



**Basildon Borough Council
Five Year Land Supply Report
(2017-2022)**

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THE 5 YEAR HOUSING SUPPLY REQUIREMENT

PART A: Past Housing Requirement

- 1.1 The National Planning Policy Framework (NPPF) states that local planning authorities should boost significantly the supply of housing by ensuring the Local Plan meets the full, objectively assessed needs for market and affordable housing.
- 1.2 In the absence of an adopted Local Plan which sets out the full objectively assessed needs for the Borough, Planning Practice Guidance (PPG) states that *“Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints. Where there is no robust recent assessment of full housing needs, the household projections published by the Department for Communities and Local Government should be used as the starting point, but the weight given to these should take account of the fact that they have not been tested (which could evidence a different housing requirement to the projection, for example because past events that affect the projection are unlikely to occur again or because of market signals) or moderated against relevant constraints (for example environmental or infrastructure)”*.
- 1.3 Therefore, Basildon Council’s performance in this year’s report is based on the most recent CLG Sub National Household Projections which use the 2014 Office for National Statistics Sub National Population Projections (SNPP) as a baseline, and were published in May 2016. This methodology is in accordance with the NPPF and national planning policy guidance. The CLG Household Projections identify a need to deliver 750 new dwellings per annum in the Basildon Borough for the plan period in order to accommodate household formation and population change. The SNPP bases its projections for population change on the distribution of the England population at a set point in time, in this case 2014. As a result the consequences of any previous shortfall in delivery against the former Regional Spatial Strategy target (the last target subject to independent examination and testing) within the Basildon Borough is captured in the distribution of the population at that time, and therefore to avoid double counting, the base year for housing supply calculations within Basildon Borough is 2014, with any shortfall in delivery prior to that date removed from the calculation.
- 1.4 Based on this requirement, since 2014, the Borough should have delivered 2,250 new homes to meet the requirement for housing.

Summary: 750 dwellings x 3 years (2014-2016) = 2,250

PART B: Completions

- 1.5 Since 2014, a total of 1,906 dwellings have been delivered within Basildon Borough, as set out in *Appendix A*.

Summary: 1,906 dwellings

PART C: Shortfall (This is the last 3 years performance against the 750 target)

- 1.6 The need for housing in the past, compared to the number of completions over the same period, results in a shortfall of 344 dwellings against the target. The Planning Practice Guidance indicates that this backlog should be addressed as soon as possible within the future supply of housing and consequently, it is expected that this shortfall is added to the five year housing land supply requirements (known as the Sedgefield Approach).

Summary: 2,250 dwellings minus 1,906 dwellings = 344 dwellings shortfall

PART D: Future Housing Requirement

- 1.7 As stated in Part A, the NPPF requires local planning authorities to meet fully their objectively assessed needs. This is supported by paragraph 31 of the PPG, which states:

“Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light. It should be borne in mind that evidence which dates back several years, such as that drawn from revoked regional strategies, may not adequately reflect current needs.”

- 1.8 In December 2014, the Council alongside the four other South Essex LPAs commissioned Turley Associates and Edge Analytics to update the Thames Gateway South Essex Strategic Housing Market Assessment (SHMA) which will for the first time establish the OAN for the whole South Essex sub-region and update the OAN for the component LPAs. The SHMA was published in May 2016. The SHMA was based upon the most up-to-date data available at the time, the 2012-based household projections.
- 1.9 Following the release of the 2014-based projections in May and July 2016 and the availability of the emerging findings from the EDNA, the SHMA was updated by the Addendum to the SHMA May 2017. The addendum, however, does not represent a comprehensive update of all elements of the SHMA, and is intended to be read alongside the earlier document. It provides an updated OAN which reflects a series of positive adjustments to the new demographic

'starting point' provided by the 2014-based sub-national population projections.

- 1.10 The SHMA Addendum 2017 shows an OAN requirement of between 972 – 986 dwellings per annum, a total of 19,440 – 19,720 dwellings over the plan period 2014 -2034. However, the SHMA has not yet been independently examined in any plans in the South Essex Housing Market Area. Therefore, the SHMA Addendum 2017 OAN will not be used as the baseline to update this year's Basildon Borough Five Year Land Supply, in accordance with Planning Practice Guidance.
- 1.11 The PPG identifies that in the absence of a plan, the CLG Household Projections should be used as the *starting point* for identifying housing requirements when calculating the Five Year Housing Land Supply position. The 2014 based CLG Household Projections were published in May 2016 and identify a need for around 750 homes per annum in Basildon Borough for the period 2014 to 2034 (15,000 homes). In the period from 2017 to 2022, there is therefore a requirement for sufficient land to be made available to accommodate 3,750 homes. This does not include the shortfall calculated separately under part C.

Summary: 750 dwellings x 5 years = 3,750 dwellings

PART E: The 20% buffer

- 1.12 The NPPF expects local planning authorities to provide a sufficient land buffer within their five year supply to create flexibility within the markets for housing and land. It expects a minimum buffer of 5% to be provided. This is expected to be increased to 20% in areas where there has been persistent under-delivery. Basildon Borough Council has persistently under delivered in terms of housing provision (Appendix B), and therefore in accordance with the NPPF, a 20% buffer should be applied to the five year housing land supply calculation for Basildon Borough.

Summary: 20% buffer = 750 x 5 years / 20% = 750 dwellings

PART F: Total Five Year Housing Requirement

- 1.13 The total requirement for housing within the next five years is the total of Part C - the shortfall, Part D - the future need for housing and Part E - the 20% buffer.
- 1.14 344 dwellings + 3,750 dwellings + 750 dwellings = **4,844 dwellings**

Summary: 4,844 / 5 years = 969 dwellings per annum

Housing Supply

PART G: Supply for Five Years

1.15 Paragraph 47 of the NPPF states:

“To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”...*

1.16 Footnote 11 provides further information to paragraph 47:

1.17 *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”.*

1.18 Paragraph 30 – 33 of the PPG identifies that deliverability of 1-5 years in relation to housing supply should be determined through assessing the suitability, availability and achievability. The assessment will provide information as to whether a site can be considered deliverable and developable.

