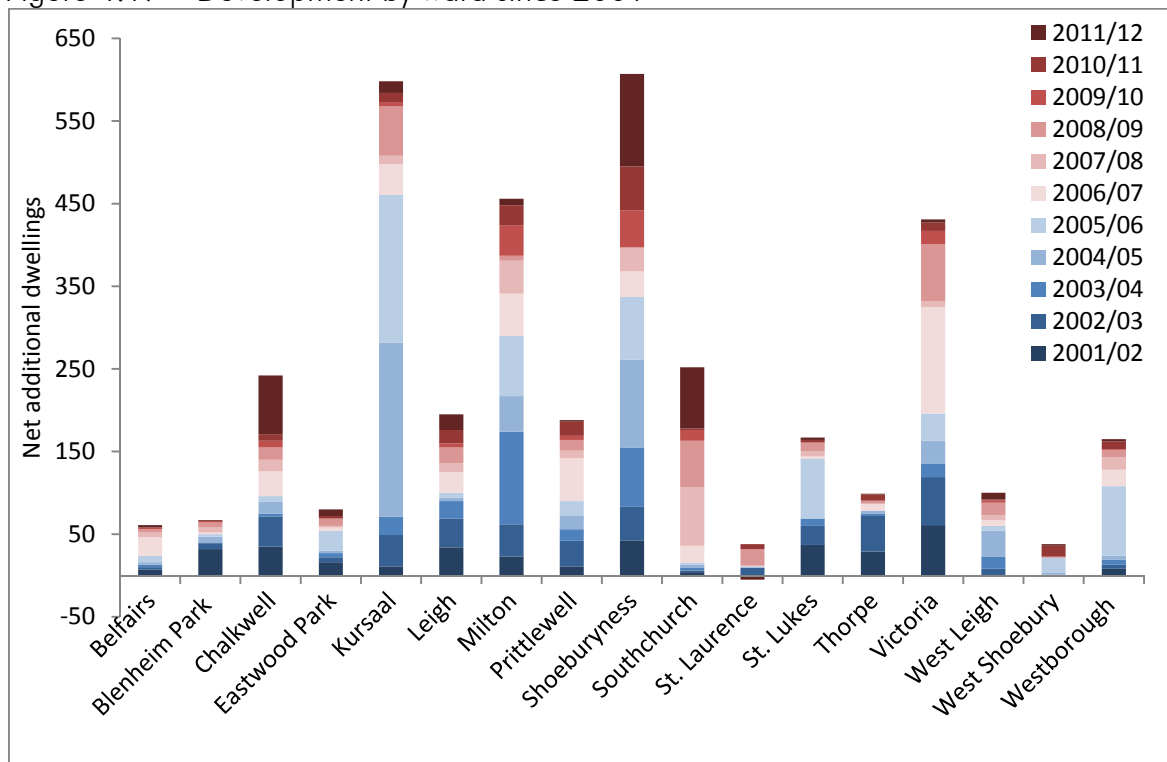


Figure 4.17 shows the location of residential development per year since 2001. The data shows that the majority of development in Kursaal and Milton wards occurred prior to 2007 whereas house building within Shoeburyness has remained relatively steady over the monitoring period, with an average of 55 homes per year. Development in Southchurch has seen an increase since 2006/07, with almost 95% of homes built after this date and is attributed to a number of large developments being completed within this time. The six wards of Belfairs, Blenheim Park, Eastwood Park, St. Laurence, Thorpe and West Shoebury have all incurred low development rates over the period 2001 to 2012 with an annual average of below 10 dwellings.

Indicator LH7: Type of Residential Development Completed by Ward between 2003 and 2012

