

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

Rochford District Council and Southend-on-Sea Borough Council

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Executive Summary

Purpose and Scope

This Housing and Employment Land Availability Assessment Update is prepared jointly for Rochford District Council and Southend-on-Sea Borough Council. It builds upon and brings together two earlier studies on the same topic, one prepared for Rochford in 2017 and one prepared for Southend-on-Sea in 2018.

The purpose of the Housing and Employment Land Availability Assessment is to identify a future supply of land which is potentially suitable, available and achievable for housing and employment development over the Local Plan period. This report will be used as evidence by the Councils in preparing their respective Local Plans, but it does not allocate land for development, set specific policies or provide an indication that either Council would be supportive of a specific development on any given site; it merely highlights the potential of land for development against a set of criteria at the current point in time.

133 new sites, across 170 separate parcels of land, have been assessed in this joint Housing and Employment Land Availability Assessment update. Each assessment looks at the site's 'suitability' for development, the in-principle acceptability and appropriateness of the site to accommodate development given constraints, the site's 'availability', if and when it could come forward for development, and the site's 'achievability', whether it is viable to develop. This also informs whether a site is 'deliverable' and could come forward in the first five years or is 'developable' and could come forward later. The methodology applied for assessing sites in this report has been developed so that it builds upon and works alongside the Councils' earlier separate studies.

Housing Land Availability

In considering housing land availability, these new sites have been added to a review of other sources of supply, including considering any changes in circumstance to sites identified in the previous studies, to arrive at an overall view of the land availability and capacity for housing development within the two Council areas.

The findings of this report are summarised in Table ES.1. It shows that:

- 1 In **Rochford** there is an existing capacity for 4,320 homes on sites that could come forward within the confines of existing planning policy for the area (for example brownfield sites within the District's towns). There are hundreds of sites, with a capacity for many thousands of new homes, that could come forward if needed and policy were deemed appropriate to amend through a new Local Plan, for example appraising the role of current Green Belt boundaries.
- 2 In **Southend** there is an existing capacity for 11,396 homes on sites that could come forward within the existing planning policies for the Borough (for example urban regeneration sites and underutilised brownfield land). A similar number could come forward on sites in Southend Borough, if the Council chose to amend policy and existing protections to release them through a new local plan, albeit this includes some sites currently designated as Green Belt and existing protected open space (e.g. parkland).

Only three sites (out of the 163 parcels assessed) in this update assessment have been found to be unsuitable for housing development. Two in Rochford due to the level of flood risk and one in Southend due to a combination of factors including likely problems with residential amenity given adjacent uses.

Appendix 2 to this report provides a single page pro-forma assessment for every site, identifying what constraints and factors affect the site and explaining how conclusions have been arrived at for that site.

This assessment of housing land availability in the two area provides only a very initial starting point. Not all sites and locations identified in the land availability assessment will be needed and the two Councils will need to take into consideration a much wider range of factors (such as the relative sustainability of a site or the choices and trade-offs involved in growth in different areas), including undertaking public consultation, before any individual site is formally identified for development in the Local Plan.

Table ES.1 Joint HELAA - Overall Summary Table

Category	Rochford		Southend		Combined	
	No. of Sites	No. of Homes	No. of Sites	No. of Homes	No. of Sites	No. of Homes
A. Deliverable	105	3,052	274	4,732	379	7,784
Previous HELAA sites	5	60	7	1,936	12	1,996
2020 HELAA update sites	9	112	4	734	13	846
Planning permissions	89	2,297	263	2,062	352	4,359
Allocations (no permission)	2	583	incl. above	incl. above	2	583
B. Deliverable (subject to policy)	235	51,961	8	6,827	243	58,788
Previous HELAA sites	140	17,170	0	0	140	17,170
2020 HELAA update sites	95	34,791	8	6,827	103	41,618
C. Developable	8	503	75	2,625	83	3,128
Previous HELAA sites	4	67	31	1,557	35	1,624
2020 HELAA update sites	0	0	44	1,068	44	1,068
Planning permissions	0	0	0	0	0	0
Allocations (no permission)	4	436	0	0	4	436
D. Developable (subject to policy)	15	4,788	11	4,703	26	9,491
Previous HELAA sites	15	4,788	10	4,068	25	8,856
2020 HELAA update sites	0	0	1	635	1	635
E. Not deliverable or developable	18	1,477	1	30	19	1,507
Previous HELAA sites	16	1,448	n/a	n/a	16	1,448
2020 HELAA update sites	2	29	1	30	3	59
F. Other	0	765	0	4,039	0	4,804
Windfall allowance	n/a	765	n/a	4,039	n/a	4,804
Urban Capacity Study allowance	~	~	~	~	~	~
Total Estimated Current Capacity (within current policy) A+C+F	113	4,320	349	11,396	462	15,716

Employment Land Availability

As well as the above sites for housing, 79 sites were specifically assessed for the suitability and availability for employment development; 56 in Rochford and 23 in Southend. Of these 15 in Southend were assessed as suitable for employment development with a further eight suitable subject to any decision to amend policy. Whilst in Rochford, 45 were assessed as being suitable subject to policy change and one was not suitable.

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Glossary

Suitability

The in-principle acceptability and appropriateness of the site, in planning terms, to accommodate development considering constraints and the ability to minimise adverse impacts.

Availability

The extent to which there are legal, ownership, land interests which could prevent development from occurring at the point envisaged.

Achievability

The degree to which there is a reasonable prospect that development on a site is economically viable at a given point in time can be completed.

Deliverable

Where a potential site for housing is available now, offers a suitable location for development, and is achievable with a realistic prospect that development will be delivered on the site within five years.

Developable

Where a potential site or location for housing is in a suitable location with a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Windfall

Any site that is developed and has not specifically been identified for that development in the Development Plan (e.g. is not allocated within the Local Plan).

1.0 Introduction

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

Purpose and Background

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

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

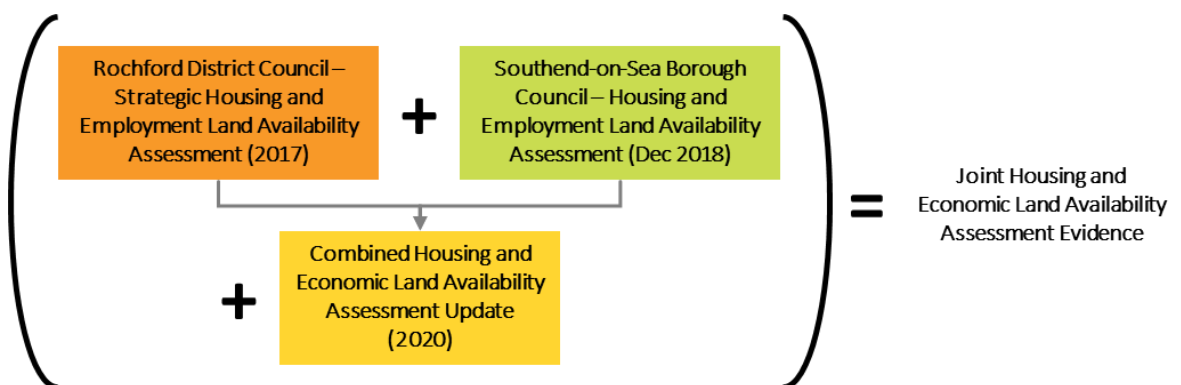
- Southend Housing and Employment Land Availability Assessments 2018 undertaken by DLP (and accompanying viability evidence); and
- Rochford Strategic Housing and Economic Land Availability Assessment 2017 undertaken by the Council (with accompanying viability evidence by PBA).

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

Scope of the Report

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

Figure 1.1 Joint HELAA Evidence



- 1.6 As an evidence base document, the joint HELAA is only one input into the Local Plan process and will sit alongside other evidence base documents, including further site assessments and technical reports on themes such as Green Belt, which will allow the authorities to make informed policy decisions.

Structure

- 1.7 This joint HELAA update report is structured as follows:
- **Section 2.0: HELAA Methodology** – sets out the HELAA methodology in line with national policy and guidance. It reviews the methodologies used in the earlier HELAA assessments, including how inconsistencies in approach have been resolved, and presents the methodology used for this HELAA update;
 - **Section 3.0: Site and Broad Location Assessment** – summarises the findings of the site assessments by broad categories based around suitability, availability and achievability;
 - **Section 4.0: Windfall Assessment** – reviews the Councils’ approaches to windfall allowance, sets out trend data on windfall developments in the authorities and considers what a realistic, evidence-based windfall allowance could be for future trajectories; and
 - **Section 5.0: Findings and Trajectory** – concludes on the quantum of sites available for development over the plan period, including when they could come forward in a trajectory.

2.0 Combined HELAA Methodology

2.1 The section sets out the methodology used to assess the sites in the two authorities. First, it considers the differences in the approach to the assessment between the previously completed HELAA reports, ensuring the approach is aligned for this update. Second, a methodology for the assessment of new sites is set out which is also aligned to those sites assessed in the previous HELAA reports. These are considered in the context of the updated National Planning Policy Framework (NPPF) and associated guidance, which was published in February 2019 and post-dates the two previous HELAA reports.

National Planning Policy and Guidance

2.2 A revised NPPF was published in February 2019, superseding earlier national policy and some guidance which would have informed the previous HELAA assessment. There were limited overall changes to national planning policy and guidance regarding land availability assessments. The Planning Practice Guidance (PPG), at section ID-3 entitled 'Housing and economic land availability assessment', sets out an overarching method for undertaking land availability assessments, providing guidance on what inputs and processes can lead to a robust assessment. It sets out that the assessment should be thorough, but proportionate, and build on existing information. A method flowchart, setting out a stepped approach, is provided by the PPG and is summarised as follows:

- 1 Stage 1 – Site and broad location identification, including
 - a Assessment area and site size including a recommended site size threshold for housing sites of 5+ dwellings or for economic development sites of 0.25ha+;
 - b Initial steps for how LPAs should go about identifying sites; and
 - c An initial survey comprising an initial desk-based step acting as a first filter to remove obviously unsuitable sites from further detailed assessment taking into account “national policy and designations”;
- 2 Stage 2 – Site and broad location assessment including the assessment of suitability, availability and achievability;
- 3 Stage 3 – Windfall assessment
- 4 Stage 4 – Assessment review including the identification of a draft trajectory, drawing upon the timing for potential delivery of sites identified through the assessment
- 5 Stage 5 – Final evidence base including mapping and individual site assessments.

2.3 The methodology applied to this HELAA update follows the guidance and above overarching approach set out within the PPG. This report follows the above five stages in setting out the findings of the HELAA update, starting with how the sites were identified (later in Section 2.0), all the way through the conclusions of total site deliverability and developability in the final evidence base (Section 5).

2.4 Another key factor in policy which shapes the methodology is the definitions in the Annex 2: Glossary of the National Planning Policy Framework (NPPF) which states:

- 1 ‘Deliverable’ - *To be considered deliverable, sites for housing 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 5 years. In particular:*
 - a *sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until*

permission expires, unless there is clear evidence that homes will not be delivered within 5 years...

- b *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*
- 2 *'Developable' - To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.*

2.5 The 2019 NPPF gives more clarity to the specific circumstances surrounding a deliverable site which will assist in categorising sites, particularly where sites already have a valid planning consent. This methodology will sort sites into their relevant definitions, regarding whether they are suitable, available and achievable and when. In applying the definitions of deliverable and developable these are used in the context of the HELAA as an evidence base for a Local Plan, and such consider whether sites would be deliverable or developable **if** they were to be allocated within a Local Plan.

Previous Approaches

2.6 As set out above, the joint HELAA will build on the site assessments of the existing two HELAAs, as well as assess new sites identified by authorities more recently. To ensure consistency of results the methodologies in the previous studies have been compared against one another and also against the latest policy and guidance given both studies were produced prior to the NPPF 2019. There are several methodological differences in the existing two assessments. Some are cosmetic or simply reflect different precise wording for different things (and do not affect, necessarily, the conclusions reached) but others reflect on differences in approach which will affect how sites are assessed within the methodology adopted. In this HELAA update we have sought to reconcile these previously separate methodologies and discussed the proposed approach with the Councils. How the approaches have been aligned to ensure a consistent assessment is summarised in Table 2.1 below.

Table 2.1 Differences in the methodology of previous HELAA Assessments and how they will be aligned in this study

Step/Issue	Differences	Alignment
Size Threshold	SBC – assesses sites of 5+ dwellings RDC – assesses all sizes	Threshold of 5+ dwellings for housing and 0.25ha+ for employment sites as per PPG is applied. This will keep the joint HELAA proportionate, reflecting greater need for a threshold particularly in urban areas (e.g. Southend) where there will be many infill sites and to ensure no double counting with windfall allowances in trajectories. To apply this, it will be necessary to deduct such sites which fall under the thresholds from the reporting of RDC's previous findings.

Step/Issue	Differences	Alignment
<p>Exclusion criteria – fundamental constraints applied to suitability at first Step (i.e. not taken further than initial sift).</p>	<p>SNCI/Local Wildlife Site – RDC exclude, SBC do not. Local Nature Reserves – RDC exclude, SBC do not Landfill – SBC exclude, RDC do not Flood Zone 3b – RDC exclude where wholly within, SBC do not, instead applying an approach which recognises that many urban seafront regeneration area sites are within this category</p>	<p>The methodology applies the following as Step 1 exclusion criteria:</p> <ul style="list-style-type: none"> a. Sites wholly/largely within Ramsar/SPA/SAC (NPPF para 176) b. Sites wholly/largely within SSSIs (NPPF para 175b) c. Sites wholly/largely within National Nature Reserves (NPPF para 174a) d. Sites wholly/largely within Ancient Woodland (NPPF para 175c) e. Sites wholly/largely within Scheduled Monuments (NPPF para 194) f. Sites wholly/largely within the Southend Airport Public Safety Zone g. All sites located within Flood Zone 3b and Greenfield housing sites located within Flood Zone 3a (NPPF para 157) (n.b. previously developed [brownfield] urban sites within Flood Zone 3a, e.g. within Southend seafront areas, may be potentially suitable subject to sequential and exceptions test) <p>For local and policy constraints exclusions are only be applied where there is a potential for an unacceptable impact or significant cumulative impacts.</p>
<p>Application of Green Belt – and how it informs site conclusions on suitability</p>	<p>SBC – Considers sites in the GB are <u>not currently developable</u> and categorises them as suitable subject to review in the findings. RDC – Indicates that a separate assessment of the Green Belt will be required to be undertaken at a later date to be factored into future land availability assessments, but categories them as <u>suitable but with the GB</u>.</p>	<p>Green Belt sites are assessed as being “Potentially Suitable (Subject to Policy: Green Belt)”. Sites are not considered or presented as in-principle unsuitable for allocation or development by virtue of Green Belt, but clearly this will be a factor for future site selection in light of any Green Belt review which will assess the contribution of a site to GB purposes and its sensitivity to release.</p>

Source: Southend Housing and Employment Land Availability Assessments 2018, Rochford Strategic Housing and Economic Land Availability Assessment 2017 and Lichfields analysis

- 2.7 In addition to the above, a new site assessment pro-forma (See Appendix 2) has combined elements from both original studies, to present a rationalised, but comprehensive, assessment of all relevant criteria and information, including that contained within the respective originals.

Approach adopted for the Joint HELAA Update

- 2.8 A total of 133 sites have been identified by the Councils’ for assessment. It should be noted that one site (‘HEA 219’) is a large broad location which encompasses many individual parcels of land. To reflect the different characteristics across this large area, that broad location has been broken down into 37 individual parcels or sectors, each assessed individually. Therefore, in total 170 site assessments have been undertaken.

- 2.9 The joint HELAA follows an assessment methodology consisting of the five stages which are based on the processes set out in PPG as referenced above.

Stage 1 – Study Area and Identification of Sites

- 2.10 In accordance with the PPG, Rochford District Council and Southend-on-Sea Borough Council have identified sites which are located within the boundaries of their respective local authority areas (the geographic scope of this joint HELAA). These sites include sites identified through the ongoing respective call for sites processes, sites known to the Councils (for example from previous planning applications) and sites that are owned by the Councils themselves.
- 2.11 The HELAA update has assessed a total of 133 sites, which includes 56 sites in Southend, and 78 sites in Rochford which have been provided to Lichfields by the respective Councils.
- 2.12 Urban Capacity Studies have taken place concurrently alongside this joint HELAA update to consider the potential for urban intensification and greater levels of growth in certain areas through a range of measures. Whilst an assessment of the areas/locations/opportunities considered in the capacity studies has not been conducted as part of this HELAA, any quantified uplift arising from the urban capacity studies might appropriately be added to the conclusion of this joint HELAA in analysing the areas' overall capacity for growth (taking care to not double count any potential element of supply).

Stage 2 – Site Assessment

- 2.13 The 127 new sites identified for assessment in the joint HELAA have been subject to the full site assessment set out herein, apart from any sites which have existing planning permission where, in line with national policy and for the purposes of assessment, they are assumed to be deliverable unless there is clear evidence a site will not come forward within five years.