1.19 The Council has carried out a comprehensive and detailed analysis of all sites included within the five year land supply to scrutinise and demonstrate that the five year land supply is based on robust deliverable sites.

- 1.20 This has included the application of a standard formula to assess the build rates and the lead in times for all sites that are capable of contributing to the five year supply in the Basildon Borough. The assumptions for build rates and lead-in times applied by the Council is shown in Table 1 below. The formula has been developed using various evidence available to the Council, including a specific analysis of historical build rates within the Borough. The formula has been applied to all sites currently under construction, sites that have full planning permission and sites with outline planning permission.
- 1.21 The formula has also been applied to some of the sites that are considered to be suitable, available, or achievable that are part of the most up to date Housing and Economic Land Availability Assessment (HELAA). However, some of the sites, which have been considered to meet these criteria, could only come forward as a result of releasing Green Belt land as part of the site allocation process in the emerging Local Plan. As the Council is not scheduled to adopt the emerging Local Plan until 2018, for the purposes of the five year land supply, the approach used has been to split the suitable, available and achievable sites contained within the HELAA into two categories (unconstrained supply and constrained supply) to ensure only those sites which are deliverable within a five year period contribute to the Council's housing supply.
- 1.22 The first category of HELAA sites are considered to be deliverable now, and capable of contributing to the five year supply as they are situated within the existing urban area and hence do not require a policy change (i.e. Green Belt release) through the adoption of the Local Plan to allow them to come forward.
- 1.23 The second category of HELAA sites are taken from the emerging Local Plan's proposed strategic housing allocations and are not included in the quantum of housing land supply expected to come forward within the next five years. These have been placed outside the five year housing supply period, as they are not considered to be able to be relied upon and therefore deliverable until the policy changes are decided by the Local Plan.

Table 1: Build rates and lead-in times

Standard build rates and lead-in times									
	Site Size / Number of Dwellings								
Site Status		1 -20 Dwellings	21 - 50	51 -200	201 - 500	501 - 1000	1001 - 2000	2001+	Notes
Under construction	Commencement Year	Year 1	Year 1	Year 1	Year 1	Year	Year 1	Year 1	Sites where construction has commenced
	Build Rate (per annum)	10	20	30	50	75	100	150	
Full Planning Permission / Reserved Matters	Commencement Year	Year 1	Year 1	Year 1 (15) , Year 2 (30)	Year 2	Year 2	Year 2	Year 2	Allows for discharge of conditions and infrastructure provision on larger sites
	Build Rate (per annum)	10	20	30	50	75	100	150	
Outline Planning Permission	Commencement Year	Year1.5	Year 2	Year 2	Year 2 (25), Year 3 (50)	Year 2 (35), Year 3 (75)	Year 2(50), Year 3(100)	Year 2(50), Year 3 (100)	Allows full permission/ Reserved matters and for discharge of conditions and infrastructure provision.
	Build Rate (per annum)	10	20	30	50	75	100	150	
Urban HELAA Site	Commencement Year	Year 3	Year 3	Year 4	Year 4 (25), Year 5 (50)	Year 4(35), Year 5 (75)	Year 4 (50), Year 5 (100)	Year 4 (50), Year 5 (100)	Allows for planning permission and for larger sites allows full permission/ Reserved matters, discharge of conditions and infrastructure provision.
	Build Rate (per annum)	10	20	30	50	75	100	150	
Strategic HELAA Site	Commencement Year	Year 6	Year 6	Year 7	Year 8 (25), Year 9 (50)	Year 9 (35), Year 10 (75)	Year 9 (50), Year 10 (100)	Year 9 (50), Year 10 (100)	Allows for change of Policy. After Policy change, allows for planning permission and for larger sites allows full permission/ Reserved matters, discharge of conditions and infrastructure provision.
	Build Rate (per annum)	10	20	30	50	75	100	150	
									* Slower build rate at beginning of construction on larger sites due to construction start up.
*Strategic sites that require significant infrastructure investment in order to mitigate the impact of growth have been placed beyond Year 10									

Supply for Five Years

- 1.24 At 31st March 2017, the Residential Land Availability (RLA) showed a total of **2,386** net additional dwellings with planning consent, which were either extant or under construction, but yet to be completed. A review of the extant consents was undertaken to determine whether or not they were likely to be delivered. A total of 867 dwellings (36%) were then removed from the five year land supply, as there remained uncertainty as to whether these sites would come forward within 5 years. It is considered that this process of review and discounting has made the five year housing land supply calculation more robust.
- 1.25 Sites that contribute to supply for the next five years (2017-2022) are set out in Appendix B and C. The supply is made up of sites that have planning consents already in place and are considered deliverable within five years, sites which are contained in the Housing & Employment Land Availability Assessment and considered suitable, available and achievable, and known sites identified for Town Centre regeneration.