Figure 4.18 – Type of development by ward 2003-2012

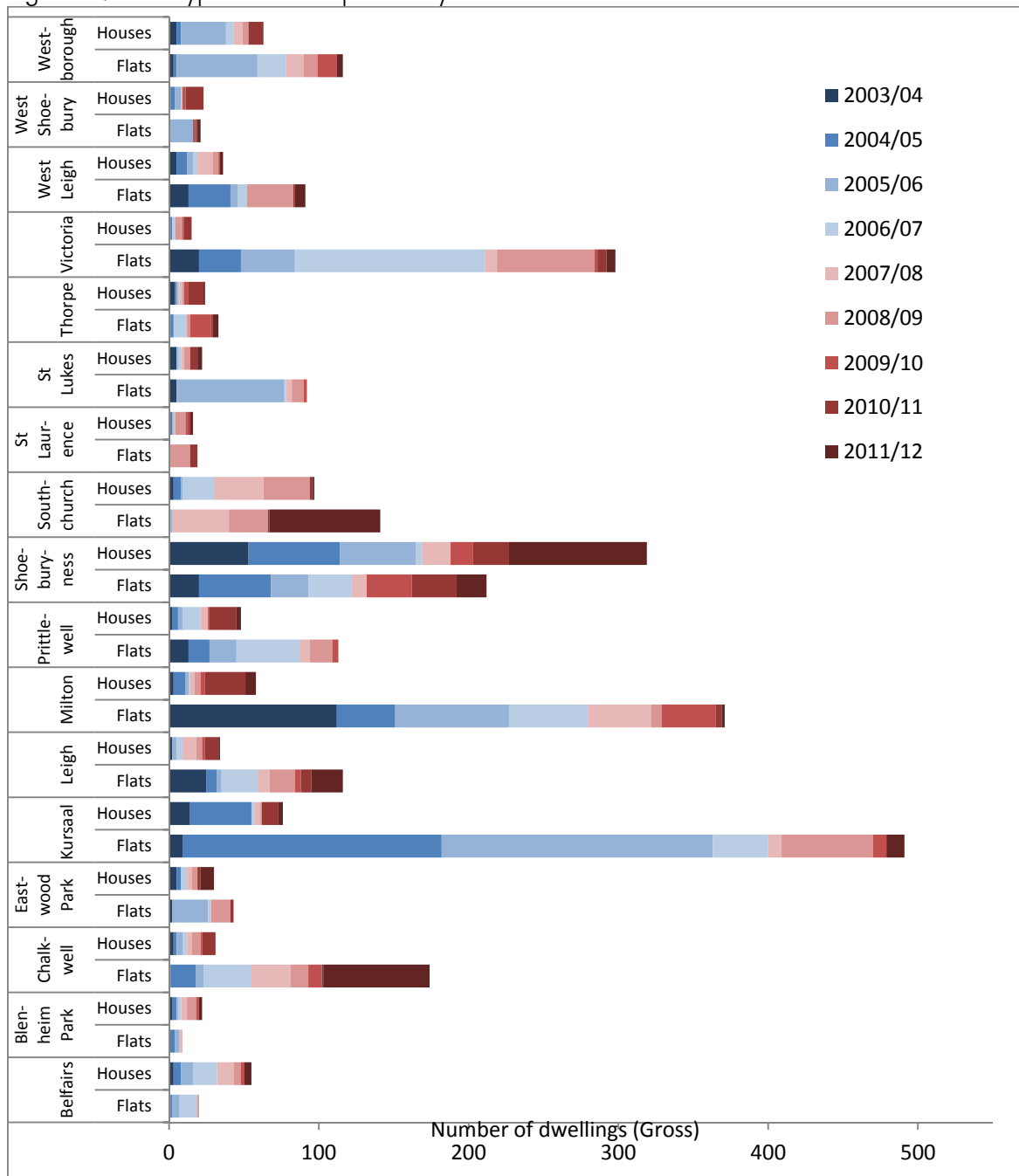


Figure 4.18 shows the number of flats and houses built in each of the 17 wards in Southend during the monitoring years since 2003. The chart reveals that the highest number of flats built over the period 2003 to 2012 have been in the central wards of Kursaal (491), Milton (371) and Victoria (298) and 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 328 homes have been completed during the period 1st April 2011 to 31st March 2012. This is a considerable increase on the previous two monitoring years (144 in 2009/10 and 183 in 2010/11) and may indicate a recovery in the housing building market.

Compared with the housing targets set out in the Core Strategy, Southend is performing well, despite the recession. The phased target set out within the Core Strategy requires a total of 3,650 homes to be built during the period 2001 to 2012. The cumulative total to the end of the current monitoring period is 3,779, which is 109 dwellings above the required amount.

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 set the targets for Southend.

Looking forward, the projected completions (based on outstanding permissions, SHLAA sites and a windfall allowance) meet the required totals at the 5, 10 and 15 year phases. The figures suggest that there may be a shortfall of dwelling completions in the 2013/14 monitoring year, which will be regained in the subsequent year.