Suitability

- 2.14 The suitability of a site is influenced by national planning policy, local planning policy (where policy is up to date and consistent with the NPPF) and other factors including physical constraints affecting the site, the impacts of the development of the site, the nature of the sites proposed use and location and the impacts on amenity and environment of neighbouring areas.
- 2.15 To consider the suitability of sites a 'Red', 'Amber' 'Green' (RAG) approach has been applied to assessing the various types of constraints and potential impacts which may affect the development of sites. Some sites have impacts and constraints which are insurmountable and thus undermine the suitability of development. Other sites have impacts and constraints which are surmountable; however, the significance of these has been considered, as has the resultant cost of overcoming these and the subsequent impact on the achievability of development.
- 2.16 The RAG approach broadly uses the following guidelines:
- 'Red' impacts and constraints rule out the suitability of a site. Any site assessed as 'red' against any type of constraint or impact will be discounted from the assessment and the site will not be considered suitable for development. Each site that is subject to a constraint or designation that could lead to a 'red' impact will be assessed in detail to consider the scale and nature of that constraint and whether the site will be considered wholly unsuitable (e.g. if an overriding or critical part of the site is constrained, therefore rendering the whole site scoring 'red'), or just a smaller part of the whole site assessed as unsuitable (which would reduce the scoring to 'amber' with a corresponding reduction in developable area).
 - 'Amber' impacts and constraints will not immediately rule out the suitability of development of a site. However, some mitigation will be required in order for the site to be

suitable and the feasibility and extent of that mitigation will need to be considered through further site assessment prior to any allocation. In many cases it is only possible to make a broad assessment as to how a site could be developed, as there are no detailed proposals against which to assess likely impacts and how they could be mitigated. Therefore, sites assessed as ‘amber’ against any type of constraint or impact will be considered potentially suitable providing that constraints could be overcome but may need further detailed assessment if they were to be considered as a potential allocation within the Local Plan.

- The ‘Green’ category represents no constraint or impact with respect to that type of impact or constraint, or where the impact is minor such that mitigation is self-evidently achievable in the context of the site and development through the normal application of development management policies (e.g. through appropriate design measures, or retention of features etc.).

2.17 The assessment has considered the suitability of the sites through a two-stage process:

- 1 Step 1 – an initial sift against “strategic constraints” to filter out those sites where there is a fundamental constraint against such designations. Those sites scoring ‘Red’ against such criteria (and as set out in Table 2.1) are filtered out at this stage and are not taken forward for further assessment. These strategic constraints include:
 - a Flood Risk;
 - b The Southend Airport Existing Public Safety Zone;
 - c National/international environmental and natural/ecological designations; and
 - d Designated heritage assets where impacts are less likely to be affected by local or site-specific context.
- 2 Step 2 – an assessment against “local, policy and site constraints” such as policies and designations set or applying at the sub-national level, or where there is a local policy choice to make, as well as site specific characteristics which may impact suitability for development, as set out below:
 - Green Belt;
 - Coastal Protection Belt;
 - Upper Roach Valley Landscape Area;
 - Landscape Sensitivity;
 - Topography;
 - Tree Preservation Orders (TPOs);
 - Local Wildlife Sites (LWS) or Sites of Nature Conservation Importance (SNCI);
 - Local Nature Reserves;
 - Conservation Areas;
 - Statutorily Listed Buildings;
 - Locally Listed Buildings;
 - Essex Minerals Safeguarding Areas (sand/gravel, chalk, brickearth, brick/clay) and Minerals Policy;
 - Waste Policies;
 - Designated Uses, including Protected Green Space/Existing Open Space, Employment Areas and Other Designated Use(s);
 - Major Hazards;
 - Noise impacts and Air Quality Management Areas (AQMA);
 - Ground Conditions;
 - Access;
 - Public Rights of Way (PRoW) and Footpaths;
 - Amenity Factors; and
 - Agricultural Land Classification.

At step 2 an assessment of a site's relative suitability based on its accessibility (e.g. proximity to public transport) and proximity to local services is also undertaken based a good, moderate or poor scoring.

Green Belt and Existing Policy Constraints

- 2.18 As set out in Table 2.1, there are extant methodological differences in the way in which Green Belt sites are reported through the existing Southend and Rochford HELAAs. This does not affect the ultimate position on suitability, but is indicative of how the two existing HELAAs chose to categorise Green Belt sites at the current point.
- 2.19 For this joint HELAA update it has been agreed that all Green Belt sites, and any other sites subject to a given policy constraint or use designation that could be reviewed (e.g. relating to those factors that are not intrinsic to the site, but come from a policy control), that are in all other respects in-principle suitable, should be nominally considered as "potentially suitable". This is with the view that the presence of any Green Belt, or other, designation will be considered through future review as part of producing a Local Plan. For Green Belt, this will include a Green Belt study which will assess the sensitivity of an area and its contribution towards Green Belt purposes on a site by site basis and consider whether exceptional circumstances exist to justify changes to Green Belt boundaries (in line with NPPF paras 136-139).

Undertaking Suitability Assessments

- 2.20 For the constraints and factors set out above, these have been identified from various sources.
- 2.21 Initially a desk-based review was undertaken of all sites. This included analysis using mapping (GIS layers) provided by the respective Councils, satellite imagery and online mapping¹, reviews against existing policy/evidence documents and use of online data-sets and tools (such as government databases on schools and NHS facilities). These facilitated a desk-based approach to determining the presence of constraints across the individual sites and consideration of factors such as accessibility and local service proximity.
- 2.22 This desk-based review was then supplemented with site visits to all assessed sites. These were conducted in June 2020 and sought to both ratify the findings of the desk-based assessment as well as identify those factors more difficult to assess and identify on a desk-based basis (e.g. topographical features, proximity to services or public transport, the presence of existing access arrangements or potential options for access).

Site Capacity

- 2.23 In respect of identifying what capacity the site has for development, an approach was taken that considered the type and location of the site. The overarching approach adopted was:
- 1 Where a development yield/capacity figure had already been indicated through either a masterplan exercise, a potentially suitable planning application, or identified within a 'call for sites' response (and is considered reasonable against the site context) then this figure is used;
 - 2 Where no development yield/capacity figure (or no suitable figure) has been identified, a density assumption specific to the area and site typology is applied (as below);

¹ For example use of Google Earth Pro and Natural England's MAGIC mapping <https://magic.defra.gov.uk/>

3 Where that density assumption would lead to a net reduction in dwellings on site (e.g. as is the case for some Southend potential regeneration sites assessed), it is assumed that any redevelopment progressed would at least achieve a number of dwellings comparable to that already existing (i.e. equating the gross capacity of the site to what is existing and a net yield of 0).

2.24 The joint HELAA has not undertaken detailed site by site feasibility or development testing work to determine the potential capacity of individual sites. Applying standard densities to each site therefore gives a consistent basis upon which to determine an indicative site capacity and identify sites for further testing in the future. The density applied to each site is a judgement based on the typology of the site, the location of the site and the prevailing local character and context for the site.

2.25 Across the two areas the following density multipliers (based on dwellings per net development hectare) have been applied for the purposes of testing:

- **35 dph** – applied across the whole of Rochford and to greenfield sites on the edge of Southend. This is consistent with the approach of the previous Rochford SHELAA where it was considered that a standard development density of 35 dwellings per hectare was appropriate, with this density multiplier similar to that of the existing 30dph figure set out in Rochford’s Policy DM2.
- **50 dph** – applied in Southend to urban infill sites and more suburban sites, where higher density development is unlikely to be appropriate (e.g. due to prevailing character) and a greater mix of homes is likely sought.
- **100 dph** – applied in Southend to urban sites, in less central locations, where a significant element of flatted development is more likely to be acceptable (e.g. in relation to prevailing character).
- **200 dph** – applied in Southend to sites located within Central Southend or highly accessible locations, where higher density flatted development would be more appropriate and make best use of land. For example, in key centres where there is a high level of service provision or in closer proximity to a train station.

2.26 The application of these densities has taken into account a range of factors including commercial viability, specific site constraints, the nature of the area and site sizes. The above densities have been applied to an indicative ‘net’ site area taking account of constraints where they would proportionately reduce the developable area.

2.27 For employment/commercial development an estimate of site capacity is made using typical employment plot ratios, which assume 6,500 sqm of employment floorspace per ha (65% coverage) reflecting a typical commercial estate.

Availability

2.28 The availability of the site has been assessed, drawing upon information from the Call for Sites exercise or from relevant planning application documentation. A site is considered available where the landowner/promoter has expressed an intention to develop or sell the site for development and there are no known legal constraints.

2.29 Sites with constraints which are identified such as multiple ownerships with no agreements, ransom strips, tenancies and covenants have not been considered available unless it is apparent that the constraints can be overcome and there is a path to ensuring that the site can be made available.

- 2.30 For a site to be deliverable there should be confirmation from the landowner/promoter that the site is available now. Where a landowner/promoter has indicated a timescale for availability that is recorded and adopted in terms of the 5-year bandings referred to in the PPG (e.g. 0-5, 5-10, 10-15 etc.). Where no indication has been provided in terms of the availability and timescale for development, the site is classified as having unknown availability and considered developable in the longer term, subject to satisfactory assessment against the suitability and achievability criteria.

Achievability

- 2.31 A site is considered achievable when, in line with the PPG, there is a reasonable prospect that the site can be developed at a particular point in time. This is essentially judgement to be made about the viability of the site which will be influenced by, market attractiveness, its location in respect of property markets and any known likely abnormal costs associated with the site.
- 2.32 To accompany this joint HELAA update report, a HELAA viability study has been undertaken, which has helped to inform the achievability section of the assessments. This assessment is included at Appendix 5 and incorporates a high-level viability assessment of each site, in a manner consistent with the assessments undertaken as part of the previous HELAA assessments.
- 2.33 Where it has been established that development is achievable, the assessment also presents an estimate of when delivery on the site could take place i.e. 0-5 years, 5-10 or 10+ years.

Stage 3 – Windfall Assessment

- 2.34 Windfall sites are sites which have not been specifically identified as part of the Local Plan process. They have unexpectedly become available and may include sites such as a factory closing down, offices converting to residential or the sub-division of larger properties. As set out in the National Planning Policy Framework, local authorities may make allowance for windfall in the land supply assessment where there is compelling evidence that sites have consistently become available and will continue to provide a reliable source of supply.
- 2.35 As identified in the 2017 SHLAA, Rochford District has historically had a significant trend of windfall delivery. However, at that point it was not considered this had been a consistent positive contribution and therefore at that time it was not considered appropriate to include a windfall allowance in the supply trajectory. Southend's SHELAA similarly undertakes a windfall assessment, concluding that an annual windfall allowance of 239 homes (71 on small sites, 168 on large sites) was justified at that point.
- 2.36 We have undertaken a review of the Councils' respective evidence on windfall, placed it within the context of the definition of windfall contained within the 2019 NPPF which removes absolute qualifications around garden land compared to earlier NPPFs, and updated the analysis on windfall based on the Councils' respective monitoring data, supplied to us. This approach has not been to start again with the windfall analysis, but to check and re-calibrate the existing assessments that had been undertaken, particularly in the context of newer data and new definitions.

Stages 4 & 5 – Overall conclusion and informing a trajectory

- 2.37 In order for a proposed site to be included in the final HELAA capacity, the site assessment will need to score either an 'Amber' or 'Green' rating against the suitability criteria overall, as well as meeting the availability and achievability tests.

2.38 Once established whether the site is suitable, available and achievable, the assessment calculates the quantum of units that could be delivered, and when, over the plan period it could be delivered. Appropriate build out rates have been based on assumptions about delivery that could be achieved. In order to inform this, build out rates have been drawn from Lichfields research document 'Start to Finish (Second Edition)² with assumptions made on likely speed of delivery related to size of site (i.e. number of outlets).

² Lichfields, https://lichfields.uk/media/5779/start-to-finish_what-factors-affect-the-build-out-rates-of-large-scale-housing-sites.pdf

3.0 Site and Broad Location Assessment

3.1 This section provides an overview of the findings of the assessment of suitability, availability and achievability for the sites assessed in this joint HELAA update.

Suitability Overview

3.2 In total, 133 sites comprising 170 separate land parcels have been assessed for their suitability within this joint update. A summary of the overall conclusions is shown in Table 3.1.

Table 3.1 Site Suitability Summary – Housing Sites

LPA	Suitable	Potentially Suitable (Subject to Policy)			Not Suitable
		Green Belt	Existing Use Designation	Other Policy Constraint	
Rochford	9	95	0	0	2
Southend	54	8	1	0	1
Combined	63	103	1	0	3

3.3 Overall, most sites assessed as part of this update are considered either suitable or potentially suitable. Only three are identified as not suitable (see below). Across the sites, issues of Tree Preservation Orders, Public Rights or Way and areas at risk of flooding were those constraints which frequently arise and in some cases have correspondingly restricted the capacity assessed for development on those sites.

Rochford

3.4 Within Rochford there are a large quantity of sites that have been considered suitable subject to policy are primarily those that are located within the Green Belt. The majority of these sites are generally suitable for development, with no particular constraints on site other than a Green Belt designation. As noted earlier in the assessment, their value and significance are something that will need to be assessed through any forthcoming Green Belt review, however at this stage is not something that precludes them from being considered potentially 'suitable'.

3.5 Two sites are considered not suitable; both relating to the greenfield sites nearly wholly within Flood Zone 3 (a/b). In both cases it is considered there is unlikely to be a justification for these sites being suitable through either flood risk sequential or exceptions testing given the range of other suitable sites potentially suitable. Other sites with elements of flood risk are considered potentially suitable if there is a reasonable prospect that mitigation could be achieved.

Southend

3.6 Within Southend, the majority of sites assessed are considered suitable, with almost all being sites within the existing urban area, where the principle of development is acceptable. On such sites it will still be necessary to ensure suitability constraints are addressed through scheme specific measures. A small number of sites on the edge of Southend are subject to Green Belt whilst one site is potentially suitable but is currently protected as an employment allocation. The one site considered unsuitable at this initial assessment stage (HEA260) was due to the combination of several constraints, which when considered cumulatively, resulted in the site being considered likely unsuitable for housing development (but still suitable for employment) until such a time as evidence that these can be adequately mitigated is established. These constraints, notably the potential for odour and noise (as well as other potential residential amenity issues) arising from immediately adjacent uses, the presence of TPOs on the sites, and

the existing employment allocation, meant it was considered that the site was rendered unsuitable for residential development.

Availability Overview

- 3.7 The 167 sites/land parcels considered suitable were then subsequently assessed on their availability which is shown in Table 3.2 below.

Table 3.2 Site Availability Summary – Suitable/Potentially Suitable Housing Sites

LPA	Available Now	Available in Future		Unknown Availability	Not available
		Available Within 5 Years	Available in 5 + Years		
Rochford	44	57	0	3	0
Southend	4	11	43	5	0
Combined	48	68	43	8	0

- 3.8 No sites assessed in this joint update are known to be unavailable. However, eight sites are considered as having an unknown availability. This has arisen where information about a site is dated (e.g. planning permission has lapsed on a site), and it is currently unclear as to whether the site remains available for development. However, given that it is not clear that they are explicitly unavailable, they have been included within the assessment and conclusions accordingly.

Rochford

- 3.9 In Rochford, most sites are identified as being available for development now (i.e. immediately) or available at a specified point within the first five years. Whilst 44 of the sites are considered to be available now, only nine of these are “suitable”, with the remainder being only “potentially suitable” due to Green Belt designations. There are no sites identified in this update as available in the future but beyond the first five-year tranche.

Southend

- 3.10 In Southend, most sites are identified as only available in the future and beyond the first five-year tranche. This is because the majority of Southend sites assessed in this update are potential regeneration sites where, whilst freehold ownership is known (in many cases being the Council), more often than not they are in an existing use and will not be available in the short term.

Achievability Overview

- 3.11 The 167 sites/land parcels considered suitable were assessed for achievability. The overall summary is shown in Table 3.3.

Table 3.3 Site Achievability Summary - Suitable/Potentially Suitable Housing Sites

LPA	Achievable	Marginal: Potentially Achievable	Unknown: Potential Achievability	Not Achievable
Rochford	96	2	6	0
Southend	35	7	21	0
Combined	131	9	27	0

- 3.12 As identified above, of the 167 suitable sites, the majority are considered achievable, a small number are considered potentially achievable, whilst 27 are considered to have unknown achievability due to potential issues of economic viability identified through the accompanying

HELAA viability assessment. These unknown sites still assessed as having potential achievability as there may be ways of bringing forward such sites using bespoke delivery approaches. No sites have been assessed as being outright not achievable over the horizon of the HELAA, albeit clearly some sites face greater economic viability challenges than others, and the Council will need to be satisfied that there is a reasonable prospect that sites could be viably delivered at the point envisaged.

- 3.13 The above conclusions have been informed by the joint HELAA update site viability assessment report included at Appendix 5. This report should be read alongside the conclusions here and its findings have informed the overall judgement formed when assessing achievability for the HELAA. The report sets out the methodology and detailed findings, including in relation to how viability has changed since the original HELAA studies for the two authorities. A summary for each LPA is set out as follows.