(1) Planning Consents = 1,519 dwellings

(2) HELAA Sites = 1087 dwellings

(3) Town Centre Regeneration = 345 dwellings

Summary: Total Supply = 2,951 dwellings

PART H: Conclusion

- 1.26 The current total supply of housing for the next five years is therefore 2,951 dwellings. This represents 61% of the total housing required over the same period (4,844) and indicates that there is currently a shortfall in the Borough's housing land supply.

$$\mathbf{2,951 \text{ dwellings} / 4,844 \text{ dwellings} \times 100 = 61\%}$$

- 1.27 It is common, particularly in appeal situations for the supply of deliverable sites to be expressed as a number of years supply against the total annualised housing requirement. At this time it is considered that there is 3 years' worth of deliverable housing supply in Basildon Borough i.e. there is a shortfall of 2 years or 1,893 homes.

$$\mathbf{2,951 \text{ dwellings} / 969 \text{ dwellings per annum} = 3 \text{ years supply}}$$

Table 2: Summary of Five Year Land Supply

Part	Stages	Dwellings	Calculation	Notes
A	Past Housing Requirement	2,250		
B	Completions	1,906		
C	Shortfall (2014 – 2016)	344	(A-B)	
D	Future Housing Requirement	3,750		2014 Based CLG Household Projections
E	Buffer	750		20% Buffer assumed due to persistent under-delivery in the past
F	<i>Total 5 Year Land Supply Requirement</i>	4,844	(C+D+E)	
G1	Supply in Planning Consents	1,519		There are planning consents for an outstanding 2,386 dwellings, which make up the entire RLA
G2	Supply from HELAA	1,087		
G3	Supply from Town Centre Regeneration	345		
G	Total Supply	2,951	(G1+G2+G3)	
H	Five Year Housing Land Supply	61% or 3 years	(G/F x 100)	

Appendix A: Net Completions from 2014

Years	Net Completions
April 2016-March 2017	412
April 2015-March 2016	816
April 2014-March 2015	678
Total	1,906

Appendix B: Past delivery

Years	Net Completions
April 2013 - March 2014	119
April 2012 - March 2013	622
April 2011 - March 2012	700
April 2010 - March 2011	172

Appendix B: Residential Land Availability 2017

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
40 Trindehay	RLA 2017	00/00643/FULL	3	Planning permission has been granted for three units.	Work has started on the site. The developer still intends to build out the site.	Demolition of the shop has taken place. The Council are aware that the site will be built in the five year period 2017-2022.	3
221 Pound Lane	RLA 2017	01/00728/FULL	2	Planning permission has been granted for two units.	Work has started on the site. The developer still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2017-2022.	2
Hermay, The Crossway, Break Egg Hill	RLA 2017	02/01380/FULL	1	Planning permission has been granted for one unit.	Work has started on the site. The developer still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2017-2022.	1
North Twinstead	RLA 2017	03/00443/FULL	65	Planning permission has been granted on this site for sixty five units.	Sixty Three of the units have been built out and the developer intends to build out the last twenty one.	The Council are aware the developer intends to build out the last two units within the five year period 2017-2022.	2
1-29 Lower Southend Road, Wickford	RLA 2017	05/00654/FULL	173	Planning permission has been granted on this site for 173 units.	The developer still intends to build out the site.	Phase 1 is now complete. The Council are aware that the developer intends to build some of the units within the five year period 2017-2022.	120
3-31 Runwell Road, Wickford	RLA 2017	06/00001/FULL	84	Planning permission has been granted for eighty four units.	The developer still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2017-2022.	84
Madley Lodge, 304 London Road, Wickford.	RLA 2017	06/00244/FULL	8	Planning permission has been granted for eight units	The developer still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2017-2022.	8

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Laindon Link, Phase 3, Hatterill, Laindon, Basildon	RLA 2017	06/01507/FULL	186	Planning permission has been granted for one hundred and eighty six units.	A regeneration scheme where 107 dwellings have been completed. Part of the site will now be developed as part of the Laindon Town Centre Regeneration Scheme and only 25 units will be developed as part of this application on the remaining sites.	This is a regeneration scheme and has required demolition of existing premises and is being built out in phases. The remaining twenty five units are expected to be built out in the five year plan period 2017-2022.	25
Elizabeth Cottages, 4 High Street, Billericay.	RLA 2017	11/00046/FULL	3	Planning permission has been granted for three units.	Work has started on the site. The Council are aware that the site will be built out.	Work has started on site. The Council are aware that the site will be built in the five year period 2017-2022.	3
Weir Cottage Hardings Elms Road Crays Hill Billericay	RLA 2017	11/00149/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2017-2022.	1
The Old Bank, 2-8 The Broadway, Wickford	RLA 2017	11/00524/EXTBAS	10	Planning permission has been granted for the construction of ten units.	The landowner still intends to build out the site.	Planning permission does not expire until August 2017. The Council are aware that the site will be built in the five year period 2017-2022.	10
Dunton Fields, Southend Arterial Road, Dunton, Basildon	RLA 2017	12/00951/FULL	127	Planning permission has been granted for the construction of one hundred and seventy nine units.(127 market housing)	This is a phased development where the developer is building out the entire site.	The Council are aware that the remaining five units will be built in the five year period 2017-2022.	5
204 Perry Street, Billericay	RLA 2017	13/00059/FULL	1	Planning permission has been granted for a replacement dwelling.	The site has been built out.	Work has started on site. The Council are aware that the site will be built in the five year period 2017-2022.	1
533 Crays Hill, Basildon	RLA 2017	13/00083/FULL	3	Planning permission has recently been granted for the demolition of an existing dwelling and the construction of three units.	The landowner still intends to build out the site.	Construction almost complete. The Council are aware that the site will be built in the five year period 2017-2022.	3