A total of 90% of dwelling completions during the year have been provided on previously developed land. The small proportion built on greenspace has been part of the development at Shoebury Park.

There have been 50 affordable homes completed within the Borough during 2011/12. There were 20 affordable homes provided on small sites, 12 of which were council led developments within Shoeburyness. On larger sites, 10 affordable homes were completed at the Garrison and 20 at a site in Southchurch Road. 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 match up.

During 2011/12, the divide between completions of flats and houses has changed slightly from the norm (average 2001-2011 = 75% flats; 25% houses). This year, 37% of completions were houses, which has mainly been due to the completions at the Garrison and Shoebury Park. This data has directly influenced the figures related to size of dwelling. The increase in number of houses corresponds to an increase in the proportion of three and four bed homes being provided within Southend compared to the previous averages.

The location of dwelling completions remains largely similar to previous years, with the majority of development taking place within the Town Centre (Milton, Victoria and Kursaal Wards) and within the Shoeburyness area. Although a large development

consisting of 65 flats was completed along Southchurch Road, skewing the results slightly.

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 2011/12 monitoring year.

Table 4.25 – Planning applications objected to by the EA

11/0042 7/BC3M	Demolish existing buildings erect nine two storey office units (class B1) and fourteen two storey industrial units (class B2) layout parking and landscaping	Unsatisfactory FRA/FCA submitted (Surface Water)	Granted
11/0050 7/FUL	Demolish existing building and erect 5 two storey dwellings with associated hardstanding and parking spaces, landscaping, refuse store and boundary fencing	Sequential Test not adequately demonstrated, Unsatisfactory FRA/FCA Submitted	Refused, appeal allowed
11/0097 4/OUT	Demolish building and erect four storey block of 6 self contained flats, lay out 6 parking spaces at ground floor, form refuse and cycle stores and lay out amenity area (Outline).	No sequential test, Unsatisfactory FRA/FCA Submitted	Granted
11/0094 1/FUL	Erect part single/ part two storey front and side extension and form new second floor, use store (Class B1) as dwellinghouse (Class C3)	Unsatisfactory FRA/FCA Submitted	Granted
12/0031 7/BC3M	Remove existing bandstand shelters and street furniture, stabilise cliff slip area, install retaining wall to top of the Slope and retaining wall to foot of the slope and layout footpath (Phase 1) Form building within cliff slope over seven levels.	Unsatisfactory FRA/FCA Submitted, Unsatisfactory FRA/FCA submitted (Surface Water)	Granted

Core Indicator E2: Change in areas of biodiversity importance.

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

The Local Biodiversity Action Plan consists of individual action plans for 18 Southend habitats (plus one habitat statement) and 14 species. The 2011 annual update¹² sets out the progress made against each action plan. To summarise, Table 4.26 shows where actions have or have not been taken against particular habitats and species. Generally, good progress has been made with regards to biodiversity conservation work in Southend, with new and continued projects being carried out in conjunction with the Council’s conservation partners.

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

Those Action Plans that have received the most actions during 2010 include:-	Those Action Plans that did not receive any recorded actions during 2010 include:-
Brackish Lagoon Saltmarsh Natural Grassland Traditional Orchard Woodland Gardens in Urban Areas Public parks and Amenity Open Spaces Heath Fritillary Stag beetle Dormouse	Ancient and Veteran Trees Shriill Carder Bee Arable Land and Field Margins Bats Hedgerows Cetaceans Dark Bellied Brent Goose Water Vole Garden Birds Great Crested Newt Skylark Reptiles

Core Indicator E3: Renewable energy generation

The Borough of Southend-on-Sea is an already densely developed urban area with tightly drawn boundaries, and with an extensive foreshore which is of international, national and local significance for biodiversity. There is therefore little or no opportunity within the Borough for commercial scale electricity generation capacity from any source within its boundaries. No renewable energy megawatt capacity was installed during the monitoring year, and this situation is not expected to change in the short to medium term.

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

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

- a. a reduction in the use of resources, including the use of renewable and recycled resources. All development proposals should demonstrate how they

¹² Local Biodiversity Action Plan 2011 - http://www.southend.gov.uk/download/4767/local_biodiversity_action_plan_2011

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 4163 hectares and the Leisure, Culture and Amenity Services Department currently manage approximately 570 hectares of land. A description of types of open space and the associated area they occupy within the Borough are set out in Table 4.27 below.