Rochford

- 3.14 In Rochford, of 105 sites appraised in the viability assessment:

- 6 sites (5.7%) are appraised as not currently viable.
- 2 sites (1.9%) are appraised as currently marginal.
- 97 sites (92.4%) are appraised as viable.

- 3.15 For all sites in Rochford appraised as not currently viable or with marginal viability there are common characteristics. These tend to be small sites where an existing dwelling or dwellings and curtilage are proposed to be redeveloped for a small number of new units. In a number of these cases the existing use value (i.e. the value of the house that already sits on the land) exceeds the notional land value of the site as a development opportunity. It may be that either more dense or alternative forms of development (e.g. that might retain the existing home, but build on the curtilage, or a different mix of homes) could deliver a viable scheme, but this would be subject to further testing should such sites be ones the Council choose to investigate further.

- 3.16 Overall, most sites in Rochford would present an, in principle, likely viable proposition and this is reflected in the achievability assessment outcomes.

Southend

- 3.17 In Southend, of 65 sites appraised in the viability:

- 21 sites (32.9%) are appraised as not currently viable.
- 7 sites (10.7%) are appraised as currently marginal.
- 37 sites (56.9%) are appraised as viable.

- 3.18 In Southend almost all sites appraised as unviable or with marginal viability are potential regeneration sites currently owned by Southend-on-Sea Borough Council. This includes several sites where there are already dense forms of development on them (e.g. tower blocks) and several sites where the existing use is care, with high numbers of small units (e.g. single bedroom flats) accommodated for the site size. Notwithstanding, for the purposes the HELAA and considering such sites in the Local Plan, we would caution against assuming such sites could not be developable in the future and could not contribute towards Local Plan strategies, particularly as public-land there may be alternative ways of bringing forward funding and development.

Potential Employment Sites

- 3.19 In addition to the above assessments for housing deliverability, sites where there could be a component of employment development, or the whole site could come forward for employment, have also been assessed. This generally relate to sites within existing town centres, employment areas, or where the landowner has put the site forward specifically to be considered for commercial or employment uses (either specifically or in most cases as another option to housing). 79 sites across the two authority areas have been assessed for their suitability, availability and achievability for employment development; and these findings are set out within the conclusions.

4.0 Windfall Assessment

- 4.1 This section reviews the evidence on windfalls for the two Council areas to determine the housing potential on windfall sites and come to a justified position on whether an allowance can and should be made.

Defining windfalls

- 4.2 Windfall sites are sites which have not been specifically identified in the Development Plan (Annex 2, NPPF 2019). This definition encompasses all sites that have not been previously allocated or identified through a plan-making process (e.g. a Local Plan or a Neighbourhood Plan). These are often sites that have unexpectedly become available and may include sites such as a factory closing down, offices converting to residential, the sub-division of larger properties small infill development or other suitable sites that come forward without having an allocation. As set out in the NPPF (2019):

*“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.” (emphasis added)
(Paragraph 70)*

- 4.3 It should be noted that this is different from the earlier 2012 NPPF, which explicitly excluded residential gardens from being part of any windfall allowance made; no such qualification or restriction is now placed on the definition, but clearly allowances must be reflective of any policy position taken on the development of residential gardens. The PPG provides additional guidance in relation to windfalls, detailing that:

“A windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence... Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance (using the same criteria as set out in paragraph 67 of the National Planning Policy Framework).” (ID: 3-023)

- 4.4 What windfall sites are and how an allowance should be calculated and applied has been considered as part of appeal decisions. In a Secretary of State (‘SoS’) appeal decision at ‘Land at Site of Former North Worcestershire Golf Club Ltd’ (ref. 3192918) issued in July 2019, the Inspector explored the ‘meaning of “windfall Sites”’ (IR14.8 to 14.18 and 14.54 to 14.56) which the SoS confirms his agreement with (DL17). In summary that concluded that:

- 1 Windfall allowances are not limited to specific years in a trajectory or 5-year land supply: *“I see no justification for [a] suggestion that a windfall allowance should only be included for years 4 and 5 of the 5YHLS. Windfall sites may come in a variety of forms and sizes and some will be capable of being delivered more quickly than others...”*
- 2 Windfall allowances can be on large or small sites: *“Similarly, I see little merit in the argument that a reduction should be made to the allowance to discount large site windfalls. By definition the details the potential sites that might deliver those completions are unknown and the only logical basis for determining the allowance is by reference to past completions on windfall sites. Given my conclusion that the NPPF definition of windfall sites does not set any size threshold I see no reason to adjust the allowance as the appellant suggests.”* and

3 Windfall allowances can include sites previously identified in SHLAAs provided they still meet the definition of a windfall; “... *the... SHLAA includes its own definition of a windfall site as one that has not previously been identified through the local plan process or included in the SHLAA at the point at which detailed planning permission is granted... However, the SHLAA makes it clear that this definition is adopted for the purposes of the Windfall Assumptions Paper and the windfall allowance in the SHLAA. It does not purport to and cannot change the NPPF definition of windfall sites.*”

4.5 Bringing the above together, the NPPF (2019) provides an expansive definition of windfall sites. There is no size limitation nor a restriction of the types of sites (i.e. SHLAA sites) that could be defined as a windfall. The key is that there must be ‘compelling evidence’ to support any allowance advanced in order for it to be justified. Part of this exercise should also include steps to avoid double counting or mis-estimating supply.

Southend Windfall Analysis

Overview of Previous Windfall analysis and methodology

4.6 The Council’s previous windfall assessment is detailed in the ‘Southend-on-Sea HELAA’ (Part 1) (2018)³ prepared by DLP Planning. It was therefore prepared prior to the publication of the NPPF (2019) and more recent guidance.

4.7 As the HELAA notes, from 2001 to 2017 75% of all completions in the district were windfalls. This is a reflection of the urban nature of the district where a constant churn in the use of land brings about windfall development, for example office to residential conversions or residential intensification.

4.8 The windfall allowance methodology is detailed at paragraph 4.11 of the HELAA and concludes on a windfall allowance; inclusive of small and large sites. As part of applying a windfall allowance, SBC has stripped out development on allocation sites, SHLAA sites, and those on garden land. DLP concluded that the average historical windfall for the district was 239 dpa, made up of:

- Small-scale windfall rate: 71 dpa; and
- Large-scale windfall rate: 168 dpa.

4.9 To apply this and avoid double counting, the Council has then determined the current committed windfall supply (i.e. based on planning permissions on windfall sites) and divided this by the average historical windfall rate from previous years. Based on the supply of small and large windfall sites at that time, it was concluded there was 2.73 years’ worth of small site windfall and 3.63 years’ worth of large site windfall that would be build out in the next five-years from commitments. Therefore, the windfall allowance applied to the remaining 2.27 years for small sites (i.e. 5 minus 2.73 = 2.27 years) and 1.37 years for large sites: equating to 161 units and 230 units respectively (i.e. 71 times 2.27 years = 161 units; and, 168 times 1.37 years = 230 units). Beyond the five-year period, it was also expected that there would be additional completions from unimplemented small and large sites that were netted off the year 6 windfalls.

An updated position

4.10 The above methodology is considered a robust and a compelling basis upon which to calculate SBCs updated windfall allowance. However, to consider the assessment for this HELAA, we have looked at trend data in line with the current definition of a windfall site. We have therefore

³ Section 4.0 of the report

considered total windfall delivery on any non-allocated sites (including garden land and SHLAA/HELAA sites). To this figure, and in line with SBC's preferred approach, the following has been adjustments have been made:

- 1 Consistent with the previous methodology garden land has nominally been removed, reflecting potential for policy approaches around Garden Land (as referenced in NPPF Paragraph 70), albeit this could be revisited depending on how Council approaches policy around such sites in future local plan policies. If the status quo is maintained in policy terms, one would expect the status quo to be maintained in terms of trends from this source; and
- 2 Consistent with the previous methodology sites previously identified in the HELAA have been removed. This was originally intended as a notional indication of sites that could be future allocations and the impact that may have on windfalls (and as such to avoid and double count), but it is noted that as HELAAs will tend to be updated more frequently than a Local Plan, particularly one that looks over a long period, over any long-term plan period it is inevitable HELAA windfall sites will come forward.

4.11 This provides a 'discounted windfall' figure that is conservative and likely to be a minimum; but remains consistent with the way SBC has previously calculated its windfall allowance. The strict definition of a windfall does not require the discounting of HELAA sites and even if restrictive garden land policies are put in place, there is still likely to be some delivery from that source. We consider this approach, for a large urban authority such as Southend-on-Sea, provides a compelling windfall figure that is highly likely be achieved.

Past windfall trends

4.12 Table 4.1 below details an updated analysis of past windfall trends in Southend. It shows that Windfalls have consistently made up a significant proportion of windfalls in Southend: some 65% since 2001/02. However, it is clear that windfall rates were higher prior to the adoption of the Core Strategy in 2007/08. The large reduction from 2017 onward is due to the publication of previous HELAA assessments, which would have included many of the sites which then came forward as windfall.

Table 4.1 Past Windfall Development in Southend-on-Sea

Year	Total Completions (including SHLAA/HELAA sites, BLP sites, and Residential Gardens)			All Windfall development (excluding only allocations)			'Discounted Windfall' (Excluding applications on SHLAA/HELAA sites, allocations, and Residential Gardens)			% of Completions as 'Discounted Windfalls'
	Small	Large	Total	Small	Large	Total	Small	Large	Total	
2001-02	108	242	350	105	222	327	105	222	327	93%
2002-03	85	299	384	85	259	344	85	259	344	90%
2003-04	81	226	307	81	136	217	81	136	217	71%
2004-05	120	361	481	120	253	373	120	253	373	78%
2005-06	120	490	610	120	275	395	120	275	395	65%
2006-07	92	351	443	92	343	435	92	343	435	98%
2007-08	80	154	234	80	154	234	80	149	229	98%
2008-09	70	245	315	66	223	289	66	186	252	80%
2009-10	51	93	144	51	93	144	51	63	114	79%
2010-11	70	113	183	70	113	183	70	89	159	87%
2011-12	33	295	328	33	295	328	33	185	218	66%
2012-13	91	163	254	88	147	235	88	104	192	76%
2013-14	95	109	204	95	109	204	94	59	153	75%
2014-15	70	252	322	63	252	315	55	104	159	49%
2015-16	27	195	222	25	190	215	25	159	184	83%
2016-17	69	411	480	69	406	475	64	150	214	45%
2017-18	49	472	521	48	464	512	42	0	42	8%
2018-19	87	405	492	87	405	492	79	5	84	17%
Totals	1,398	4,876	6,274	1,378	4,339	5,717	1,350	2,741	4,091	65%
Average p.a. since 01/02	78	271	349	73	228	301	75	152	227	65%
Average p.a. since 07/08	66	242	308	65	238	302	62	104	167	54%

Source: Southend-on-Sea Borough Council / Lichfields analysis

Existing windfall supply

4.13

Table 4.2 below details an updated assessment of outstanding planning permissions on windfall sites as of 2018/19. The expected completions have been split up by type of site and by which period delivery is expected.

Table 4.2 Analysis of Outstanding Permissions

Outstanding permissions (2018/19)	2019/20 to 2023/24 (5yr period)	2024/25 onwards (beyond 5yr period)	All Outstanding permissions
All Outstanding Development	1,582	480	2,062
Small	245	5	250
Large	1,337	475	1,812
Residential Garden development	12	2	14
Small	12	2	14
Large	0	0	0
Allocation Sites	1	0	1
Small	1	0	1
Large	0	0	0
SHLAA/HELAA Sites	1,211	475	1,686
Small	8	0	8
Large	1,203	475	1,678
Total – All Windfall Development	1,581	480	2,061
All Windfall (Small)	244	5	249
All Windfall (Large)	1,337	475	1,812
Total – ‘Discount Windfall’ Development	358	3	361
‘Discount Windfall’ (Small)	224	3	227
‘Discount Windfall’ (Large)	134	0	134

Source: Southend-on-Sea Borough Council / Lichfields analysis

Future trends

- 4.14 In considering a future windfall allowance for SBC the below considers future development trends.
- 4.15 Firstly, there is a risk that as new allocations are adopted or HELAA sites identified, these replace past windfall trends. It is clear from the data that windfall rates were lower after the adoption of the Core Strategy in 2007– albeit, they still provided a reliable source of supply. It would therefore be reasonable to assume that upon adoption of a new Local Plan in Southend windfalls will still continue to provide a reliable source of supply into the future. To factor this in, the historical windfall trend is taken from 2007/08: the year the Core Strategy was adopted.
- 4.16 Windfall completions through permitted development rights are also expected to continue into the future. Existing rights – such as those to convert office buildings to residential dwellings – remain in force and opportunities remain in Southend for such conversions. New permitted development rights are also set to come in to force; including from the 1st August 2020 the right to add up to two storeys on purpose-built blocks of flats (Part 20, Class A). At this stage it is unclear what impact the new permitted development rights may have on future windfall completions. However it can reasonably be expected that there will be uptake and that there will be a contribution from this new source of supply. Ultimately, there is no evidence of a future decline in permitted development right conversions which are only being expanded.
- 4.17 Overall, there is no evidence to suggest windfalls in SBC will not continue to make up a reliable source of supply going forward.

Southend: Concluded windfall allowance

- 4.18 Taking past trends from 2007 the tables below details the proposed windfall allowance for SBC. As per the methodology, the ‘discount’ windfall rate has been applied to the Council’s 20-year trajectory across the plan period from 2019/20 to 2038/39 as shown in Table 4.5. This reflects a prevailing annual windfall rate of 167 dwellings per annum (but adjusted to remove potential for double counting with existing committed supply on windfall sites), a lower rate than the total windfall average of 302 dpa ensuring no potential for double counting.
- 4.19 In total, an allowance for 2,959 units is made across the plan-period.

Table 4.3 Southend Updated Windfall Allowance – 5 Year Supply

Windfall Calculation	Historic 12-year Average (from 2007/08)	No. Years windfall in Supply	No. Years of Additional Windfall (5-year Supply)	Additional Windfall Amount (5-year supply)
All Windfall Development	302	302	5.24	0.00
Small	65	65	3.75	1.25
Large	238	238	5.62	0.00
‘Discount Windfall’ Development	167	167	2.14	2.86
Small	62	62	3.61	1.39
Large	104	104	1.29	3.71

Source: Southend-on-Sea Borough Council / Lichfields analysis

Table 4.4 Southend Updated Windfall Allowance – Beyond 5 Year Supply

Windfall Calculation	Historic 12-year Average	No. Years windfall in Supply	No. Years of Additional Windfall (Beyond 5 Year Supply to 2038/39 – 15 years)	Additional Windfall Amount (Beyond 5 Year Supply to 2038/39 – 15 years)
All Windfall Development	302	1.59	13.41	4,050
Small	65	0.08	14.92	970
Large	238	2.00	13.00	3,095
‘Discount Windfall’ Development	167	0.02	14.98	2,502
Small	62	0.05	14.95	927
Large	104	0	15.00	1,560

Source: Southend-on-Sea Borough Council / Lichfields analysis

Table 4.5 Southend-on-Sea Windfall Allowance (Discount rate)

PP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Year	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034	2034 - 2035	2035 - 2036	2036 - 2037	2037 - 2038	2038 - 2039
Small Site (%)	100%	100%	100%	61%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Large Sites (%)	100%	29%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Small Sites	0	0	0	24	62	59	62	62	62	62	62	62	62	62	62	62	62	62	62	62
Large Sites	0	74	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104
Total	0	74	104	128	166	163	166	166	166	166	166	166	166	166	166	166	166	166	166	166

Source: Southend-on-Sea Borough Council / Lichfields analysis

Rochford Windfall Analysis

Overview of Previous Windfall analysis

- 4.20 The Council’s previous windfall assessment is detailed in the ‘SHELAA 2017’⁴. This detailed a review of windfall completions from 2006/07 to 2016/17. RDC concluded that no windfall allowance was justified at that time as set out below:

*“Whilst the district has seen significant trends of windfall delivery over the past 11 years, there have also been multiple years where there has been a net loss of dwellings from windfall sites. As a result, whilst the average delivery across this period is positive (32.7), windfall sites have clearly not made a consistent, positive contribution to housing delivery; **therefore it is not considered justified to include a windfall allowance in the housing supply trajectory at this time.** This position will be reviewed in any subsequent assessments to take account of any changes in windfall delivery trends at that time.” (Paragraph 6.4)*

- 4.21 Since then, the definition of windfall has changed within the 2019 NPPF and there are several more years’ data on windfall completions for the District.

Past trends

- 4.22 Reviewing past trends since the adoption of the Core Strategy (2011), and with the current NPPF definition, it is now clear that windfalls have made a reliable source completion in the district: on average providing 25% of net completions. The below details past windfall trends for both small and large sites, SHLAA sites, and with and without garden land.