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
3 St Teresa's Close, Basildon	RLA 2017	13/00152/FULL	5	Planning permission has recently been granted for the construction of five units.	The landowner still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2017-2022.	5
Hilly Ridge Victor Avenue Pitsea	RLA 2017	13/00280/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2017-2022.	1
1 Bruce Grove Shotgate, Wickford Essex SS11 8BT	RLA 2017	13/00372/OUT	49	Planning permission has been granted for forty five units.	The landowner still intends to build out the site.	Planning permission does not expire until Sept 2017. The Council are aware that some of the site will be built in the five year period 2017-2022.	40
Land North of Twinstead, Wickford	RLA 2017	13/00443/FULL	7	Planning permission has recently been granted for the demolition of five dwellings and construction of seven units.	The landowner still intends to build out the site.	Construction almost complete. The Council are aware that the site will be built in the five year period 2017-2022.	7
Land North of Tesco, Mandeville Way, Basildon	RLA 2017	13/00474/FULL	20	Planning permission has been granted for the construction of twenty units.	The developer still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	20
1 Frithwood Lane, Billericay	RLA 2017	13/00843/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
38 Potash Road Billericay Essex CM11 1DL	RLA 2017	13/01166/FULL	1	Planning permission has recently been granted for the construction of one unit.	The developer still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2017-2022.	1
The Bull London Road Pitsea Basildon SS13 2DD	RLA 2017	14/00041/FULL	21	Planning permission has been granted for twenty one units	The landowner still intends to build out the site.	Construction is progressing. The Council are aware that the site will be built in the five year period 2017-2022.	16
The Bull London Road Pitsea, Basildon SS13 2DD	RLA 2017	14/00041/FULL	3	Planning permission has been granted for three units.	The landowner still intends to build out the site.	Construction is progressing. The Council are aware that the site will be built in the five year period 2017-2022.	3

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
The Anchorage, Buckwyns Chase, Billericay	RLA 2017	14/00223/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
41 Bedford Road, Laindon	RLA 2017	14/00273/FULL	2	Planning permission has recently been granted for the construction of two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
93 Pound Lane, Laindon	RLA 2017	14/00312/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
57 Russetts, Langdon Hills, Basildon	RLA 2017	14/00513/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2017-2022.	1
69 Church Street, Billericay	RLA 2017	14/00611/FULL	2	Planning permission has recently been granted for the demolition of the existing bungalow and construction of two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
18 Wick Drive, Wickford	RLA 2017	14/00734/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2017-2022.	1
58 Laindon Road, Billericay	RLA 2017	14/00760/FULL	5	Planning permission has recently been granted for the demolition of the existing surgery and construction of five units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	5
67 Great Ranton, Pitsea	RLA 2017	14/00923/FULL	2	Planning permission has recently been granted for the sub-division of one unit into two.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
Land at Britannia Close, Billericay	RLA 2017	14/00934/FULL	6	Planning permission has recently been granted for the construction of six units.	The landowner still intends to build out the site.	Construction almost complete. The Council are aware that the site will be built in the five year period 2017-2022.	6
The Old Rectory, Church Road, Bowers Gifford	RLA 2017	14/01192/FULL	-1	Planning permission has recently been granted for the demolition of the Old Rectory & Garage.	The landowner still intends to knock down the building.	Building not yet demolished.	-1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
299 Pound Lane, Pitsea	RLA 2017	14/01313/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2017-2022.	1
The Ridings, Dunton Road, Billericay	RLA 2017	14/01336/FULL	1	Planning permission has recently been granted for the construction of one unit.	The landowner still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2017-2022.	1
Dunton Fields, Southend Arterial Road Dunton, Basildon	RLA 2017	14/01405/REM	163	Reserved matters application for phase three to deliver one hundred and sixty three units.	The landowner still intends to build out the site.	This is a phased development where the developer is building out the entire site. The Council are aware that the site will be built in the five year period 2017-2022.	121
3 Rectory Road, Pitsea	RLA 2017	15/00039/FULL	2	Planning permission has recently been granted for the construction of two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
16 Orchard Avenue Billericay Essex CM12 0SB	RLA 2017	15/00086/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	Work has started on site. The Council are aware that the site will be built in the five year period 2017-2022.	1
204 Norsey Road Billericay Essex, CM11 1DB	RLA 2017	15/00188/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
Formerly Tower Radio High Road Vange Essex SS16 4TG	RLA 2017	15/00189/FULL	10	Planning permission has been granted for ten units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	10
Black Horse House, Bentalls, Basildon	RLA 2017	15/00227/PACU	28	Prior approval for change of use from office to residential comprising twenty eight residential flats.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	28

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Land Adjacent To 124 Chesterford Green Basildon Essex	RLA 2017	15/00395/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
2 Sun Street Billericay Essex CM12 9LN	RLA 2017	15/00465/FULL	13	Planning permission has been granted for thirteen units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	13
185 Swan Lane Wickford Essex SS11 7DJ	RLA 2017	15/00549/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
Barn Farm Cranfield Park Road Wickford Essex SS12 9ES	RLA 2017	15/00554/FULL	4	Planning permission has been granted for four units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	4
Northgate House High Pavement Basildon Essex SS14 1EA	RLA 2017	15/00611/PACU	87	Planning permission has been granted for eighty seven units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	87
Kelting House Southernhay Basildon Essex SS14 1EQ	RLA 2017	15/00641/PACU	50	Planning permission has been granted for fifty units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	50
21 Cavell Road Billericay Essex CM11 2HR	RLA 2017	15/00731/FULL	6	Planning permission has been granted for six units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	5
Land At Nether Mayne Kingswood Basildon Essex SS16 5NL	RLA 2017	15/00734/REM	181	Reserved Matters has recently been granted for the construction of one hundred and eighty one units.	The landowner still intends to build out the site.	This is the 1st phase and the Council are aware that the phase will be built in the five year period 2017-2022.	181
1 Fairview Billericay Essex CM12 9QF	RLA 2017	15/00750/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Land Adjacent To No. 41 Alicia Avenue Wickford Essex	RLA 2017	15/00791/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
14 Quendon Road Basildon Essex SS14 3PD	RLA 2017	15/00819/FULL	4	Planning permission has been granted for four units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	4
Land to the East of Ballards Walk	RLA 2017	15/00889/REM	110	Planning permission has been granted for the construction of one hundred and thirty five units (110 Market and 25 Affordable)	Construction has started, The developer still intends to build out the site.	Construction has started. The Council are aware that the site will be built in the five year period 2017-2022	84
Land to the East of Ballards Walk	RLA 2017	15/00889/REM	25	Planning permission has been granted for the construction of one hundred and thirty five units (110 Market and 25 Affordable)	Construction has started, The developer still intends to build out the site.	Construction has started. The Council are aware that the site will be built in the five year period 2016-2022	12
Oak Lodge Buckwys Chase Billericay Essex CM12 0TN	RLA 2017	15/00948/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
9 Stock Road Billericay Essex CM12 0AD	RLA 2017	15/00971/FULL	5	Planning permission has been granted for five units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	5
Willowdale Centre High Street Wickford Essex SS12 0RA	RLA 2017	15/01028/FULL	7	Planning permission has been granted for seven units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	7
14 Chapel Street Billericay Essex CM12 9LU	RLA 2017	15/01066/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	2
Rettendon Gardens Garages Rettendon Gardens Wickford, Essex SS11 7ES	RLA 2017	15/01098/FULL	3	Planning permission has been granted for three units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	3