Table 4.27 - Amount of Open Space

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

Source: Southend on Sea Local Biodiversity Action Plan

The Council aims to maintain all green spaces in the most sustainable way possible, and to manage all parks and amenity open spaces to Green Flag award standards. In 2011/12, four parks within the Borough were awarded green flag status, as listed in Table 4.28.

Table 4.28 - Parks Awarded Green Flag Status, 2010/11

Park Name	Area (ha)
Belfairs Park and Nature Reserve	123.0
Chalkwell Park	10.5
Priory Park	18.0
Southchurch Park	12.5
Total	164.0

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 2011/12, no new waste management facility capacity became operable. Table 4.29 below summarises the operational waste facilities in Southend. In July 2009, Southend and Essex County Council re-submitted an Outline Business Case to Defra for developing a network of new and sustainable waste management facilities. Funding worth £100 million has been awarded to help deliver a major residual waste treatment facility. Essex County Council has granted planning permission for a waste and recycling plant at Courtauld Road, a preferred location site as identified in the Saved Waste Local Plan.

Table 4.29 – Existing waste Facilities in Southend

Site Name/ Operator	Site Address	Specific Facility Type
Operational		
Imperial Metal Recyclers	63 Vanguard Way, Shoeburyness, Essex. SS3 9QY	End of Life Vehicles
Central Cleansing Depot	Eastern Avenue, Southend On Sea, Essex. SS2 5QX	Materials Recycling / Recovery Facility and Waste Transfer Station
Hadleigh Salvage Ltd	Plot 9, Stock Road, Southend On Sea, Essex. SS2 5QF	Non Hazardous Transfer Stations
Stock Road Civic Amenity Site	Stock Road, Southend On Sea, Essex	Recycling Centre for Household Waste
Leigh Marsh Civic Amenity Site	Leigh Marsh, Leigh-on-Sea, Essex	Recycling Centre for Household Waste

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

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

Table 4.30 - Waste Management

Amount Managed (Tonnes)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Total municipal waste arising	89,271	86,637	87,922	84,246	80,752	76,157	75,110	76,034
Of which:	Sent to landfill	67,475	64,990	60,164	53,636	46,614	41,214	39,009
	Incinerated	13	21	15	21	0	0	0
	Diverted	21,783	21,626	27,743	30,589	34,138	32,752	33,998
<i>Of that</i>	<i>Recycled</i>	<i>14,378</i>	<i>14,802</i>	<i>19,841</i>	<i>22,601</i>	<i>23,693</i>	<i>22,151</i>	<i>22,382</i>

<i>Diverted:</i>	<i>Composited</i>	7,405	6,824	7,902	7,988	10,445	10,797	11,745	11,617
Percentage Managed		2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
% of total sent to landfill		75.6%	75.0%	68.4%	63.7%	57.7%	57.0%	54.9%	51.3%
% of total incinerated		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
% diverted		24.4%	25.0%	31.6%	36.3%	42.3%	43.0%	45.1%	44.7%
% of total which is:	<i>recycled</i>	16.1%	17.1%	22.6%	26.8%	29.3%	28.8%	29.5%	29.4%
	<i>composted</i>	8.3%	7.9%	9.0%	9.5%	12.9%	14.2%	15.6%	15.3%

Source: SBC – Waste Management and Street Scene.

4.7 Gypsies and Travellers

During the monitoring year 2011-12, 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 2012) 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 has published its new 'Planning policy for traveller sites' (March 2012). This policy came into effect at the same time as the National Planning Policy Framework. The new planning policy for traveller sites should be read in conjunction with the National Planning Policy Framework. Government's aims in respect of traveller sites are:

- that local planning authorities should make their own assessment of need for the purposes of planning
- to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites
- to encourage local planning authorities to plan for sites over a reasonable timescale

- that plan-making and decision-taking should protect Green Belt from inappropriate development
- to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites
- that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective
- for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies
- to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply
- to reduce tensions between settled and traveller communities in plan-making and planning decisions
- to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure
- for local planning authorities to have due regard to the protection of local amenity and local environment.