Table 4.6 Past Windfall Completions

Year	Total Completions in Year (Net)	Windfall Completions in Year (Net)		Windfall (excluding garden development) in Year (Net)	
		No. Units	% of Total	No. Units	% of Total
2011-12	93	34	37%	26	28%
2012-13	43	12	28%	1	2%
2013-14	248	149	60%	137	55%
2014-15	167	40	24%	38	23%
2015-16	148	51	34%	37	25%
2016-17	117	35	30%	13	11%
2017-18	299	76	25%	62	21%
2018-19	262	53	20%	33	13%
Total	1377	450	33%	347	25%
Mean Average	172	56	~	43	~
Median	~	45.5	~	35	~

Source: Rochford District Council / Lichfields analysis

Rochford’s future windfall allowance and future trends

- 4.23 The Council now consider a modest windfall allowance is justified and based on compelling local evidence of past trends. The following approach has been taken to calculating this new allowance:

⁴ Section 6.0 of the report

- 1 Both the with garden land, and the excluding garden land, trends have been considered. The 'without garden land' figure reflects the potential for more stringent policy approaches to development on Garden Land (as referenced in NPPF Paragraph 70). The with garden land trend reflects a continuation of the status-quo policy position; Policy DM3 of the Rochford Development Management Plan already places some controls against garden land development (and has been in force since 2014). Either of these positions could be revisited depending on how Council approaches policy around such sites in a future local plan;
- 2 Both mean and median averages for windfall completions have been considered to take account for variation across past trends (including 2013/14 where it there was a 'high' year); and
- 3 A windfall allowance has only been applied from year four to avoid double counting.

4.24 Considering future trends, there is no evidence to suggest windfalls in RDC will not continue to make up a reliable source of supply going forward. Windfall completions have been reliable since the adoption of the previous Core Strategy and there is no evidence to suggest that they would not continue following the adoption of a new local plan. Permitted development rights are also expected to be expanded – albeit likely to have a lesser impact on Rochford given its more rural make up. But urban change is expected to continue to occur the Districts towns, through a variety of site and development typologies.

4.25 On the basis of the above, it is considered a modest windfall allowance of 45 dwellings per annum is justified. This is below the overall past windfall trend (mean average – including garden land); but is reflective of both the average trend excluding garden-land and the median average trend for windfalls (i.e. smoothing the effect of 2013/14). Across the 20-year plan-period this equates to a 765-unit windfall allowance applying the allowance from year four (2022/23).

5.0 Findings and Trajectory

5.1 The above site and broad location assessments (Section 3.0) and windfall assessment (Section 4.0) have been brought together and supplemented with information on sites already known about by the two Councils; previous HELAA sites (including reviews to these; see Appendix 3 and Appendix 4), existing unbuilt allocations and sites with existing planning permission. This presents an overall position on land availability for the two areas.

Housing Land Availability Assessment

5.2 Table 5.1 provides a summary of the overall joint HELAA findings. This is split for Rochford and Southend, with the overall findings combined to show the scale of land available across the whole area.

Table 5.1 Joint HELAA - Overall Summary Table

Category	Rochford		Southend		Combined	
	No. of Sites	No. of Homes	No. of Sites	No. of Homes	No. of Sites	No. of Homes
A. Deliverable	105	3,052	274	4,732	379	7,784
Previous HELAA sites	5	60	7	1,936	12	1,996
2020 HELAA update sites	9	112	4	734	13	846
Planning permissions	89	2,297	263	2,062	352	4,359
Allocations (no permission)	2	583	incl. above	incl. above	2	583
B. Deliverable (subject to policy)	235	51,961	8	6,827	243	58,788
Previous HELAA sites	140	17,170	0	0	140	17,170
2020 HELAA update sites	95	34,791	8	6,827	103	41,618
C. Developable	8	503	75	2,625	83	3,128
Previous HELAA sites	4	67	31	1,557	35	1,624
2020 HELAA update sites	0	0	44	1,068	44	1,068
Planning permissions	0	0	0	0	0	0
Allocations (no permission)	4	436	0	0	4	436
D. Developable (subject to policy)	15	4,788	11	4,703	26	9,491
Previous HELAA sites	15	4,788	10	4,068	25	8,856
2020 HELAA update sites	0	0	1	635	1	635
E. Not deliverable or developable	18	1,477	1	30	19	1,507
Previous HELAA sites	16	1,448	n/a	n/a	16	1,448
2020 HELAA update sites	2	29	1	30	3	59
F. Other	0	765	0	4,039	0	4,804
Windfall allowance	n/a	765	n/a	4,039	n/a	4,804
Urban Capacity Study allowance	~	~	~	~	~	~
Total Estimated Current Capacity (within current policy) A+C+F	113	4,320	349	11,396	462	15,716

Notes: This table presents a snapshot in time analysis, as at May/June 2020 and with a base date of March 2019. Monitoring will continually update this position. Figures for Previous HELAA sites may not match those within the earlier HELAA reports as they have been updated to reflect changing circumstances in sites and the reappraisal of some sites, superseding earlier assessments.

Figures for total number of homes relates to the site capacity by status of the overall site (rather than by the trajectory for when those homes will come forward - see separate trajectory table).

- 5.3 The findings are split into categories as follows:
- a Sites which are currently deliverable (i.e. there is a realistic prospect housing will be delivered on the site within five years);
 - b Sites which could be considered deliverable if there were a change in policy within the Local Plan (for example, were the site to be allocated);
 - c Sites which are currently developable (i.e. there is a reasonable prospect housing could be delivered on the site at a particular point in the future);
 - d Sites which could be considered developable if there were a change in policy within the Local Plan;
 - e Sites which are not deliverable or developable (e.g. because they are not considered suitable for housing development due to constraints)
 - f Other components of supply which are not derived from specific identified sites within this HELAA, but drawn from a windfall assessment (those small and other sites which come forward without being specifically identified in the Development Plan) and the potential contribution of enhanced capacity from the assessment of change undertaken within the respective Urban Capacity Studies.
- 5.4 Overall, these have been used to identify an estimated current existing capacity for each of the two local authority areas. This is the sum of those sites and elements of supply which could come forward within the existing confines of planning policy for the two areas. In Rochford this is estimated at 4,320 homes currently, and in Southend this is estimated as 11,396 homes currently. If the two Councils need to find further sources of housing land in order to meet their housing requirements within their new Local Plans, the joint HELAA update identifies a pool of many suitable, deliverable and developable sites from which, subject to making policy changes through the new Local Plans, the Councils could choose to allocate for development. However, this HELAA only provides a very initial starting point. Not all sites and locations identified in the land availability assessment will be needed and the Councils will take into consideration a wide range of factors through a further site appraisal process (such as the relative sustainability of a site or the choices and trade-offs involved in growth in different areas) before identifying proposed allocations for their new Local Plans.

Housing Trajectory

- 5.5 Housing trajectories for Rochford (Table 5.2), Southend (Table 5.3) and the two authorities combined (Table 5.4) are shown in the tables following. These have been developed by applying a notional start date and period of build out to each individual site, providing an illustration for how the housing potential identified could come forward across the different 5-year tranches of a Local Plan period.⁵
- 5.6 For Rochford, it illustrates that whilst existing capacity is limited, and will continue to reduce over the period of the trajectory, there are site options subject to policy which could be phased to help meet housing needs if required.
- 5.7 For Southend, it illustrates that existing capacity will continue to be phased-in over the first three five-year tranches, as suitable sites become available for development, but this declines

⁵ Note: this trajectory considers the 5-year tranches for the purposes of a Local Plan, it is not intended to replicate or replace the respective assessments of 5-year land supply undertaken by each Council.

over the long time. Similar to Rochford, there are site options subject to policy to which could be allocated to help meeting housing needs if required.

Table 5.2 Summary Trajectory - Rochford

Category		19-20	20-21	21-22	22-23	23-24	Within 5 Yrs Total	24-25	25-26	26-27	27-28	28-29	6-10 Yrs Total	29-30	30-31	31-32	32-33	33-34	11-15 Yrs Total	34-35	35-36	36-37	37-38	38-39	16-20 Yrs Total	Total Trajec tory	Post Trajec tory	Total Homes
		5 Year Supply						6 to 10 Year Supply						11 to 15 year supply						16 to 20 year supply								
Rochford																												
Planning Permission	All sites with planning permission	285	452	558	465	273	2,033	114	70	80	0	0	264	0	0	0	0	0	0	0	0	0	0	0	0	2,297	0	2,297
Deliverable & Developable	HELAA sites	0	0	24	82	66	172	41	26	0	0	0	67	0	0	0	0	0	0	0	0	0	0	0	0	239	0	239
	Unimplemented allocations & other	0	13	135	135	100	383	298	288	50	0	0	636	0	0	0	0	0	0	0	0	0	0	0	0	1,019	0	1,019
Windfall	Windfall allowance	0	0	0	45	45	90	45	45	45	45	45	225	45	45	45	45	45	225	45	45	45	45	45	225	765	0	765
	Urban capacity study allowance	~	~	~	~	~	0	~	~	~	~	~	0	~	~	~	~	~	0	~	~	~	~	~	0	0		0
Capacity sub-total		285	465	717	727	484	2,678	498	429	175	45	45	1,192	45	45	45	45	45	225	45	45	45	45	45	225	4,320	0	4,320
Subject to Policy	HELAA sites: Green Belt*	0	0	7,896	7,609	7,595	23,100	2,459	2,014	1,917	1,768	1,557	9,715	600	600	600	600	600	3,000	600	600	600	600	600	3,000	38,815	17,934	56,749
	HELAA sites: Existing use designation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	HELAA Sites: Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Overall total		285	465	8,613	8,336	8,079	25,778	2,957	2,443	2,092	1,813	1,602	10,907	645	645	645	645	645	3,225	645	645	645	645	645	3,225	43,135	17,934	61,069

Source: Lichfields / Rochford District Council

* In the absence of notional trajectories for Rochford 'subject to policy' sites from the previous HELAA, these have been spread pro-rata across the years 3 to 5 for 'deliverable subject to policy' sites (to reflect a lead-in for achieving permission), and across year 6 to 10 for 'developable subject to policy' sites. This is simply for illustrative purposes.

Table 5.3 Summary Trajectory – Southend

Category		19-20	20-21	21-22	22-23	23-24	Within 5 Yrs Total	24-25	25-26	26-27	27-28	28-29	6-10 Yrs Total	29-30	30-31	31-32	32-33	33-34	11-15 Yrs Total	34-35	35-36	36-37	37-38	38-39	16-20 Yrs Total	Total Trajec tory	Post Trajec tory	Total Homes
		5 Year Supply						6 to 10 Year Supply						11 to 15 year supply						16 to 20 year supply								
Rochford																												
Planning Permission	All sites with planning permission	357	448	390	257	130	1,582	122	204	83	35	36	480	0	0	0	0	0	0	0	0	0	0	0	0	2,062	0	2,062
Deliverable & Developable	HELAA sites	0	59	219	325	551	1,154	690	723	458	431	182	2,484	451	285	187	136	172	1,231	222	204	0	0	0	426	5,295	0	5,295
	Unimplemented allocations & other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windfall	Windfall allowance	13	150	150	206	220	739	220	220	220	220	220	1,100	220	220	220	220	220	1,100	220	220	220	220	220	1,100	4,039	0	4,039
	Urban capacity study allowance	~	~	~	~	~	0	~	~	~	~	~	0	~	~	~	~	~	0	~	~	~	~	~	0	0	0	0
Capacity sub-total		370	657	759	788	901	3,475	1,032	1,147	761	686	438	4,064	671	505	407	356	392	2,331	442	424	220	220	220	1,526	11,396	0	11,396
Subject to Policy	HELAA sites: Green Belt	0	0	50	50	100	175	175	175	175	185	885	410	405	420	405	405	2,045	405	405	405	405	250	1,870	4,900	5,977	10,877	56,749
	HELAA sites: Existing use designation	0	0	0	0	0	0	0	66	106	75	247	90	70	66	60	60	346	0	0	0	0	0	0	593	0	593	0
	HELAA Sites: Other	0	0	0	0	0	0	0	0	0	60	60	0	0	0	0	0	0	0	0	0	0	0	0	60	0	60	0
Overall total		370	657	759	838	951	3,575	1,207	1,322	1,002	967	758	5,256	1,171	980	893	821	857	4,722	847	829	625	625	470	3,396	16,949	5,977	22,926

Source: Lichfields / Southend-on-Sea Borough Council

Table 5.4 Summary Trajectory – Combined

Category		19-20	20-21	21-22	22-23	23-24	Within 5 Yrs Total	24-25	25-26	26-27	27-28	28-29	6-10 Yrs Total	29-30	30-31	31-32	32-33	33-34	11-15 Yrs Total	34-35	35-36	36-37	37-38	38-39	16-20 Yrs Total	Total Trajec tory	Post Trajec tory	Total Homes
		5 Year Supply						6 to 10 Year Supply						11 to 15 year supply						16 to 20 year supply								
Rochford																												
Planning Permission	All sites with planning permission	642	900	948	722	403	3,615	236	274	163	35	36	744	0	0	0	0	0	0	0	0	0	0	0	0	4,359	0	4,359
Deliverable & Developable	HELAA sites	0	59	243	407	617	1,326	731	749	458	431	182	2,551	451	285	187	136	172	1,231	222	204	0	0	0	426	5,534	0	5,534
	Unimplemented allocations & other	0	13	135	135	100	383	298	288	50	0	0	636	0	0	0	0	0	0	0	0	0	0	0	0	1,019	0	1,019
Windfall	Windfall allowance	13	150	150	251	265	829	265	265	265	265	265	1,325	265	265	265	265	265	1,325	265	265	265	265	265	1,325	4,804	0	4,804
	Urban capacity study allowance	~	~	~	~	~	0	~	~	~	~	~	0	~	~	~	~	~	0	~	~	~	~	~	0	0	0	0
Capacity sub-total		655	1,122	1,476	1,515	1,385	6,153	1,530	1,576	936	731	483	5,256	716	550	452	401	437	2,556	487	469	265	265	265	1,751	15,716	0	15,716
Subject to Policy	HELAA sites: Green Belt	0	0	7,896	7,659	7,645	23,200	2,634	2,189	2,092	1,943	1,742	10,600	1,010	1,005	1,020	1,005	1,005	5,045	1,005	1,005	1,005	1,005	850	4,870	43,715	23,911	67,626
	HELAA sites: Existing use designation	0	0	0	0	0	0	0	0	66	106	75	247	90	70	66	60	60	346	0	0	0	0	0	0	593	0	593
	HELAA Sites: Other	0	0	0	0	0	0	0	0	0	0	60	60	0	0	0	0	0	0	0	0	0	0	0	0	60	0	60
Overall total		655	1,122	9,372	9,174	9,030	29,353	4,164	3,765	3,094	2,780	2,360	16,163	1,816	1,625	1,538	1,466	1,502	7,947	1,492	1,474	1,270	1,270	1,115	6,621	60,084	23,911	83,995

Source: Lichfields / Rochford District Council / Southend-on-Sea Borough Council

Employment Land Availability Assessment

5.8 Overall, sites were assessed for their suitability and availability for employment development within the HELAA update, where they were either put forward for assessment for that use or they are in an area suitable for employment development (e.g. existing employment areas or town centres). Table 5.5 sets out the headline findings, where across the two areas three sites are deliverable, three sites are deliverable subject to policy (each being within the Green Belt) and seven sites are developable in the future.

Table 5.5 Employment Land Availability - Overall Conclusions

Overall	Deliverable	Deliverable (Subject to Policy)	Developable	Developable (Subject to Policy)	Not Deliverable or Developable
Rochford	0	40	0	15	1
Southend	2	3	13	5	0
Combined	2	43	13	20	1

5.9 Although these sites have been specifically assessed as being suitable for employment, in general sites assessed as suitable for housing may be equally suitable for some employment generating development, either as part of mixed-use developments or as stand-alone employment areas (provided that the nature of any employment uses would not create amenity conflicts with surrounding uses).

Appendix 1 Overview Maps

Appendix 2 Site Assessments

Navigating the site pro-forma

The below shows how to read and navigate the pro-formas set out within this section.

This is the site reference number – a unique code given to the site to help identify it throughout the HELAA

This denotes which Local Planning Authority (i.e. Council area) the site is located within.

This shows a map with the boundary of the site edged in red.


This section looks at strategic constraints as a first step to conclude on whether the site should be excluded at an early stage

This section considers sustainability factors including accessibility & proximity to services.