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Garages South Of No. 70 Victoria Road Laindon Essex	RLA 2017	15/01116/FULL	4	Planning permission has been granted for four units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	4
166 Rectory Road Pitsea Essex SS13 2AN	RLA 2017	15/01180/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	2
10A Grange Road Billericay Essex CM11 2RB	RLA 2017	15/01228/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
Riverview London Road Wickford Essex SS12 0FE	RLA 2017	15/01310/FULL	5	Planning permission has been granted for five units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	5
Junction Of Pound Lane Osborne Road Bowers Gifford Basildon Essex	RLA 2017	15/01414/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
43 Crown Road Billericay Essex CM11 2AD	RLA 2017	15/01572/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
Laindon 14 and 14B, Basildon	RLA 2017	BAS/9003/85/O	112	Planning permission has been granted for the construction of one hundred and twelve units.	The developer is building out the site.	Work has currently started on this phase of the site and the Council are aware that the site will be built out in the five year period 2017-2022.	84
246 Noak Hill Road Billericay Essex CM12 9UX	RLA 2017	14/01109/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
210 Clay Hill Road Basildon Essex SS16 4AA	RLA 2017	15/00062/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	2
Highview Buckwys Chase Billericay Essex CM12 0TN	RLA 2017	15/00264/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
1A Lake Avenue Billericay Essex CM12 0AJ	RLA 2017	15/00468/REM	4	Planning permission has been granted for four units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	3
Pine Lodge Gardiners Close Basildon Essex SS14 3AN	RLA 2017	15/00652/FULL	11	Planning permission has been granted for eleven units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	11
Pine Lodge Gardiners Close Basildon Essex SS14 3AN	RLA 2017	15/00652/FULL	32	Planning permission has been granted for thirty two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	32
Crowndale, Rowallan Lane off Rosebay Avenue, Billericay.	RLA 2017	15/00757/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
Raybourne Cottage Rectory Road Billericay Essex CM12 9UA	RLA 2017	15/01024/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	2
302 Noak Hill Road Laindon Basildon Essex SS15 4DE	RLA 2017	15/01051/OUT	3	Planning permission has been granted for three units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	3

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
185 Great Berry Lane Langdon Hills Basildon SS16 6BS	RLA 2017	15/01070/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
Land West Of Radwinter Avenue Wickford Essex SS12 9SH	RLA 2017	15/01320/FULL	24	Planning permission has been granted for twenty four units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	24
3 Thynne Road Billericay Essex CM11 2HH	RLA 2017	15/01344/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
95 Pound Lane Laindon Essex SS15 5SP	RLA 2017	15/01454/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
Land To The East Of 24 St Teresa's Close Basildon Essex SS14 1SW	RLA 2017	15/01576/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	2
78 High Street Billericay Essex CM12 9BT	RLA 2017	16/00005/FULL	5	Planning permission has been granted for five units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	5
15 Jersey Gardens Wickford Essex SS11 7AG	RLA 2017	16/00139/FULL	4	Planning permission has been granted for four units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	4
Great Broomfields Cranfield Park Road Wickford Essex SS12 9EP	RLA 2017	16/00330/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
Diamond (Mechanical & Electrical) Engineering Services, Elm Court Southend Road Wickford, Essex SS11 8DU	RLA 2017	16/00348/OUT	8	Planning permission has been granted for eight units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	8

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Sudburys Farm Sudburys Farm Road Little Burstead Billericay Essex CM12 9SP	RLA 2017	16/00356/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
2 The Spinney Billericay Essex CM12 0AU	RLA 2017	16/00388/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
Little Blunts Farm Queens Park Avenue Billericay Essex CM12 0SP	RLA 2017	16/00529/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
44 Mons Avenue Billericay Essex CM11 2HQ	RLA 2017	16/00586/FULL	4	Planning permission has been granted for four units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	3
35 Somerset Road Laindon Basildon SS15 6PE	RLA 2017	16/00657/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	2
15 Castledon Road Wickford Essex SS12 0EF	RLA 2017	16/00672/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
Land between Bramley & Longdene, Dunton Road, Basildon.	RLA 2017	16/00689/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
Independant House Radford Business Centre Radford Way Billericay Essex CM12 0BZ	RLA 2017	16/00712/PACU	9	Planning permission has been granted for nine units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	9
90 Railway Approach Laindon Essex SS15 6JT	RLA 2017	16/00731/FULL	5	Planning permission has been granted for five units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	5