Essex 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 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. It may be necessary to commission a new GTAA in the future to assess current needs for Southend or a wider area to further determine whether any sites are required and whether there are suitable sites to accommodate the need in Southend, which is a densely urban area surrounded by the estuary and green belt land. If a need is identified in Southend, sites will be considered along with the potential constraints during the production of a Site Allocations DPD, and will be considered during a first review of the Core Strategy.

Appendix 1

Glossary of Terms and Abbreviations

ABI	Annual Business Inquiry – sample survey of employment
AMR	Annual Monitoring Report
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
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
GVA	Gross Value Added (£)
Ha (or ha)	Hectare
IDBR	Inter Departmental Business Register – source of job numbers data
IMD 2004	Index of Multiple Deprivation 2004
LDD	Local Development Document
LDF*	Local Development Framework – Replacing Local Plans
LDS	Local Development Scheme – the programme management document for the LDDs
LDV	Local Delivery Vehicle
Local Indicators	Indicators for monitoring key local planning considerations not covered by the core indicators
LP	Local Plan
LSP	Local Strategic Partnership – the body which prepares the Community Strategy for the area
LTP	Local Transport Plan
NOMIS	National Online Manpower Information Service – source of unemployment data
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
SCI	Statement of Community Involvement – the authority’s policy and standards for involving the community in the planning process
SIC	Standard Industrial Classification
SP	Structure Plan
SPD	Supplementary Planning Document – providing further guidance
SPG	Supplementary Planning 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

Name/ Location	'The Boatyard', 1 High Street, Shoeburyness	
Size	20 dwellings	
Overall Score	29	
Score Breakdown	Integrating into the neighbourhood	11
	Creating a place	9
	Street and home	9
Comments	<p>The site is located in a sustainable location, with good connections to local public transport, walking and cycling routes, shops and services. It also re-provides a pub/restaurant to Shoebury High Street, an important focus for the local community which sees an attractive, locally listed building brought back into active use, preserving it for future generations.</p> <p>The development has a unique character, although is somewhat disparate from neighbouring development. This is a small and compact site, and is by its nature easy to navigate around, although the site feels a little overcrowded. A single dwelling fronts the site, yet appears segregated from the rest of the development and generally car parking is a dominant feature within the site, and it is regrettable that the termination of vista into the site from the High Street is given to parking. Landscaping, although provided, is limited and fails to soften the impact of the hardstanding. It is considered that the layout of the site could have been improved to address these issues.</p> <p>There is a strong provision of cycle parking on the site, which appears well used, although as with the parking, given the size of the structure and the lack of soft landscaping, does feel dominant. The parking area/shared space is well overlooked by properties and could be multifunctional however.</p>	

Name/ Location	'Parklands', Land adjacent to Asda, Shoeburyness	
Size	56 Houses and 97 Flats	
Overall Score	20	
Score Breakdown	Integrating into the neighbourhood	8
	Creating a place	5
	Street and home	7
Comments	<p>Positively, the development provides a mix of housing types and tenures, including social housing. It is regrettable that this has been developed in a separate phase from other tenures however, rather than being fully integrated across the site.</p> <p>Although the site is located within close proximity to the local ASDA</p>	

	<p>store there is one main route into and out of the site for both pedestrians and vehicles; a convoluted route to local services which could have been improved. Nonetheless, the site is well served by public transport with a bus stop to the front of the site and the local bus routes which serve ASDA.</p> <p>Overall, it is considered that the design of the scheme lacks interest and demonstrates poor attention to detail – the slanted roofs for example, while these do provide a focal point of sorts, are poorly executed with small, narrow windows, unbefitting of their scale, with large expanses of blank wall left over.</p> <p>Although it is noted that there are a range of parking options, some of which are is well overlooked, the site appears cramped and dominated by parking – on the main street, within the parking courts. The narrowness of the street does encourage low vehicle speeds and while there may be opportunity for social-play space in the cul-de-sacs and parking courts, these areas often feel closed off, the parking courts in particular being bounded by close-boarded fences.</p>
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Name/ Location	Formers Engineers Yard, Magazine Road, Shoeburyness	
Size	16 dwellings	
Overall Score	32	
Score Breakdown	Integrating into the neighbourhood	10
	Creating a place	10
	Street and home	12
Comments	<p>The development makes use of existing buildings and provides a mix of new build housing options in addition. It is regrettable that no connections were established with surrounding development such as Gunnery Hill, although this is likely to be a reflection of the sites historic use. The site is in a sustainable location, with positive connections to public transport links (including Shoebury Station, local bus, cycling and walking routes).</p> <p>The existing buildings give the site character and definition at its entrance, forging positive links with surrounding development. The green lampposts used throughout the site, and found elsewhere in the Garrison, make a positive contribution to the character of the development, helping to forge links with the wider estate and providing navigational aids. New buildings have attempted to marry up with this character and are well proportioned/detailed however could have achieved a more successful alignment with the existing building to the front of the site (particularly the height of the eaves).</p> <p>Landscaping is well provided and of a good quality, corners are open allowing views down into the site, creating a sense of space</p>	