This section assesses availability

This section assesses achievability

This section identifies the capacity and timescales for the site

Site Information		LPA: Rochford			
		Site: 261	Size (ha): 127.07		
		Address: Land east of Oxford Road, Rochford			
		Locality: Rochford	Type: Greenfield Edge		
		Current Use: Agricultural			
		Proposed Use(s): Mixed Use (Housing Led)			
		Source: Developer			
		Context and Surrounding Uses: Predominantly Greenfield with some farm buildings (Doggets Farm) located towards the centre of the site			
		Relevant Planning History: 15/00844/LBC and 15/00831/FUL - Remove existing conservatory and construct new conservatory - Permitted 13/00423/LBC - Minor works - reinstatement of tie beam - Permitted 04/00313/FUL - Replacement Farm Building - Permitted			
Strategic Constraints					
Ramsar:	No	National NR:	No	Flood Zone 1:	127.07 ha
SPA:	No	Sch. Monument:	No	Risk Zone 2:	0 ha
SAC:	No	Anc. Woodland:	No	Excluded at Step 1?	No
SSSI:	No	Airport PSZ:	No	No Strategic Constraints.	
Local, Policy and Site Constraints					
Landscape, Ecology and Heritage Constraints			Policy and Site Suitability Characteristics		
Green Belt:	No	LWS/SNCI:	No	Minerals Policy:	Yes
Coast Belt:	No	Local Nature Res:	No	Waste Policy:	No
Landscape:	Medium Sensitivity	Conservation Area:	No	Designated Use:	N/A
Topography:	Slightly Sloping	Listed Building:	Yes (II x 7, I* x 1)	Major Hazard:	No
TPOs:	Yes	Locally Listed:	N/A	Noise/AQ:	No
Summary of Constraints:		The site is located wholly within the Green Belt and is traversed by a public right of way. The majority of the site is within with a mineral safeguarding area and situates a number of listed buildings which make up Doggets Farm but these can be mitigated.			
Summary constraint scoring: Medium					
Site Suitability					
Accessibility:	Moderate	The site is bordered by narrow roads and lanes. There is a bus stop within 500m of the western edge of the site which serves the local school, and the train station is within 1km of the			
Local Services:	Good	A primary and secondary school are all located within a short distance of the site in addition to a range of local amenities. The North eastern part of the site is less well served.			
Overall Suitability: Potentially Suitable (Green Belt)					
Availability					
Intention to Develop:	Confirmed by Agent (CFS)			Available When: Within 5 years	
Ownership/Legal:	None			Overall Availability: Available in Future	
Achievability					
Barriers to Delivery/ Market:	No significant barriers to delivery identified. Site is within an attractive market area with reasonable values. Initial appraisal suggests development would be economically viable.				
Overall Achievability: Achievable					
Conclusion					
Capacity (Assumption/Source):			Trajectory Years:	0-5	5-10
Housing:	Gross: 4,477 Net: 4,476 (35dph)		Homes (no.):	300	1,000
Employment:	0		Employment (sqm):	0	0
Overall Site Conclusion: Housing: Developable (Subject to Policy)			Employment: n/a		
Site Conclusion Summary:	The site has a potential capacity of c 4,500 units and is located within a suitable area for housing subject to assessment of its location within the Green Belt through a Green Belt review. The site is unavailable now, but will be available within 5 years.				

Factual information on the site is recorded in this section.

This section looks at other local, policy and site constraints to conclude on how constrained the site is.

This is the overall conclusion on suitability.

This is the overall conclusion on availability.

This is the overall conclusion on achievability.

This provides an overall summary of the site assessment and the key considerations.

This is the overall site conclusions for housing and employment respectively.

Rochford Site Assessments – Sites Assessed

Southend Site Assessments – Sites Assessed

Appendix 3 Rochford 2017 HELAA Updates

Appendix 4 Southend 2018 HELAA Updates

Appendix 5 HELAA Viability Update Report

Birmingham
0121 713 1530
birmingham@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk



2017 SHELAA Baseline Update Note

Purpose and Approach to this Note

1. This note has been prepared to provide a high-level update to the conclusions of the Strategic Housing and Economic Land Availability Assessment (SHELAA) published by the Council in 2017. This update will update the findings of the 2017 SHELAA to a March 2019 base date.
2. It is important that the Council's new Local Plan is informed at all by times by an accurate, consistent and objective assessment of the land available for different uses. The primary sources of evidence used by the Council to provide these assessments are Strategic Housing and Economic Land Availability Assessments (SHELAA), now commonly referred to as HELAAs. The Council monitors the delivery of homes and economic development through regular Authority Monitoring Reports (AMR).
3. The Council last published a new SHELAA in 2017. This SHELAA provided an objective assessment of the suitability, availability and achievability of land for housing and economic development that was accurate at the time of publication. The delivery of this land for housing and economic development has been monitored in the AMRs published since the preparation of the SHELAA, most recently covering the 2018/19 fiscal year.
4. This SHELAA was prepared using the methodology set out in the Planning Practice Guidance (PPG) and sought to identify possible sites from a variety of different sources, including:
 - 'Call for Sites' submissions received up until the end of March 2017
 - Council- and other publicly owned land
 - Expired planning permissions for housing or economic development as at the end of March 2017
 - Known opportunity sites (including sites assessed in previous SH(E)LAAs that had yet to be developed)
 - Allocated sites from the Council's development plan that had yet to receive planning permission
5. Since the publication of the 2017 SHELAA, the Council has become aware of a significant number of additional sites that could be available and suitable for housing or economic development. Due to a large number of approaches from agents and landowners, the Council also chose to re-open the 'Call for Sites' in 2018 and has since received over 60 additional sites through this process.
6. In response to having received these additional sites, and to ensure that the Council's evidence base provides a comprehensive and comparable source of analysis on land

availability, the Council appointed Lichfields in early 2020 to undertake a Housing and Economic Land Availability Assessment (HELAA) update. The HELAA update will form a PPG-compliant assessment of the availability, suitability and achievability of sites that the Council was not aware of at the time of preparing its previous SHELAA in 2017.

7. It is not the purpose of this HELAA update, however, to revisit the detailed assessment of sites previously covered in the 2017 SHELAA. To re-assess these sites in detail is not considered to be proportionate exercise at this time, given that it is the Council's intention to commence more detailed work on site appraisal shortly through which any minor and/or factual errors can be identified and remedied.
8. There is a need, however, to ensure that the findings of the 2017 SHELAA and 2020 HELAA update can be coalesced so that, together, they form an accurate and comprehensive assessment of land availability. This is particularly important given the methodologies used differ slightly between the two assessments; whilst these changes are not fundamental, this note will seek to align the terminology and approach as far as is practicable.
9. It is also recognised that some aspects of the 2017 SHELAA and its conclusions are likely to have become out of date since its publication. This may have occurred where sites are no longer available for development (e.g. they have been withdrawn from consideration by the landowner or have received planning permission for an alternative use), have had a material change in planning status (e.g. they have since received planning permission, commenced construction or been completed) or, more rarely, would now have been automatically excluded had the assessment been undertaken using the current methodology (e.g. revised constraints mapping shows the site to be subject to an absolute constraint).
10. This note therefore provides a high-level update to the conclusions of the 2017 SHELAA in order that the Council can proceed with confidence that its evidence on land availability is suitably accurate and up to date. The conclusions of this note will feed into the 2020 HELAA update so that a comprehensive picture of land availability can be presented, taking into account the deliverability of all available sites in the District.
11. As this note is only concerned with updating the conclusions of the 2017 SHELAA, it will only be revisiting the detailed assessment of sites contained within the 2017 SHELAA where changes to these materially affect the overall conclusions drawn for the site in terms of its availability, suitability and achievability.
12. In light of the above, this note should be read alongside the 2017 SHELAA and 2020 HELAA reports. The original content of the 2017 SHELAA, including pro formas, will not themselves be updated at this time.

13. It should be noted that the vast majority of the assessment criteria within the 2017 SHELAA did not, in isolation, have an absolute bearing on the conclusions drawn for that site. This is to say that whilst they formed elements of site appraisal that have implications for its delivery, a positive or negative score against that criteria would not have necessarily resulted in a positive or negative conclusion overall. Examples include factors that may require addressing in the design or siting of a development, but which are unlikely to completely preclude development, such as the proximity of a site to conservation areas, listed buildings and protected trees. It is not the purpose of this note to capture any changes to site performance against these categories, such as might have resulted from additions to these constraints, particularly given it is the Council's intention to undertake more detailed site appraisal work shortly which will provide an opportunity to record such criteria fresh.
14. This note will take the following two-staged approach:
- A review of the 2017 SHELAA sites to consider whether there has been a material change in the suitability, availability or achievability of these sites¹
 - The categorisation of all remaining sites based on the 2020 HELAA categories; these being:
 - Deliverable
 - Deliverable (Subject to Policy)
 - Developable
 - Developable (Subject to Policy)
 - Not Deliverable or Developable

¹ In practice, a material change was recorded where: assessment against updated exclusion criteria suggests the overall conclusions reached for that site were incorrect or where the site is no longer considered to be available for the use it was assessed for. Sources of information to inform the above approach include desk-based GIS analysis, analysis of the Council's monitoring information, including its Authority Monitoring Reports (AMR), and records of correspondence from landowners, agents and developers. Updated viability testing was undertaken as part of the 2020 HELAA which included retesting all sites from the 2017 SHELAA.

Conclusions

15. All sites assessed in the 2017 SHELAA have been reviewed to ensure that the overall conclusions reached for them remain valid. Table A below presents the outcomes of this review, setting out the overall number of sites and potential yield of sites falling into each category.
16. Appended to this note are a series of tables which summarise the review of these sites, the sites falling into each category and the reason for any changes made to sites conclusions. Reasons for changes being made to site conclusions include:
 - Where assessment against updated exclusion criteria suggest that the site may no longer be suitable for development, or that a significant portion of the site may need to be excluded from any development;
 - Where new information or planning records suggest that the site may no longer be available for development, because the land is no longer being promoted, or it has received planning permission for an alternative use or because it has been partially or wholly built out
17. It is recognised that the 2017 SHELAA chose not to exclude sites smaller than 0.25 hectares, or 5 dwellings, on the basis that such sites had made an important historic contribution to the District’s housing supply. However, in accordance with national guidance and to achieve a consistent position across the evidence base, these sites will no longer be included in the Council’s trajectory and will therefore not be reflected in the figures set out in this note. This is not to say that these sites can no longer make an important contribution to the District’s housing supply but rather that given their small scale and the nature of any development likely to come forward on those sites, they would be better suited forming a component of any windfall allowance. Table X lists the sites removed.
18. Other components of the District’s housing supply, such as allocated sites, sites with planning permission or sites identified through the urban capacity study, have also been categorised using the five categories. To avoid double counting these sites have been sifted from the figures within Table A and are presented by type in Table B.

Table A – Review of 2017 SHELAA sites (with permissions and allocations filtered)

Type	Dwellings	Sites
All Deliverable	3066	104
Deliverable (subject to policy)	40423	212
Developable	499	8
Developable (subject to policy)	15308	40
Not deliverable or developable	1448	17

* Note this table only includes sites assessed in the 2017 SHELAA subject to the revisions set out in this note and excluding any allocations and planning permissions.

Table B – Housing Supply by Type (All Sites) at 1 April 2019

Category	Number of Sites	Number of Dwellings
Deliverable	105	3066
2017 SHELAA sites	6	74
2020 HELAA sites	8	112
Planning permissions	89	2297
Unpermissioned allocations	2	583
Deliverable (subject to policy)	212	40423
2017 SHELAA sites	140	17170
2020 HELAA sites	72	23253
Planning permissions	0	0
Unpermissioned allocations	0	0
Developable	8	499
2017 SHELAA sites	0	0
2020 HELAA sites	0	0
Planning permissions	4	63
Unpermissioned allocations	4	436
Developable (subject to policy)	40	15308
2017 SHELAA sites	15	4788
2020 HELAA sites	25	10520
Planning permissions	0	
Unpermissioned allocations	0	0
Not deliverable or developable	17	1448
2017 SHELAA sites	16	1443
2020 HELAA sites	1	5
Planning permissions	0	0
Unpermissioned allocations	0	0

Appendix A – Categorisation of 2017 SHELAA sites using 2020 definitions

Deliverable Sites

BF01

BF02

BF03

BF05

CFS096

CFS117

SER8

Deliverable (Subject to Policy) Sites

CFS001

CFS002

CFS003

CFS004

CFS005

CFS006

CFS007

CFS008

CFS009

CFS010

CFS011

CFS012

CFS013

CFS014

CFS015

CFS016

CFS017

CFS018

CFS019

CFS020

CFS021

CFS022

CFS023

CFS024

CFS025

CFS026

CFS027

CFS028

CFS029

CFS030

CFS031

CFS033

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CFS088

CFS089

CFS090

CFS092

CFS093

CFS094

CFS095

CFS098

CFS099

CFS101

CFS103

CFS106

CFS107

CFS108

CFS110

CFS115

CFS116

CFS118

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CFS146

CFS147

CFS148

CFS149

CFS150

CFS151

CFS152

CFS153

CFS155

CFS159

CFS160

CFS161

CFS162

CFS165

CFS168

CFS169

CFS170

CFS171

Developable Sites

BFR2

BFR3

BFR4

CFS156

CFS157

COL21

GF01

Developable (Subject to Policy) Sites

CFS032

CFS097

CFS100

CFS102

CFS105

CFS111

CFS112

CFS113

CFS114

CFS119

CFS120

CFS121

CFS123

CFS124

CFS164

Not Deliverable or Developable Sites

CFS085

CFS122

CFS158

CFS163

CFS166

COL03

COL13

COL22

COL22

COL26

COL27

COL28

COL29

COL30

COL83

Appendix B – Updated Exclusion Criteria Assessment

Site	Constraints	Approach taken in 2017 SHELAA	Change to Conclusions Proposed (if any)
CFS011	The majority (68%) of the site is covered by Flood Zone 3	Partial coverage of Flood Zone 3 not treated as an absolute constraint but noted in the site assessment. Site considered potentially suitable subject to flood risk avoidance or mitigation	Given a significant part of the site is not contained within Flood Zone 3, the overall suitability conclusions for the site remain valid. However, for clarity, it is proposed that the site size (and yield) be updated to 0.84 hectares (23 dwellings) to exclude those parts affected by Flood Zone 3.
CFS045	Large area (1.6 hectares) of Ancient Woodland within site	Ancient Woodland was not treated as an absolute constraint but was noted as a constraint within the site assessment.	Whilst the site contains a reasonably large area of ancient woodland, this area is only around 17% of the total area of the site. For clarity, it is recommended that the site conclusions remain deliverable (subject to policy) but that the site area (and yield) is revised to 7.3 hectares (152 dwellings) to exclude those parts of the site that contain ancient woodland
CFS056	The majority (61%) of the site is covered by Flood Zone 3	Partial coverage of Flood Zone 3 not treated as an absolute constraint but noted in the site assessment. Site considered potentially suitable subject to flood risk avoidance or mitigation	Given a significant part of the site is not contained within Flood Zone 3, the overall suitability conclusions for the site remain valid. However, for clarity, it is proposed that the site size (and yield) be updated to 1.11 hectares (33 dwellings) to exclude those parts affected by Flood Zone 3.
CFS063	Part of site (0.45 hectares) falls within London Southend Airport Public Safety Zone	The LSA Public Safety Zone was not treated as an absolute constraint in the 2017 SHELAA but was rather noted in individual site assessments	As the area of the site falling within the public safety zone is less than 50% of the site area, it is suggested that the site conclusions remain valid. However for clarity, it is proposed that the site size (and yield) be updated to 1.5 hectares (47 dwellings) to exclude that part of the site falling with the public safety zone
CFS067	Part of site (2.0 hectares) falls within London Southend Airport Public Safety Zone	The LSA Public Safety Zone was not treated as an absolute constraint in the 2017 SHELAA but was rather noted in individual site assessments	As the area of the site falling within the public safety zone is less than 50% of the site area, the overall suitability conclusions for the site remain valid. However for clarity, it is proposed that the site size (and yield) be updated to 11.5 hectares (265 dwellings) to exclude the part of the site falling with the public safety zone
CFS092	The majority (67%) of the site is covered by Flood Zone 3	Partial coverage of Flood Zone 3 not treated as an absolute constraint but noted in the site assessment. Site considered potentially suitable subject to flood risk avoidance or mitigation	Given a significant part of the site is not contained within Flood Zone 3, the overall suitability conclusions for the site remain valid. However, for clarity, it is proposed that the site size (and yield) be updated to 0.52 hectares (16 dwellings) to exclude the parts affected by Flood Zone 3.