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Craylands Estates And Former Fryerns School Site Craylands Basildon Essex	RLA 2017	16/00898/OUT	525	Planning permission has been granted for 587units. (525 Market housing). Construction in phases with full planning permission granted for 1st phase for 96 residential dwellings.	This is a phased development where the developer is building out the entire site.	Demolitions and construction have started. The Council are aware that the developer intends to build some of the units within the five year period 2017-2022.	138
Craylands Estates And Former Fryerns School Site Craylands Basildon Essex	RLA 2017	16/00898/OUT	62	Planning permission has been granted for 587units. (62 affordable housing). Construction in phases with full planning permission granted for 1st phase for 96 residential dwellings.	This is a phased development where the developer is building out the entire site.	Demolitions and construction have started. The Council are aware that the developer intends to build some of the units within the five year period 2017-2022.	62
Land Adjacent To Dengayne Basildon Essex	RLA 2017	16/01022/FULL	5	Planning permission has been granted for five units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	5
Catherine Cromer Avenue Laindon Essex SS15 6HU	RLA 2017	16/01066/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	2
The Canopy Church Road Ramsden Bellhouse Billericay Essex CM11 1RR	RLA 2017	16/01072/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
16 Scrub Rise Billericay Essex CM12 9PG	RLA 2017	16/01111/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	2
70 London Road Wickford Essex SS12 0AN	RLA 2017	16/01124/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Youth Centre Long Lynderswood Basildon Essex SS15 5AU	RLA 2017	16/01134/FULL	20	Planning permission has been granted for twenty units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	20
St Margarets Farm Botney Hill Road Billericay Essex CM12 9SJ	RLA 2017	16/01166/FULL	3	Planning permission has been granted for three units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	3
1 Roman Way Billericay CM12 9LJ	RLA 2017	16/01226/FULL	6	Planning permission has been granted for fifteen units.(6 Market)	The landowner still intends to build out the site.	Demolitions have been completed and work is progressing. The Council are aware that the site will be built in the five year period 2017-2022.	6
1 Roman Way Billericay CM12 9LJ	RLA 2017	16/01226/FULL	9	Planning permission has been granted for fifteen units.(9 affordable)	The landowner still intends to build out the site.	Demolitions have been completed and work is progressing. The Council are aware that the site will be built in the five year period 2017-2022.	9
39 Southend Road Wickford Essex SS11 8BA	RLA 2017	16/01234/FULL	3	Planning permission has been granted for three units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	3
Eastgate Business Centre Southernhay Basildon Essex SS14 1EB	RLA 2017	16/01318/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	2
43 High Road North Laindon Essex SS15 4DH	RLA 2017	16/01321/FULL	4	Planning permission has been granted for four units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	4

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
65 Elder Avenue Wickford Essex SS12 0LP	RLA 2017	16/01448/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
Bockingham Green Pitsea Basildon SS13 1PF	RLA 2017	16/01454/FULL	6	Planning permission has been granted for six units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	6
7 - 8 Willowdale Centre High Street Wickford Essex SS12 0RA	RLA 2017	16/01459/FULL	6	Planning permission has been granted for six units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	6
The Jays 13 Norsey View Drive Billericay Essex CM12 0QR	RLA 2017	16/01546/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
8 Fanton Walk Shotgate Wickford Essex SS11 8QT	RLA 2017	16/01694/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
239 Noak Hill Road Billericay Essex CM12 9UN	RLA 2017	16/01705/FULL	3	Planning permission has been granted for three units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	2
107 Berry Lane Langdon Hills Basildon Essex, SS16 6AN	RLA 2017	16/01720/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
9 The Glade Kingswood Basildon Essex, SS16 5JE	RLA 2017	16/01754/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
Garage Block Market Avenue Wickford Essex	RLA 2017	16/01756/FULL	5	Planning permission has been granted for five units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	5

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Ryjo Thames View Langdon Hills Basildon Essex SS16 5LN	RLA 2017	16/01772/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	-1
Land At The Junction Of Stock Road & Radford Way Billericay Essex	RLA 2017	16/01784/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	2
2 Nevendon Road Wickford Essex SS12 0QG	RLA 2017	16/01800/FULL	1	Planning permission has been granted for one unit.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	1
101 Laindon Road Billericay Essex CM12 9LG	RLA 2017	17/00134/FULL	2	Planning permission has been granted for two units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	2
Noak Hill Golf Course 187 Noak Hill Road Billericay Essex CM12 9UL	RLA 2017	15/00168/REM	3	Planning permission has been granted for three units.	The landowner still intends to build out the site.	The Council are aware that the site will be built in the five year period 2017-2022.	3
						Total Planning Consents	1519

Appendix C: Town Centre Regeneration Schemes

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Basildon Town Centre	Town Centre Regeneration	Basildon TC	973	The site is situated within the town centre and is within an adequate proximity of local services. The site is part of the Basildon town centre regeneration which is coming forward in phases and some have planning permission.	The area forms part of the Basildon town centre masterplan, in which all landowners are willing to regenerate the town centre.	With part of the masterplan coming forward now, it is realistic to expect some of the site to be built within the five year period 2014-2019.	110
Laindon Town Centre	Town Centre Regeneration	Laindon TC	224	The site is situated within the Laindon town centre and is within an adequate proximity of local services. The site is part of the Laindon town centre regeneration which is coming forward in phases.	The area forms part of the Laindon town centre regeneration scheme and planning permission has been granted subject to S106 agreement.	Given the progression of the regeneration scheme, it is realistic to expect some of the site to be built during the period 2017-2022	175
Wickford Town Centre	Town Centre Regeneration	Wickford TC	139	The site is situated within the Wickford town centre and is within an adequate proximity of local services. The site is part of the Wickford town centre regeneration which is coming forward in phases.	The area forms part of the Wickford town centre regeneration scheme, in which landowners are willing to regenerate the town centre.	Regeneration Schemes are starting to come forward in Wickford town centre and it is realistic to expect these units to be built in the five year period 2017-2022.	60
						Town Centre Regeneration	345