	despite the cul-de-sac layout. The nature of the layout encourages lower vehicle speeds and overall it feels like a safe and multi-purpose space that could be used for play.
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Name/ Location	Officers Mess, Mess Road, Shoeburyness	
Size	11 Dwellings	
Overall Score	31	
Score Breakdown	Integrating into the neighbourhood	10
	Creating a place	10
	Street and home	11
Comments	<p>The development has used existing listed buildings, once on the heritage at risk register due to extensive fire damage, to create a high quality residential scheme with a good provision of car parking, amenity space, exploiting estuary views. As with other developments assessed on the Garrison, the Officers Mess has good access to public transport, cycling and walking routes, as well as the local schools and services nearby. The development provides family sized housing, although perhaps aimed at a small segment of the market with no affordable housing provision.</p> <p>It complements the character of the wider Garrison Conservation Area, given the reuse of existing buildings and materials, but nonetheless retains its own distinct style – a reflection of its status in the hierarchy of garrison buildings. The ‘gated community’ element of the scheme does however give a sense of it being closed off and because of this it doesn’t integrate particularly successfully with the street given with gardens/parking areas being fenced off.</p> <p>The private spaces incorporated into the development appear to be well defined, using good quality materials, and providing a positive level of space for residents. Overall, the scheme has successfully brought the Officer’s Mess back in use.</p>	

Name/ Location	662 Southchurch Road 08/01458/ful	
Size	65 flats + 380m2 commercial Site area 0.3 ha	
Overall Score	32	
Score Breakdown	Integrating into the neighbourhood	12
	Creating a place	8
	Street and home	12
Comments	This development is a reasonably well designed mixed used development of commercial and mixed size and tenured residential units situated in a local centre. Good access to local facilities and	

	<p>public transport. It has a distinctive character which uses materials, layering and articulation to break up the scale and 'built out box features' to add further interest on the frontage. Unfortunately the design is let down by some detailing to the entrances, visible services and lack of boundary enclosure to west side.</p> <p>It has good landscaping to the central amenity area which includes a dedicated play area and also uses green wall feature to flanks which works well to add interest to blank areas of wall. Landscaping to the side street frontages is new and needs to become more establish so that it can make a positive contribution to the streetscene. Planting troughs and trellising have been designed into the balconies to enable some screening and additional greenery to the street frontages. The wider frontage to the west side would have benefitted from a boundary wall. The car parking is hidden from street in basement and the vehicular access well integrated into the scheme.</p> <p>Refuse, recycling and secure cycle storage is internal to the development. The scheme is built to Code for Sustainable Homes level 3 including renewable energy generation via solar thermal panels.</p>
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Name/ Location	7-9 Pembury Road, Westcliff 09/02326/ful	
Size	21 flats	
Overall Score	28	
Score Breakdown	Integrating into the neighbourhood	9
	Creating a place	8
	Street and home	11
Comments	<p>Fairly large traditional housing scheme set within a residential street. It is noticeably taller than other properties in the street but the scale was agreed at appeal (same layout but modern scheme). The block has been split in the centre and linked with a glass atrium set well back into the site in an attempt to reduce its bulk and this is successful in this purpose, however, the decision to locate the pedestrian entrance at this point means that the entrance has no presence on the streetscene and the frontages lack a focus.</p> <p>The character has picked up on a few local references such as balconies and feature gables, however, it still appears rather standard in its approach and details such as the quality of the windows and the</p>	