CFS101	The entirety of the site is covered by Flood Zone 3	Noted that site fell entirely within Flood Zone 3 but considered that the site was previously developed, and that mitigation may be possible	As the site has now received planning permission for residential development having addressed flood risk at the application stage, the site conclusions should be amended to deliverable and site yield amended to match the permission
CFS112	Part of site (0.37 hectares) falls within London Southend Airport Public Safety Zone	The LSA Public Safety Zone was not treated as an absolute constraint in the 2017 SHELAA but was rather noted in individual site assessments	As the part of the site containing the public safety zone is less than 50% of the total site size, the overall suitability conclusions remain valid. However, for clarity, it is proposed that the site size (and yield) be updated to 2.8 hectares (76 dwellings) to exclude those parts falling within the public safety zone
CFS113	The majority (64%) of the site is covered by Flood Zone 3	Partial presence of Flood Zone 3 not treated as an absolute constraint but noted in the site assessment. Site considered potentially suitable subject to flood risk avoidance or mitigation	As there are significant parts of the site that are not within Flood Zone 3, the overall suitability conclusions of the site remain valid. However, for clarity, it is proposed that the site size (and yield) be updated to 1.5 hectares (39 dwellings) to exclude those parts affected by Flood Zone 3
CFS114	Small part of site (0.08 hectares) falls within London Southend Airport Public Safety Zone	The LSA Public Safety Zone was not treated as an absolute constraint in the 2017 SHELAA but was rather noted in individual site assessments	As the area of the site falling within the public safety zone is less than 50% of the site area, the site conclusions remain valid. However for clarity, it is proposed that the site size (and yield) be updated to 1.27 hectares (39 dwellings) to exclude the part of the site falling with the public safety zone
CFS116	Part of site (1.6 hectares) falls within London Southend Airport Public Safety Zone	The LSA Public Safety Zone was not treated as an absolute constraint in the 2017 SHELAA but was rather noted in individual site assessments	As the area of the site falling within the public safety zone is less than 50% of the site area, it is suggested that the site conclusions remain valid but that, for clarity, the site area is revised to 12.49 hectares (411 dwellings) to exclude that part of the site falling with the public safety zone
CFS124	Part of site (0.43 hectares) falls within London Southend Airport Public Safety Zone	The LSA Public Safety Zone was not treated as an absolute constraint in the 2017 SHELAA but was rather noted in individual site assessments	As the area of the site falling within the public safety zone is less than 50% of the site area, it is suggested that the site conclusions remain valid but that, for clarity, the site area is revised to 2.3 hectares (63 dwellings) to exclude that part of the site falling with the public safety zone
CFS153	The entirety of the site is covered by Flood Zone 3	The fact that entire site fell within Flood Zone 3 was noted in the site assessment, however the conclusion suggested it may be possible to mitigate this	Recommended that site conclusion is changed to not deliverable or developable, reflecting the fact that the entire site falls within Flood Zone 3 and that many sites with lower risk of flooding are available
CFS160	Large area (3.4 hectares) of Ancient Woodland within site	Ancient Woodland was not treated as an absolute constraint; however the site was previously considered unsuitable on the	Updated testing has shown that the site does not fall within the boundary of the Hockley Woods SSSI, but nonetheless over 50% of the site area falls within Ancient Woodland. It is

		basis that a significant area fell within the Hockley Woods SSSI.	recommended that the site conclusions are changed from unsuitable to deliverable (subject to policy) but with a revised site size of 2.5 hectares (49 dwellings) to exclude those areas of the site which contain ancient woodland
CFS166	The entirety of the site is covered by Flood Zone 3	The fact that entire site fell within Flood Zone 3 was noted in the site assessment, however the conclusion suggested it may be possible to mitigate this	Recommended that site conclusion is changed to not deliverable or developable, reflecting the fact that entire site falls within Flood Zone 3 and that other sites are available at a lower flood risk

Appendix C – Review of Planning Status

Site	Change in Planning Status	Change to Conclusions Proposed (if any)
CFS101	2017 SHELAA found site to be potentially suitable for housing development. It has since received planning permission for 14 dwellings	<ul style="list-style-type: none"> • Site conclusion be updated to suitable for 14 dwellings • Site to be recorded as deliverable
CFS115	2017 SHELAA found site partially suitable as part of the site is allocated for residential development. All of the site has now been the subject of a reserved matters consent for 120 dwellings.	<ul style="list-style-type: none"> • Site conclusions be updated to suitable for 120 dwellings • Site to be recorded as deliverable
CFS117	2017 SHELAA found site to be suitable for housing development. No planning permission to date.	<ul style="list-style-type: none"> • Site to be recorded as deliverable (nb: this site was accidentally omitted from the trajectory that accompanied the 2017 SHELAA)
CFS136	2017 SHELAA found site to be potentially suitable for housing development. Part of the site has since received planning permission for 3 dwellings.	<ul style="list-style-type: none"> • Site conclusions to be changed to suitable for 3 dwellings (area with permission). Remainder of site remains potentially suitable for up to 71 dwellings. • Site to be recorded as deliverable
CFS143	2017 SHELAA found site to be suitable for 4 dwellings and it has since been completed for 3 dwellings	<ul style="list-style-type: none"> • Site complete and to be removed from figures
BFR1	2017 SHELAA found site to be suitable for housing development, however raised availability and achievability issues. No progress made on site delivery.	<ul style="list-style-type: none"> • Site to be retained within trajectory but as developable • Development potential figures require no change • Site deliverability to be reviewed through the plan-making process
BFR2	2017 SHELAA found site to be suitable for housing development, however raised availability and achievability issues. No progress made on site delivery.	<ul style="list-style-type: none"> • Site to be retained within trajectory but as developable • Development potential figures require no change • Site deliverability to be reviewed through the plan-making process
BFR3 / CFS104	2017 SHELAA found site to be suitable for housing development, however raised availability and achievability issues. No progress made on site delivery.	<ul style="list-style-type: none"> • Site to be retained within trajectory but as developable • Development potential figures require no change • Site deliverability to be reviewed through the plan-making process
BFR4	2017 SHELAA found site to be suitable for housing development, however raised availability and achievability issues. No progress made on site delivery.	<ul style="list-style-type: none"> • Site to be retained within trajectory but as developable • Development potential figures require no change • Site deliverability to be reviewed through the plan-making process

COL21	2017 SHELAA found site to be suitable for housing development but not available within trajectory timescales. Part of the site has since received planning permission for 8 dwellings	<ul style="list-style-type: none"> • Site conclusions remain unchanged • Development potential figures to be updated to acknowledge permission on part of site (for 8 dwellings). Remainder of site could deliver further 15 dwellings. • Site to be recorded as deliverable
EXP08	2017 SHELAA found site to be suitable for 8 dwellings within first five years. Site has planning permission for 12 dwellings.	<ul style="list-style-type: none"> • Site conclusions remain unchanged • Development potential figures to be updated to reflect planning permission for 12 dwellings (increase from estimated capacity of 8) • Site to be recorded as deliverable

Appendix D: Minor Updates to Site Boundaries

Site	Change in Site Boundary	Change to Conclusions Proposed (if any)
CFS035 and CFS085	Site boundaries overlap leading to possible double-counting of capacity	As CFS035 is effectively inset within CFS085, it is proposed that the developable area of CFS085 be updated to exclude the area occupied by CFS035. The revised site area and yield (1.34 hectares and 38 dwellings) will avoid any double counting
CFS017 and CFS093	Site boundaries overlap leading to possible double-counting of capacity	As CFS017 is effectively inset within CFS093, it is proposed that the developable area of CFS093 be updated to exclude the area occupied by CFS017. The revised site area and yield (0.96 hectares and 29 dwellings) will avoid any double counting
CFS001 and CFS102	Site boundaries overlap leading to possible double-counting of capacity	As CFS001 is effectively inset within CFS102, it is proposed that the developable area of CFS102 be updated to exclude the area occupied by CFS001. The revised site area and yield (3.13 hectares and 77 dwellings) will avoid any double counting

Rochford and Southend-on-Sea Housing and Employment Land Availability Assessment

Appendix 5: Site Viability Assessments

Rochford District Council and Southend-on-Sea Borough Council

July 2021

LICHFIELDS

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1.0 Introduction

- 1.1 This report supports the Southend and Rochford Housing and Employment Land Availability Assessment (HELAA) Update. It provides a high-level assessment of the viability of residential sites assessed within the HELAA to inform the ‘achievability’ test within the HELAA site assessment.

Purpose and scope of viability testing in the HELAA

- 1.2 The purpose of viability testing as part of the HELAA process is to inform the assessment of achievability. PPG ID3-020 sets out *“A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site...”* Crucially, the viability component is to inform whether a site is likely to be achievable based on some standard parameters, or whether further investigation or consideration would be necessary before such a site was taken forward to allocation. In particular the HELAA viability process will not reflect the detailed development economics and delivery parameters of each individual site, nor does it factor in the costs which future policies adopted through any Plan review may place on any given development (the HELAA is primarily a local policy-agnostic review of deliverability, reflecting potential for policy choices through any potential allocation). Therefore, the HELAA viability evidence does not replace or replicate the role of whole plan viability evidence which will be needed to support the respective Local Plans. It simply seeks to inform whether, at its simplest, a site could be viable and achievable now or in the future all other things being equal.
- 1.3 Furthermore, it should be noted that the PPG sets out in respect of viability testing (ID10-003) that *“Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.”* (our emphasis). The viability testing of individual sites set out in this report is intended to inform a judgement of achievability. It is not intended, nor required, to assure that the individual site is viable, simply that it could be. Similarly, sites that are assessed as not viable does not mean that they could not come forward or made to be viable if delivered in a different way from that tested. In that context, further sensitivity analysis, a different policy approach, or simply a different model of delivery (e.g. on estate regeneration projects) may give different results.¹

Existing evidence

- 1.4 This joint HELAA update brings together and provides an update, with new site assessments, of the existing evidence contained within the Rochford SHELAA 2017 and the Southend-on-Sea HELAA 2018. Both original assessments are supported by respective evidence testing, in high-level terms, the viability of all sites for residential development as follows:

- 1 In Rochford, the Rochford SHELAA Residential Viability Study (July 2017) prepared by PBA; and

¹ No part of this report constitutes a valuation and this report should not be relied upon as such. The conclusions and recommendations of this report are based upon a range of information, estimates and figures drawn from several sources and based on reasonable assumptions, as set out. Uncertainty and risks mean outcomes may differ and Nathaniel Lichfield & Partners Ltd (Lichfields) does not guarantee or warrant any estimates or projections contained in this report.

2 In Southend, the Southend-on-Sea HELAA Development Viability Appraisals (November 2018) prepared by Porter Planning Economics and MED Planning.

1.5 Both follow the same methodology², using a simple residual land value approach, but with slightly different assumptions adopted; some reflecting different circumstances in the two areas, some reflecting the different point in time, and some applying different approaches to assumptions.

1.6 In general, our approach is to seek to build on the two existing studies and adopt the same method, approach, and - insofar as possible - assumptions (or sources of assumptions). These approaches and assumptions were tested at the time and were subject to input from stakeholders (through workshops) and so form a well evidenced starting point for this update. Where appropriate we have updated the assumptions for the two areas, such that they are up-to-date and consistent on a comparative basis. To do this we have used the same viability appraisal and have recreated the model used in the two previous studies for the purposes of testing new sites in this update.

1.7 In that context, this update should be read alongside the viability studies which informed the original HELAA reports. The approach and assumptions are comparable, and the context and caveats that applied to those assessments continue to apply to this assessment.

A proportionate approach to the update

1.8 In line with the above, the proposed approach seeks to be proportionate by striking a balance between using the existing information from the two existing studies and presenting an up-to-date assessment of, and conclusion on, achievability for the new sites being tested. This means we have:

- 1 Tested all new sites in a manner consistent with how sites in the existing two studies were tested, to arrive at a conclusion on economic viability to inform the HELAA assessment of achievability;
- 2 Not tested sites with full/implementable planning permissions (where in-line with policy and guidance these are assumed to be achievable);
- 3 Used the same model, method and approach as used previously; and
- 4 Only updated assumptions where it is necessary either to:
 - a Bring them up-to-date due to the passage of time (e.g. sale values or build costs); or
 - b Ensure consistency across the two studies on assumptions that should otherwise now be the same across both areas (e.g. assumptions that are not geographically specific). In such instances we propose generally using the Southend-on-Sea November 2018 study as the starting point being more recent (see Section 2.0 below).

1.9 This provides outcomes on a site by site which are suitable for the purposes of testing achievability.

Approach to re-appraising existing sites

1.10 Given the previous studies have already tested the viability of all their respective sites, and this update seeks to follow the broad approach already established, it is not considered proportionate to re-test viability on all of those sites. However, it is important that the conclusions can be read across between the original studies and this update on a consistent

² n.b. it was the same individual (but at two different companies) that led each report, meaning the approach is largely consistent.

basis. Therefore, it is important to understand whether conclusions on economic viability and achievability could have changed for those sites. To address this the HELAA Update has sought to ‘stress-test’ the conclusions of the previous studies on site achievability to ratify them as still appropriate and/or come to a view on whether they likely need amending.

- 1.11 Our approach for this has been to initially select a small sample of existing sites (10 in each authority area), covering a range of different types, within each area to re-test their viability. This mainly focuses on sites which are closer to the margins of viability (i.e. where either an improvement or worsening in viability is likely to most affect the conclusion on achievability) and captures whether in general the balance of viability has improved or worsened, such that we can conclude the degree to which the previous conclusions remain applicable. This seeks to cover sites that are both large and small, greenfield and brownfield and in relatively higher and relatively lower value areas.

2.0 Approach and assumptions

- 2.1 This update uses the same residual land value approach as utilised for the original HELAA studies. An example site appraisal sheet is included at Annex 1. The base date for the appraisal is assumed to be Q1 2020. All assumptions that feed into the appraisal have been reviewed to come to a view on whether they remain applicable and appropriate for testing, or whether they require updating. Where different approaches were adopted in each area, this considered whether assumptions should remain different across the two local authority areas (e.g. reflecting district specific circumstances or spatial differences, of which there legitimately are many) or whether there was a benefit or requirement to standardise assumptions across the two areas. The outcomes of that review were then shared with the Council for consideration before the appraisals were undertaken.
- 2.2 The following table sets out the outcomes of that process, split by the assumptions that remain unchanged and the assumptions which have been updated. Where assumptions remain unchanged in this update, the assessment, analysis and justification given in the previous studies remain relevant and should be read alongside the following.

Table 2.1 Review of viability assumptions

Assumption	RDC 2017 SHELAA Viability Study	SBC 2018 HELAA Viability Study	Lichfields 2020 Review
Development Assumptions			
Affordable Housing	35% AH on sites 15+ units 80% social; 20% intermediate	0% on sites <10 units 20% on sites 10-49 units or 0.3-1.99ha 30% on sites 50+ units or 2ha+ 60% affordable rent; 40% intermediate	Unchanged for each area.

Assumption	RDC 2017 SHELAA Viability Study	SBC 2018 HELAA Viability Study	Lichfields 2020 Review
Housing mix (% flats)	15% flats if net density >40dph; 0% flats if net density <40dph Mix split by bedroom size	20% flats. No size mix applied, but implicit within average unit size applied below.	Unchanged for % flats in Rochford and in Rochford an average unit size based on blended house-types, rather detailed mix (see below), is adopted. In Southend further mix bandings are adopted to reflect densities/capacities applied: 20% flats if net density <80dph 75% if density is 80-150dph 100% if net density >150dph
Unit size	Flat: 71sqm GIA; 60sqm NIA Houses: 2-bed 83sqm; 3-bed 105sqm; 4-bed 130sqm (blended ave. 103sqm)	Flat: 66sqm GIA; 56sqm NIA House: 108sqm	Unchanged in each area – but for Rochford houses, blended average of 103sqm used (reflecting housing mix assumption).
Timescales/ build profile.	Not made explicit.	Not made explicit.	Rule of thumb assumptions for the speed of build out are applied, including lead-in time (start to 1 st sale) of 6-12 months depending on site size and average build rate of 1-per-week per assumed outlet.
Values			
Market Sales	£/sqm based on land registry price paid data set. Split by West and East of District.	£/sqm based on land registry price paid dataset. Split by neighbourhood value area: Chalkwell & West of Central; East Southend & Shoeburyness; Eastwood; Leigh on Sea; North of Centre	Updated based on same approach using Land Registry Price Paid datasets and house price indices. See below note.
Values for Affordable	Social Rent: 40% of OMV Intermediate: 65% of OMV	Affordable Rent: 47.5% of OMV Intermediate: 67.5% of OMV	Social Rent: 40% of OMV Affordable Rent: 47.5% of OMV Intermediate: 67.5% of OMV Assumptions applied to both.
Costs			
Base Build Costs	BCIS Median build costs (Essex Index Adjustment). Split by Small, SME and Large Housebuilder.	BCIS Median build costs (Southend Index Adjustment). Split by new build, refurbishment and mix.	Same approach based on same BCIS datapoints (and index adjustments), but updated to current tender prices (see below)
Externals	Houses: 10% of build costs Flats: 10% of build costs	Houses: 15% of build costs Flats: 10% of build costs	Unchanged for each area.
Professional Fees	8% of build costs plus externals	8% of build costs plus externals	Unchanged
Contingency	4% of build costs plus externals	4% of build costs plus externals	Unchanged
Sales fees	3% of open market GDV	3% of open market GDV £600 legal cost per affordable unit	Applied to both for consistency: 3% of open market GDV £600 legal cost per affordable unit
Finance Costs	6.5% rate (all-in)	5.0% rate (all-in)	Applied 5.0% to both based on more recent Southend study