Appendix D: HELAA Sites 2017

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Land North of Mayflower House, Heath Close, Billericay	HELAA 2017	SS0005	6	Site is within the urban area and close to services and facilities and does not have any physical constraints that would restrict housing development on the land.	The site has been carried forward as an expired permission which established the principle for development. The landowners consent was obtained for the previous permissions.	The site has been carried forward as an expired permission which established the principle for development. The landowners consent was obtained for the previous permissions.	6
Wickford Car Park, rear of High Street and Ladygate Centre	HELAA 2017	SS0034	90	A town centre location. The site is within the urban area and a town centre location, it is close to services and facilities and no access issues. However, the site is an existing car park and this would need to be relocated for the development of residential properties to take place.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable with 30-40% affordable housing provision; Wickford town centre regeneration is underway and therefore it is realistic to expect the site to be built out within the five year period 2017-2022.	60
Wickford market between market Road and Woodlands Road, Wickford	HELAA 2017	SS0035	35	The site is located within the town centre and close to services and facilities. There is access to the site, even though this may need improvement. However, as the site is designated for market use in the development plan, a change in policy would be required. The timeframe for the development would need to reflect this.	The site was put forward as part of the Call for Sites process by the landowner.	The site is only considered to be marginally viable at 30% affordable housing provision. However the site is owned by the Council and it may be willing to bring the site forward on a marginally viable, subsidised basis as part of a regeneration scheme. It is realistic to expect the site to be built out within the five year period 2017-2022.	35

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Land at Market Avenue and Market Road, Wickford, including the swimming pool and 70-108 Market Avenue	HELAA 2017	SS0036	14	The site is on the edge of the town centre and is well related to services and facilities. The site has some existing housing located on it and a planning application for further residential development has been permitted.	The site was put forward as part of the Call for Sites process by the landowner.	Whilst the site is not considered to be viable at this time, the site is owned by the Council and it may be willing to bring the site forward on a marginally viable, subsidised basis as part of a regeneration scheme. It is realistic to expect this site to be built out within the five year period 2017-2022.	14
Land south and north of Barn Hall, Wickford	HELAA 2017	SS0054	90	Residential on non-green belt sites. Close to Wickford Town Centre and railway station. No constraints that could not be overcome are present on the site and it is considered suitable at this time. The designated Area of Special Reserve in the BLDP 1998 has been granted planning permission for 68 units. Consequently, it is likely that some of this site will need to provide for the loss of Barn Hall Area of Special Reserve and limits the potential amount of development that would be accommodated on this site.	The site was put forward as part of the Call for Sites process by the landowner.	The site is now viable, based on 30% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	60
Land east of Pound Lane, Laidon	HELAA 2017	SS0064	20	Site is within the urban area and close to services and facilities.	The site was put forward as part of the Call for Sites process by the landowner.	The site is now viable, based on 25% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	20
Open Space and garages at rear of 1-53 Paprills, 318-334 Great Gregorie and 156-184 The Knares, Lee Chapel South	HELAA 2017	SS0069	20	Site is within the urban area and close to services and facilities.	The site was put forward as part of the Call for Sites process by the landowner	The site is viable based on 25% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	20

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Land North of Nethermayne, South of 35 Toucan Way, Basildon	HELAA 2017	SS0076	13	The site is adjacent to the urban area with good transport links and is in close proximity to Basildon station/town centre, no other constraints that could not be overcome are present on the site and it is considered suitable at this time.	The site was put forward as part of the Call for Sites process by the landowner.	Whilst the site is unviable at this moment in time, the Council are aware that the landowner intends to build out the site within the five year period 2017-2022.	13
Open Space and garages at rear of 2-12 Priors Close, 94-114 Pinmill and 442-510 Long Riding, Barstable	HELAA 2017	SS0087	8	Site is within the urban area and close to services and facilities.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	8
Basildon Integrated Support Service, High Road, Landon Hills	HELAA 2017	SS0090	16	Within an urban area and has no constraints that cannot be overcome.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	16
Land at corner of Mandeville Way and West Mayne/North of 75-92 Menzies Avenue, Landon	HELAA 2017	SS0096	15	Greenfield site located within the urban area.	The site was submitted through the Call for Sites process by, or on behalf of the landowner, and they have confirmed their commitment to developing the site.	The site is marginally viable at 25%, whilst viable based on 30-40% affordable housing provision. Whilst there is a woodland TPO constraint to overcome, it is realistic to expect the site to be built out within the five year period 2017-2022	15
Land north of Church Hill, Landon	HELAA 2017	SS0101	266	Within an urban area and has no constraints that cannot be overcome.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	75

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Ashleigh Centre and Fryerns Library, Whitmore Way	HELAA 2017	SS0105	35	Urban area with good transport links, surrounding residential properties and close proximity to Basildon town centre.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	35
Land at Long Riding, north of Napier Close, Barstable	HELAA 2017	SS0107	85	Urban area with good transport links, surrounding residential properties and close proximity to Basildon town centre.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	60
Open Space opposite 113-151 Church Road and South of Fairhouse County Primary School, Vange	HELAA 2017	SS0108	55	Site is within the urban area and close to services and facilities.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 30% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	55
Open Space to the rear of 22-30 The Fold and opposite 24-30 Honeypot Lane, Fryerns	HELAA 2017	SS0139	5	Urban area with good transport links, surrounding residential properties and close proximity to Basildon town centre.	The site was put forward as part of the Call for Sites process by the landowner.	The Site is viable based on 30% - 36% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	5
The Wickford Education Centre, Aldemey Gardens, Wickford	HELAA 2017	SS0164	44	Site is within the urban area and close to services and facilities.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	44