	<p>banding are rather weak and do not have a positive references to the adjacent conservation area and there are a couple of areas of blank wall to the front which are unattractive and reduce natural surveillance of the street and approach to the entrance.</p> <p>The parking, refuse and cycle storage is hidden in the basement and although the shutter is unattractive it is relatively low key. Two additional visitor spaces have been provided on the frontage and these have been integrated into the streetscene with landscaping and good quality surfacing. Generally the landscaping and boundary treatment makes a positive contribution to the streetscene and there is a large private amenity area to the rear.</p>
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Name/ Location	22 The Leas, Westcliff	
Size	36 flats	
Overall Score	25	
Score Breakdown	Integrating into the neighbourhood	10
	Creating a place	7
	Street and home	8
Comments	<p>Very large new flatted development that has created a new landmark on the seafront. It is a distinctive design, which is more successful when viewed from a distance from the east than close up or from the west. It has a striking corner feature created by balconies at upper levels and good articulation to the frontage above ground floor but the pedestrian experience around the site is poor. It is also let down also by the quality of some materials which were 'dumbed down' from the original specification. It is rather dominant of neighbouring development including the adjacent conservation area but its aim was to create a new landmark. It is worth noting that significant height on this site was agreed at appeal although for a different scheme which only covered part of the site.</p> <p>The car parking is hidden underground but the entrance is unattractive and poorly located on a prominent corner. The pedestrian entrance is more successful and although at a raised level because of flood risk it still manages to create a focal point for the building. The landscaping and boundaries are poor and are not pedestrian friendly. The private amenity provision, however, is of a high quality and includes a large front terrace with feature pool, a large rear garden and large private</p>	

	<p>balconies, although there is a rather large paved gated area on the western end of the frontage which is ambiguous in its intended use.</p> <p>The scheme is for 36 high spec flats of mixed sizes (30x2 bed, 6x3 bed). Affordable housing is not included in this development but has been constructed on another site as a separate development.</p>
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Name/ Location	Land adjacent to 50 West Street, Southend	
Size	14 flats	
Overall Score	27	
Score Breakdown	Integrating into the neighbourhood	10
	Creating a place	9
	Street and home	8
Comments	<p>Small flatted development of 14 x 2 bed apartments located on a main road close to the town centre. No affordable housing has been included in the scheme. It is of an appropriate scale for the area and picks up on established building lines but the design is rather monotonous and lacks good detailing, good materials and references to local context are limited. It is, however, a logical layout and easy to find your way around. The car parking is well hidden but not well landscaped which is detrimental for the outlook of residents. No private amenity space has been provided although there is a grassed area to the front and all flats have a small but useable balcony. Refuse and cycle storage have been integrated into the development.</p>	

Name/ Location	Gunnery Hill, Gunnery Rise, Shoeburyness	
Size	97 houses	
Overall Score	32	
Score Breakdown	Integrating into the neighbourhood	10
	Creating a place	11
	Street and home	11
Comments	<p>A large custom designed development of 97 houses on a former military site (phase 1 has now been completed). The development has only one vehicular access to the north which links in with other new development at the Garrison but is better connected to footpaths and cycle paths around the site in the adjacent park. Internally the layout is logical and well connected without any cul de sacs and has a clear hierarchy of routes with views out to surrounding parkland at key</p>	

locations. There are some raised tables and materials changes at key nodes to reduce traffic speeds and some routes are shared surface which should work well if they are not dominated by informal car parking. The layout has taken advantage of some existing trees in the north east corner and the views out to the surrounding foreshore.

The buildings are distinctive; they draw reference from historic features in other parts of the garrison and are generally well designed. In most cases buildings that turn corners have been articulated on both frontages maintaining active frontages and good natural surveillance, however, there are some detailing issues such as boundary enclosures, terminating views, visible meter boxes and street lighting which could have been better detailed. The open spaces are well located, well landscaped, useable and attractive and relate well to the character of other open spaces in the Garrison as a whole. All properties have their own private gardens to the rear and many also have balconies.

Almost all houses have a garage and driveway integrated into their landscaped forecourt but the smaller houses and affordable housing have parking courts to the side and these are not well landscaped, they have poor surfacing and boundary materials and are not well overlooked. These areas are detrimental to the overall quality of the scheme.

There is a mix of housing sizes that reflect local demand and a small number of affordable houses have been included in the development. These are located on the edge of the development but the quality is reasonable and they are well landscaped to the front.