Assumption	RDC 2017 SHELAA Viability Study	SBC 2018 HELAA Viability Study	Lichfields 2020 Review
Opening Up-Costs	Sites 0-49 units £5,000 Sites 50-199 units £5,000 Sites 200-499 units £10,000 Sites 500+ units £17,000	Sites 0-49 units £0* Sites 50-199 units £5,000 Sites 200-499 units £12,000 Sites 500+ units £20,000 * Study assumes covered in externals.	Applied as per Southend assumptions as more recent study, to both areas for consistency.
Site Abnormal Costs	Brownfield: £300,000 per net ha for demolition/clearance Mixed: £150,000 per net ha for demolition/clearance <u>Risk Rating:</u> >20% FZ2: 1 point Any part FZ3: 2 points Other constraint: 1 point per constraint 1 pt: 1% extra-over build cost 2 pt: 2% extra-over build cost 3 pt: 4% extra-over build cost 4 pt: 8% extra-over build cost 5 pt: 15% extra-over build cost	Demolition clearance: £150,000 per net ha TPOs on site: 0.5% extra-over build cost ("eobc") In conservation area: 1% eobc Listed building curtilage: 2% eobc Partial (potential) contamination: 1% eobc Full (potential) contamination: 2% eobc FZ2 part: 1% eobc FZ2 full: 2% eobc FZ3 partially: 3% eobc FZ3 fully: 4% eobc	Applied as per Southend assumptions to both areas for consistency. Both adopt a 'points' type system whereby abnormal costs increase with identified constraints on a site. Adopting Southend approach rationalises methodology for Site Abnormal cost and ensures it is consistent between the two studies.
Policy, s106 and CIL costs	S106: £3,400 per unit	S106: £1,400 CIL at prevailing rate	Unchanged for both. (Southend CIL rates now Z1: £25.69, Z2 £38.54, Z3 £77.08) Additional cost of £122.30 to be included for Essex RAMS contribution (2019/20 price).
Stamp Duty	At prevailing rate	At prevailing rate	Unchanged
Purchaser costs	1.75% on land costs	1.75% on land costs	Unchanged
Benchmark Land Values	<u>West Rochford</u> Brownfield £1.4m/ha Semi/Mixed: £1.05m/ha Greenfield £0.7m/ha <u>East Rochford</u> Brownfield £0.9m/ha Semi/Mixed: £0.7m/ha Greenfield £0.5m/ha	Greenfield: £375,000/ha Brownfield Existing Commercial (Non-Resi): £850,000/ha Brownfield Existing Resi: Based on Average House Price, less 25% obsolescence = Benchmark Land Value (by value area) limited to £5m/ha	Greenfield: Simplified to both areas as £375,000/ha representing EUV+ Brownfield: As per existing benchmarks for commercial (brownfield land); as follows: Southend: £850,000/ha West Rochford £1.4m/ha East Rochford £0.9m/ha Brownfield resi to be updated to current prices in each value area (still capped at £5m). See below

Source: RDC 2017 SHELAA Viability Study (PBA) and SBC 2018 HELAA Viability Study (Porter Planning Economics)

Updated build costs

2.3

Updated construction costs have been sourced from BCIS (Building Cost Information Service). These are based on the same parameters, datapoints (median figures) and development typologies, used in the previous studies but are simply updated to Q1 2020 prices. BCIS costs are based on aggregated national data that is then index adjusted to an individual area (to reflect construction cost differences across the country). As previously, in Southend BCIS index adjustments to Southend have been used, but in Rochford, due to small sample sizes and other

likely factors explained in the 2017 report, an index adjustment to Essex has been used as a reasonable proxy. This means the following construction costs have been adopted:

- 1 In Southend:
 - a New build houses: £1,279/sqm
 - b New build flats: £1,482/sqm
- 2 In Rochford:
 - a For small schemes/housebuilders – sites of 4-14 new build houses: £1,668/sqm
 - b For large schemes/housebuilders – sites of 15+ new build houses: £1,304/sqm
 - c New build flats: £1,511/sqm

2.4 These base BCIS cost exclude externals (off plot works such as roads, landscaping and servicing), which are separately added as per the above assumptions.

Updated market values

2.5 The new build house prices in the existing studies are split by value area (two in Rochford and five in Southend). In order to update these to 2020 values we have used two different approaches, to arrive at a reasonable assumption which reflects current values:

- 1 Indexed the house prices (£/sqm) used in the respective original HELAA viability studies using the Land Registry UK house price index³ to update these to January 2020 figures; and
- 2 Compared and sense checked these against average £/sqm sales values achieved on new build full market sale properties since those studies, using land registry price paid data cross referenced against Energy Performance Certificates (EPC) data which provides the size of each home (sqm). This was done initially for just the year to April 2020, but where this didn't provide a sufficient sample size, values from further back were looked at.

2.6 The house price data is appended at Annex 3. The findings of this are set out in the following table:

³ <https://landregistry.data.gov.uk/app/ukhpi>

Table 2.2 Analysis of new build sales values for Q1 2020

Value Area	Value in Original Study (£/sqm)	Value Q1 2020 based on indexing	Value Q1 2020 based median ave. sales over year to Apr 20 (sample size)	Value based on median ave. sales since previous study (sample size)	Value adopted
Houses					
SBC: Chalkwell & west of Central	£3,325	£3,403	n/a (ss. 0)	£3,625 (ss. 2)	£3,403
SBC: East Southend & S'buryness	£3,900	£3,991	n/a (ss. 0)	£2,562 (ss. 3)	£3,991
SBC: Eastwood	£4,300	£4,401	n/a (ss. 0)	n/a (ss. 0)	£4,401
SBC: Leigh on Sea	£4,125	£4,222	n/a (ss. 0)	n/a (ss. 0)	£4,222
SBC: North of Centre	£3,650	£3,736	n/a (ss. 0)	£3,709 (ss. 29)	£3,736
RDC: West	£3,200	£3,633	£3,871 (ss. 9)	~	£3,871
RDC: East	£2,800	£3,179	£3,863 (ss. 114)	~	£3,863
Flats					
SBC: Chalkwell & west of Central	£4,225	£4,232	£4,210 (ss. 12)	~	£4,232
SBC: East Southend & S'buryness	£3,375	£3,380	n/a (ss.0)	~	£3,380
SBC: Eastwood	£3,875	£3,881	n/a (ss.0)	~	£3,881
SBC: Leigh on Sea	£6,300	£6,310	£5,952 (ss. 4)	~	£6,310
SBC: North of Centre	£3,200	£3,205	£3,571 (ss. 28)	~	£3,205
RDC: West	£3,275	£3,542	£3,917 (ss. 15)	~	£3,917
RDC: East				~	

Source: Land registry UK house price index, Land registry price paid series and Energy Performance Certificate (EPC) data. (note: ss = sample size)

- 2.7 In Southend, the small sample sizes on recent house sales make it difficult to come to a conclusion, but the data for North of Centre (where the sample size is healthy) suggests the indexed approach is correct, which we have then extrapolated across to the other value areas. For flats, sales in the previous 12 months indicate a mixed picture, with values up in some areas (North of Centre) but down in others (Leigh), albeit again based on limited sample sizes (the 28 units in North of Centre all relate to a single development; Beaumont Court, which may or may not be reflective of wider values in the area). Similar to houses, this appears to broadly support the indexed approach.
- 2.8 In Rochford, the base values from the original study are older than the equivalent in Southend, so these are now significantly out of date. The indexed values for both houses and flats in Rochford are significantly lower than what new build homes have actually been selling for (with reasonably good sample sizes). Furthermore, looking at sales values it appears the degree of disparity between east and west areas, at least for new build products, has significantly reduced. On this basis for Rochford the median values for sale prices over the last year have been adopted as a reasonable assumption for an updated value.
- 2.9 The values adopted (£/sqm) for each of the value areas is illustrated on the following maps showing the value disparities across different parts of the study area.

Figure 2.1 Value of New Build Flats in Rochford and Southend value areas (£/sqm)

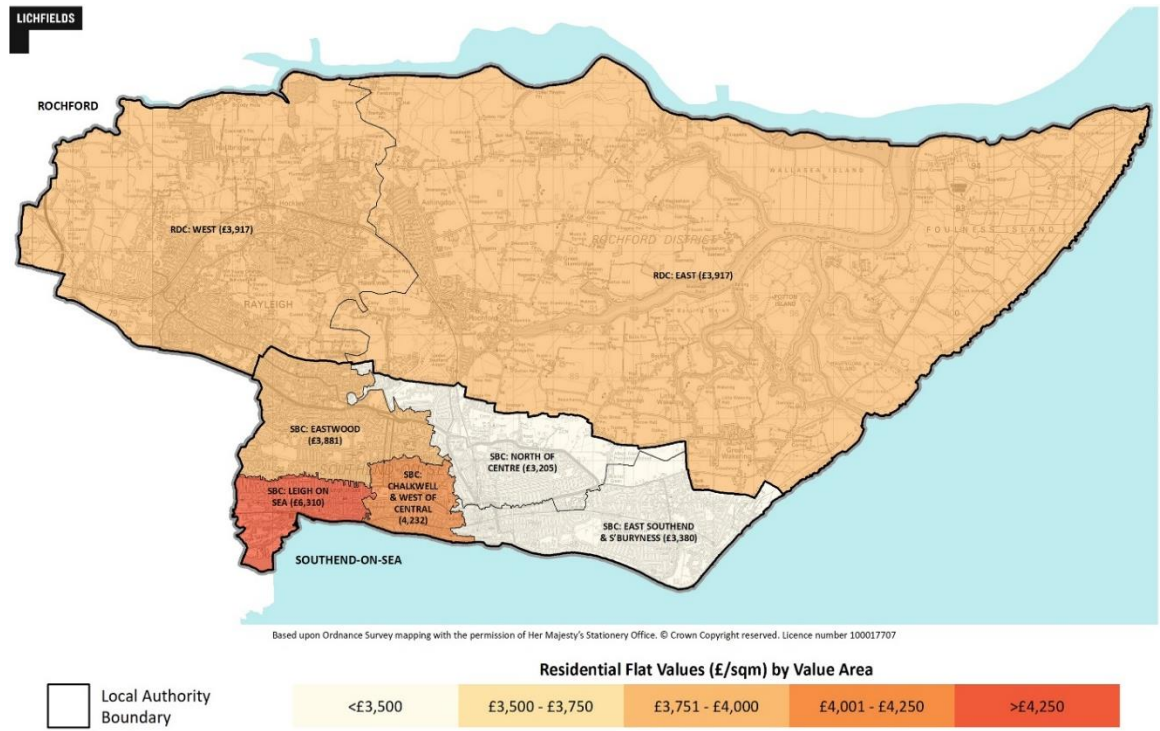
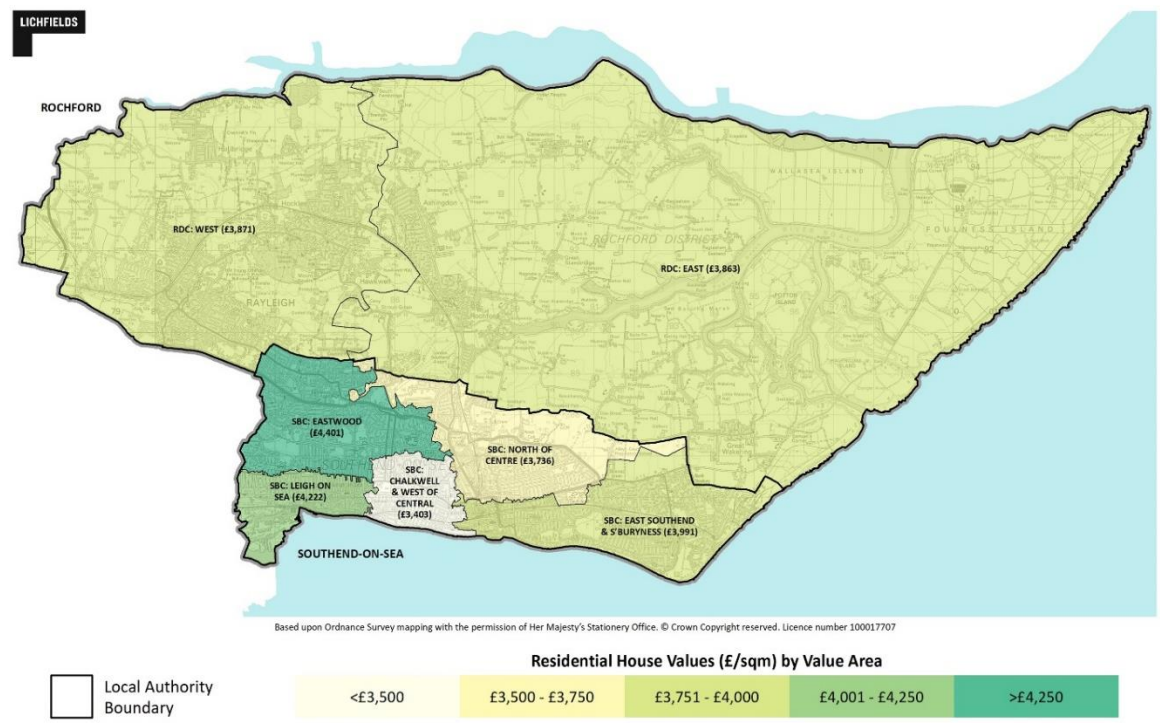


Figure 2.2 Value of New Build Houses in Rochford and Southend value areas (£/sqm)



Benchmark land values

- 2.10 This update has continued to adopt the same approach to benchmark land value (BLV) as in the original studies, albeit with two minor amendments to assumptions and how BLV has been defined in specific circumstances:
- 1 For Greenfield sites in Rochford, these have been brought into line with the approach adopted in Southend; an existing use value, based on agricultural land values, with a 15 times premium attached.
 - 2 For sites where there is an existing residential use (e.g. an existing house and curtilage or potential redevelopment of an existing estate/residential building), a similar approach has been adopted. However, instead of basing these on average price paid per unit in a given area plus a 25% discount for obsolescence as in the original Southend study - which may fail a) to reflect the actual existing residential units which may be all flats, or may be a mansion, and as such well above or below such averages and b) reflect instances where there is no obsolescence - these are based on an approach which:
 - a adopts either a specific house price estimate for those units⁴ or an average house price by type/location applied to those units;
 - b only applies obsolescence at 25% where applicable based on likely condition; and
 - c applies a landowner premium of 20% to ensure a premium is reflected over purely EUV.
 - d Continues to adopt the £5m/ha ceiling.
- 2.11 Whilst overall the implications for the balance of viability of these changes is likely to be minimal, they standardise the approach and reflect the nuance that may arise within existing use value at many sites in existing residential use. In summary this means the benchmark land values for sites, by their existing use, are as follows:
- Southend/Rochford agricultural or greenfield sites: £375,000/ha
 - Southend brownfield non-residential (e.g. commercial) sites: £850,000/ha
 - Rochford west area brownfield non-residential (e.g. commercial) sites: £1.4m/ha
 - Rochford east area brownfield non-residential (e.g. commercial) sites: £900,000/ha
 - Southend/Rochford residential development sites (defined as 'brownfield – residential' but includes sites where the area may incorporate greenfield elements within the wider residential curtilage): estimated existing use value (including obsolescence discount where applicable) plus 20% premium, to a fixed ceiling of £5m/ha
 - Where sites are mixed (i.e. contain more than one of the above typologies) a proportionate combination of the applicable above benchmark land values.

Market conditions

- 2.12 It should be explicitly noted that all assumptions are based on 'normal' economic conditions. The impact of Covid-19 and likely consequent (recession and) impact on development economics at the time of writing are not yet known or understood. For example, it is unknown whether there will be an adjustment to house prices or whether there will be long-term

⁴ E.g. as available drawn from Zoopla house price estimates – which provide estimated ranges and central figures for most individual properties – they are not however estate agent valuations but proxy benchmarks. These are as retrieved in May/June 2020 and are explained here <https://help.zoopla.co.uk/hc/en-gb/articles/360005677897-Where-does-the-Zoopla-Estimate-data-come-from->.

construction cost increases associated with new working practices in the sector. The appraisal assumptions utilised represent the position at the appraisal base date of Q1 2020 and it is considered these represented reasonable market conditions which could be replicated over the longer-term horizons of the Local Plan. The Councils may wish to keep the balance of viability under review as changes occur in the market. It is anticipated that subsequent plan viability work would undertake the appropriate range of sensitivity testing to consider how changes to market conditions could affect the viability and deliverability of any sites and policies contained in future Local Plans.

3.0 **Development appraisal results**

3.1 Each of the potentially suitable sites in the HELAA have been tested and appraised using the above approach, including a cashflow analysis, to arrive at a high-level and notional viability appraisal. The development appraisal results are summarised within Annex 2 as present a snapshot of current likely viability. This provides the output residual land value (RLV) from the above assumptions, set against the benchmark land value (BLV). The results categorise sites into one of three categories:

- 1 Likely viable sites – those sites where the RLV exceeds BLV by more than 10%
- 2 Marginal sites – those sites where the RLV is within 10% (either above or below) BLV. In such instances small adjustments to schemes may lead to viable schemes.
- 3 Unviable sites – those sites where RLV is 10% or more below BLV.

3.2 We set out aggregated findings for the two authority areas and the overall position below, alongside some commentary on the results and how to interpret the findings for the purposes of the HELAA.

Rochford

3.3 In Rochford, of 105 sites appraised in the viability assessment:

- 6 sites (5.7%) are appraised as not currently viable.
- 2 sites (1.9%) are appraised as currently marginal.
- 97 sites (92.4%) are appraised as viable.

3.4 For all sites in Rochford appraised as not currently viable or with marginal viability there are common characteristics. These tend to be small sites where an existing dwelling or dwellings and curtilage are proposed to be redeveloped for a small number of new units. In a number of these cases the existing use value (i.e. the value of the house that already sits on the land) exceeds the notional land value of the site as a development opportunity. It may be that either more dense or alternative forms of development (e.g. that might retain the existing home, but build on the curtilage, or a different mix of homes) could deliver a viable scheme, but this would be subject to further testing should such sites be ones the Council choose to investigate further.