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Land adjacent to Nevendon Road (A132), East of Sutcliffe Close, to the north of Champion Close	HELAA 2017	SS0166	20	Within an urban area and has no constraints that cannot be overcome.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	20
Open Space, Community Hall and Garages, r/o 3-83 Langham Crescent, Great Burstead	HELAA 2017	SS0168	15	Site is within the urban area and close to services and facilities.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	15
Land in front of and including Park Lodge Neighbourhood Shopping Area, Wickford	HELAA 2017	SS0177	19	Within a residential area and close to services. Site is presently under-used.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	19
Wickford Memorial Park Community Hall and Car Park, Rettendon View	HELAA 2017	SS0206	11	Site is within the urban area and close to services and facilities.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% - 40% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	11
Land North of Dry Street, Basildon	HELAA 2017	SS0655	29	There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	Site is within the urban area and the site lies adjacent to a site that has just been granted planning permission. The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	29

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Land on corner of Pound Lane and Arterial Road, Laindon	HELAA 2017	SS0063	9	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	9
Former Fryerns School and Social Services Offices, Broadmayne, Craylands	HELAA 2017	SS0123	93	Site is within the urban area and close to services and facilities.	The site is within the urban area with good transport links, surrounding residential properties and proximity to Basildon town centre. The adjacent site to the east has been granted permission for residential development and the same principles to allow residential development apply for this site. However, the current building and use would need to be demolished and relocated and the time frame needs to reflect this.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	60
Land adjacent to the south side of Cranes Farm Road, Basildon, from Ghyllgrove to the field of Pendle Drive/ Pendle Close	HELAA 2017	SS0182	39	The site is located inside the settlement area, there are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	39
Cedar Avenue, Wickford	HELAA 2017	SS0677	7	The site is located inside the settlement area, there are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	7

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Pound Lane Central, Basildon SS15 4EX	HELAA 2017	SS0678	4	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	Whilst the site is not considered to be viable at this time, the site is owned by the Council and it may be willing to bring the site forward on a marginally viable, subsidised basis as part of a regeneration scheme. It is realistic to expect this site to be built out within the five year period 2017-2022.	4
Rayside, Basildon SS14 1NB	HELAA 2017	SS0679	7	The site is located inside the settlement area, there are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	7
Glenmere, Basildon SS16 4QR	HELAA 2017	SS0680	7	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	7
Littlethorpe, Basildon SS16 4LH	HELAA 2017	SS0681	13	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	Whilst the site is not considered to be viable at this time, the site is owned by the Council and it may be willing to bring the site forward on a marginally viable, subsidised basis as part of a regeneration scheme. It is realistic to expect this site to be built out within the five year period 2017-2022.	13
Pitsea Housing Office/The Place, Northlands Pavement, Basildon SS13 3DU	HELAA 2017	SS0682	26	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	26

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Land east of Paslowes, Basildon SS16 4LS	HELAA 2017	SS0683	9	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	9
Swan Mead Centre, Church Road, Basildon SS16 4AG	HELAA 2017	SS0684	15	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	15
Garages at Woolmer Green, Basildon SS15 5LL	HELAA 2017	SS0685	8	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	8
St Chad's Church, Clay Hill Road, Basildon	HELAA 2017	SS0689	28	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	28
Bower Lane, Basildon SS14 3PQ	HELAA 2017	SS0690	5	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	5
Land at Menzies Avenue and Fraser Close, Basildon SS15 6SX	HELAA 2017	SS0691	26	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	26
Littlebury Green, Basildon SS13 1RF	HELAA 2017	SS0692	21	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	21

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Pounders Hall, Pound Lane, Basildon SS15 5SP	HELAA 2017	SS0693	28	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	Whilst the site is not considered to be viable at this time, the site is owned by the Council and it may be willing to bring the site forward on a marginally viable, subsidised basis as part of a regeneration scheme. It is realistic to expect this site to be built out within the five year period 2017-2022.	28
Land west of Burnt Mills Road and east of East Mayne, Basildon SS13 1RF	HELAA 2017	SS0694	20	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	20
Garages located at Downey Close, Basildon SS14 2NF	HELAA 2017	SS0695	6	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	6
Garages located at Great Knightleys and Swan Close, Basildon SS15 5GE	HELAA 2017	SS0696	7	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	7
Garages located at Little Lullaway, Basildon SS15 5JH	HELAA 2017	SS0697	7	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	7
Garages to the south of 13 Falstones, Basildon SS15 5BU	HELAA 2017	SS0698	6	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	6

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
Garages to the north of 84 Falstones, Basildon SS15 5BX	HELAA 2017	SS0699	5	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	5
Garages to the north of 108 Falstones, Basildon SS15 5DF	HELAA 2017	SS0700	10	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	10
Garages to the north of 86 Paprills, Basildon SS16 5QX	HELAA 2017	SS0701	10	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	10
Garages north and west of 1 Cadogan Terrace, Basildon SS13 2BD	HELAA 2017	SS0704	11	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	11
Garages to the south of 11 Culverdown, Basildon SS14 2AL	HELAA 2017	SS0705	7	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	7
Garages to the north of 87 Nether Priors, Basildon SS14 1LS	HELAA 2017	SS0706	7	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	7
Garages to the west of 85 Great Mistley, Basildon SS16 4BE	HELAA 2017	SS0707	10	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	10

Site Address	Source	Reference	Total Number of Units	Suitable	Available	Achievable	Units coming forward in 2017-2022
East of Northlands Park, Basildon	HELAA 2017	SS0708	24	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	24
Land at Fairlop Gardens, Basildon	HELAA 2017	SS0710	10	Site is within the urban area and close to services and facilities. There are no physical constraints that prevent this site being suitable for housing.	The site was put forward as part of the Call for Sites process by the landowner.	The site is viable based on 25% affordable housing provision. It is realistic to expect this site to be built out within the five year period 2017-2022.	10
						Total HELAA Sites	1087