3.5 Overall, most sites in Rochford would present an, in principle, likely viable proposition.

Southend

3.6 In Southend, of 65 sites appraised in the viability:

- 21 sites (32.9%) are appraised as not currently viable.
- 7 sites (10.7%) are appraised as currently marginal.

- 37 sites (56.9%) are appraised as viable.

- 3.7 In Southend almost all sites appraised as unviable or with marginal viability are potential regeneration sites currently owned by Southend Borough Council. This includes several sites where there are already dense forms of development on them (e.g. tower blocks) and several sites where the existing use is care, with high numbers of small units (e.g. single bedroom flats) accommodated for the site size. In general, there are several reasons, which cumulatively, are leading to the current conclusions that such sites may not be economically viable on a conventional basis (acknowledging all such appraisals are only high-level):
- 1 Due to the dense form of existing provision, on many of these sites it is unclear that a net increase in the number of homes on the site could be satisfactorily achieved. Many such regeneration schemes will rely upon densification to ensure they are deliverable;
 - 2 The nature of existing provision means the existing use value of the land is still reasonably high (even if on a unit by unit base, notional monetary value might be modest).
 - 3 The practicalities of redeveloping such sites means they are expensive to deliver (e.g. demolition costs, overcoming constraints, additional costs for high density development etc.)
- 3.8 Notwithstanding, for the purposes the HELAA and considering such sites in the Local Plan, we would caution against assuming such sites could not be developable in the future and could not contribute towards Local Plan strategies. However, further detailed work on individual sites would be needed to establish likely deliverability at any given point in time. Factors that could influence the balance of viability on such sites include:
- 1 As Council-owned sites, it may be entirely legitimate for the Council to forego any land value (or element of profit) in favour of the social value that regeneration of such estates might bring. Only a very few sites in this category have a residual land value output that is negative or close to zero, suggesting such an approach may bring forward otherwise conventionally unviable sites.
 - 2 Detailed feasibility assessment of individual sites will provide greater clarity on likely capacity for change and whether sites could deliver greater net increases in the quantity of homes than assumed through this broad-brush exercise. Or similarly whether certain mix, forms of development or development approaches could maximise viability.
 - 3 Whether an Estate Regeneration, or Care Home consolidation, programme could pool sites together to help realise value across the overall portfolio of Council land.
- 3.9 Whilst the appraisal indicates that on a conventional basis, and on the merits of the individual site, several estate regeneration options will present viability challenges, if further work and assessment indicates an approach and strategy that could deliver such sites (i.e. that there is a “reasonable prospect that they will be available and could be viably developed at the point envisaged” NPPF annex 2), there may be no in principle reason why they could not be considered developable for the purposes of the local plan.
- 3.10 The remaining sites which are assessed as unviable are the Roots Hall Stadium sites (including the adjacent land). It is noted that there is a pending residential full planning application for this site, such that there is a likely viable proposition. In line with the NPPF definitions at Annex 2, if detailed planning permission is granted, the site “*should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years*”.
- 3.11 In the above context, where such brownfield regeneration and redevelopment sites are identified as not being viable based on this high-level analysis, we have assessed them within the HELAA

as having “unknown/potential” achievability. This is on the basis that further work is needed to genuinely establish whether there are viable options or strategies for the delivery of such redevelopments.

Overall Conclusions

3.12 The overall conclusions from the site assessments present a varied picture on viability from across the study area. The purpose of this appraisal is to inform a judgement on the viability of sites, and therefore their deliverability and developability, for the purposes of the HELAA. Further work will be required via any future Local Plan Viability Study to establish viability on any sites proposed to be taken forward, also in the context of the cumulative costs which any policies within future local plans may place on development.

4.0 Re-testing previous HELAA sites

4.1 As set out in the methodology above, a range of sites have been re-appraised to test whether changes in market conditions, or the updated assumptions in this appraisal, have led to a change in the balance of viability on different types of sites. These findings are set out for the two authorities as follows.

Rochford

4.2 In Rochford, the previous HELAA viability testing showed buoyant viability across the west of the district, with the only sites in general towards the margins of viability being those in the east value area. The sample of sites re-appraised has therefore focussed on these.

Table 4.1 Rochford District Council - Re-testing previous sites results

Ref#	Area	Net Area (ha)	Total Homes	Type	2017 Report Conclusion: Viable?	Re-appraisal Conclusion: Viable?	
BFR1	RDC: East	1.91	67	Brownfield - Commercial	No	RLV: £2,472,097	Yes
BFR2	RDC: East	3.35	118	Brownfield - Commercial	Marginal	RLV: £2,393,047	Yes
CFS075	RDC: East	4.28	150	Mixed	Marginal	RLV: £2,418,295	Yes
CFS085	RDC: East	2.11	78	Mixed	No	RLV: £2,441,814	Yes
CFS104	RDC: East	1.59	55	Brownfield - Commercial	No	RLV: £2,227,268	Yes
CFS158	RDC: East	1.23	43	Brownfield - Residential	Marginal	RLV: £2,425,619	Marginal
COL21	RDC: East	0.64	23	Brownfield - Commercial	Marginal	RLV: £2,431,572	Yes
EXP04	RDC: East	0.06	3	Brownfield - Commercial	Marginal	RLV: £1,811,532	Yes
CFS147	RDC: West	16.72	586	Greenfield	Yes	RLV: £1,709,243	Yes
CFS116	RDC: East	13.25	464	Greenfield	Yes	RLV: £2,127,612	Yes

4.3 Overall the re-appraisal indicates that the balance of viability in Rochford has generally improved; this is to be expected given, as set out above, the market values for new build

properties in east Rochford have increased are now broadly on a par with those seen in west Rochford. The only typology where viability continues to be challenging is those residential brownfield/redevelopment sites where existing use value is already high. This is consistent with the findings on new sites appraised.

- 4.4 These findings suggest that in general, sites previously appraised across Rochford are likely to be economically viable, except for existing brownfield residential sites where viability is squeezed, which are likely to continue to face viability pressures. These findings suggest that the previous findings on overall deliverability and developability of sites are unlikely to be materially affected overall.

Southend

- 4.5 In Southend, the previous viability testing showed several sites where it was concluded development was unviable. A range of sites have been re-appraised including different types of brownfield sites and greenfield sites, including different forms of developments (from lower density to higher density).

Table 4.2 Southend Borough Council - Re-testing previous sites results

Ref#	Area	Net Area (ha)	Total Homes	Type	2017 Report Conclusion: Viable?	Re-appraisal Conclusion: Viable?	
HEA075	North of Centre	0.32	8 (Flats)	Brownfield - Residential	No	RLV: £175,235	No
HEA080	North of Centre	2.47	320 (Flats)	Brownfield - Commercial	No	RLV: -£319,000	No
HEA081	E. Southend & S'buryness	0.10	9	Brownfield - Residential	Marginal	RLV: £4,668,207	Marginal
HEA085	E. Southend & S'buryness	1.57	150	Brownfield - Commercial	No	RLV: £2,512,944	Yes
HEA086	E. Southend & S'buryness	0.35	38	Brownfield - Commercial	Yes	RLV: £3,573,586	Yes
HEA091	Chalkwell & W. of Central	0.14	7	Greenfield	Yes	RLV: £4,028,080	Yes
HEA092	North of Centre	0.13	12	Brownfield - Commercial	Marginal	RLV: £2,246,748	Yes
HEA098	North of Centre	0.24	31	Brownfield - Commercial	No	RLV: £3,076,181	Yes
HEA134	North of Centre	11.80	376	Greenfield	No	RLV: £1,679,237	Yes
HEA136	Eastwood	0.27	7	Greenfield	Yes	RLV: £3,534,022	Yes

Note: *HEA080 is the original appraisal of the Roots Hall Stadium site. This reappraisal is consistent with the new assessment of the revised site area and scheme on this site.

- 4.6 The re-appraisal indicates a different picture across the different development typologies. Several conclusions can be drawn on the change in viability within Southend:

- 1 Viability remains challenging on high density sites where a large proportion (or all) of the units are likely to be flats. This appears to be because flatted developments on a per units basis generate a smaller margin between completed value and the components of costs,

leaving low (or negative) residual land values. This appears to have worsened viability on some sites that were previously already assessed as unviable.

- 2 Viability has generally improved for sites that are less dense (i.e. do not feature as greater proportion of flats). Even introducing an assumption that a modest proportion of houses will be delivered as part of the mix, improves viability on those types of site such that they could be viable (e.g. as seen in sites with densities of around 100dph, which have moved from not viable/marginal to viable).
- 3 Greenfield and other previously viable sites, appear to remain viable based on the re-appraisals.

4.7 Whilst there has been no improvement, and potentially a worsening in viability, on some high density brownfield sites in Southend, it is not considered that this ultimately affects the conclusions arrived at in the previous HELAA assessments.

- Firstly, we note the pattern of viability is similar to the new sites assessed; high density developments on brownfield sites appear challenging in viability terms; the conclusions on deliverability can therefore be drawn on a broadly comparable basis.
- Secondly, similar to the proposed approach above (para 3.11) in respect of redevelopment and regeneration sites, in the original HELAA assessment for Southend, several sites assessed as unviable in the viability analysis are still assumed to be potentially developable at a specific point in the future, by reference to other factors (e.g. HEA080, HEA075, HEA098 etc. which are all appraised as unviable, concluded as potentially economically viable in the future).
- Lastly, it will be open to the Council to enable viable development through development of new policies in the Local Plan.

4.8 Therefore, it is considered the changes in the balance of viability would not, of themselves, likely affect the conclusions on sites arrived at in the 2018 site assessment pro-formas.

Overall Conclusions

4.9 Whilst the re-testing of the sample of previous HELAA sites has highlighted some small changes in the viability of some of the sites, linked to the updated assumptions and values now included, we draw two key conclusions from this:

- 1 The degree of difference would not suggest that sites previously assessed as viable and deliverable would now not be deliverable/viability, subject to further testing at the allocation/plan making stage; and
- 2 The results from the original HELAA studies on viability and deliverability are comparable with the results which are informing this HELAA update. The way the results have been applied through the judgement are also complementary. This means the overall picture can be read together across the original studies and the joint update without any likely inconsistencies in approach.

4.10 How these appraisal results have informed the judgement on achievability within the HELAA for each individual site is explained within the site assessment pro-formas accompanying the main HELAA report.

Annex 1: Example site appraisal

CFS173		Rochford		16 Units				Value Area: RDC: East				TIMING			
ITEM	Residual Value			Calculate Residual Land Value				Technical Checks:				Start Month	Finish Month	Months (no.)	
Net Site Area	0.46	Greenfield	£2,654,221	per net ha					Dwgs/ha	35	Land purchase/draw down	1	1	1	
Stamp Duty	Non Residential or Mixed Land RDC: 15+ units							Delivery rate units/ps	38	Lead-in time (start to 1st sale)	1	12	12		
AH	Total							Profit on GDV	17.2%	Completions/sales	12	16	5		
No. of units	16	Private 10	Affordable 6	Social rent 4	Affordable rent 0	Intermediate 1	Flats 0%	GDV=Total costs	-	Construction period before sales	6	months			
1.0 Development Value															
1.1 Private units	No. of units			Size sq.m			Total sq.m			Epsm			Total Value		
1.1.1 Flats (NIA)	0.00			60			0			£3,917			12	16	5
1.1.2 Houses	10.40			103			1,071			£3,863			12	16	5
	10.4						1,071								
1.2 Social rent	No. of units			Size sq.m			Total sq.m			Epsm			Total Value		
1.2.1 Flats (NIA)	0.00			60			0			£1,567			12	16	5
1.2.2 Houses	4.48			103			461			£1,545			12	16	5
	4.5						461								
1.3 Affordable rent	No. of units			Size sq.m			Total sq.m			Epsm			Total Value		
1.3.1 Flats (NIA)	0.00			60			0			£1,861			12	16	5
1.3.2 Houses	0.00			103			0			£1,835			12	16	5
	0.0						0								
1.4 Intermediate	No. of units			Size sq.m			Total sq.m			Epsm			Total Value		
1.4.1 Flats (NIA)	0.00			60			0			£2,644			12	16	5
1.4.2 Houses	1.12			103			115			£2,608			12	16	5
	1.1						115								
Gross Development value										£5,151,867		£5,151,867			
2.0 Developer's Profit															
2.1 Private units				20%			on OM GDV			£827,609			16	16	1
2.2 Affordable units				6%			on AH transfer values			£60,829			16	16	1
Total Developer Profit										£888,438		£888,438			
3.0 Development Costs															
3.1 Build Costs Rochford: Large Housebuilder															
3.1.1 Private units	No. of units			Size sq.m			Total sq.m			Cost per sq.m			Total Costs		
3.1.1.1 Flats (GIA)	0.00			71			0			£1,511			6	16	11
3.1.1.2 Houses	10.40			103			1,071			£1,304			6	16	11
	10.4						1,071								
3.1.2 Affordable units	No. of units			Size sq.m			Total sq.m			Cost per sq.m			Total Costs		
3.1.2.1 Flats (GIA)	0.00			71			0			£1,511			6	16	11
3.1.2.2 Houses	5.60			103			577			£1,304			6	16	11
	5.6						577								
Total Build Cost										£2,148,992		£2,148,992			
3.2 Extra Over Construction Costs															
3.2.1 External works on Houses				10%			on build costs			£214,899			6	16	11
3.2.2 External works on Flats				10%			on build costs			£0			6	16	11
3.2.3 Site abnormalities (demolition)				£150,000			per net brownfield ha			£4,500			1	12	12
3.2.4 Site opening up costs				£0			per unit			£0			1	12	12
3.2.5 Site constraints / contamination				1%			of build costs			£21,490			1	12	12
Total Extra Over Construction Costs										£240,889		£240,889			
3.3 Professional Fees															
3.3.1 as a percentage of build costs and construction costs				8%						£191,190.49			1	16	16
Total Professional Fees										£191,190		£191,190			
3.4 Contingency															
3.4.1 as a percentage of build costs				4%			on build costs (incl: externals)			£94,555.65			1	16	16
Total Contingency										£94,556		£94,556			
3.5 Developer contributions															
3.5.1 s106/s278/AH Contribution				£3,400			per unit			£54,400			1	15	15
3.5.2 RAMS Contribution				£122.30			per unit			£1,957			1	1	1
3.5.3 SBC CIL n/a				£0.00			per sqm			£0			1	1	1
Total Developer Contributions										£56,357		£54,481			
3.6 Sales costs															
3.6.1 Private units				3.00%			on Open Market GDV			£124,141			12	16	5
3.6.2 Affordable units				£600			per AH unit			£3,360			12	16	5
Total Sales Costs										£127,501		£127,501			
TOTAL DEVELOPMENT COSTS										£2,859,485		£2,857,610			
4.0 Site Acquisition															
4.1 Net site value (residual land value)										£1,229,544			1	1	1
4.2 Stamp Duty										£50,977			1	1	1
4.3 Purchaser costs				1.750%			of land value			£21,517			1	1	1
Total Site Costs										£1,302,038		£1,302,038			
TOTAL PROJECT COSTS [EXCLUDING INTEREST]										£5,049,962		£5,048,086			
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]										£101,905		£103,781			
5.0 Finance Costs															
5.1 Finance				APR 5.00%			on net costs			PCM 0.407%			Opening Balance Interest Net Cashflow in month Closing Balance		
TOTAL PROJECT COSTS [INCLUDING INTEREST]										£5,151,867					

The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

Annex 2: Site appraisal results

Viability Summary Key:

Yes: RLV > BLV +10%

Marginal: RLV = BLV +/- 10%

No: RLV < BLV -10%

ID	Value Zone	Net Area (ha)	Homes	Land Type	RLV per net ha	BLV per net ha	Viable?
Rochford							
CFS172	RDC: West	24.70	864	Greenfield	£1,798,567	£375,000	Yes
CFS173	RDC: East	0.46	16	Greenfield	£2,654,221	£375,000	Yes
CFS177	RDC: West	9.27	325	Greenfield	£2,219,602	£375,000	Yes
CFS178	RDC: West	0.16	6	Brownfield - Residential	£3,015,135	£3,990,966	No
CFS180	RDC: East	1.74	61	Greenfield	£2,527,560	£375,000	Yes
CFS181	RDC: West	0.47	16	Greenfield	£2,628,860	£375,000	Yes
CFS182	RDC: West	0.48	17	Greenfield	£2,769,517	£375,000	Yes
CFS187	RDC: East	0.35	12	Brownfield - Commercial (RDC East)	£2,539,728	£900,000	Yes
CFS188	RDC: East	0.40	14	Mixed	£2,709,963	£414,289	Yes
CFS190	RDC: West	8.84	309	Greenfield	£2,220,977	£375,000	Yes
CFS191	RDC: West	0.94	33	Greenfield	£2,753,667	£375,000	Yes
CFS192	RDC: East	12.21	423	Greenfield	£1,910,730	£375,000	Yes
CFS193	RDC: West	4.11	144	Greenfield	£2,428,877	£375,000	Yes
CFS194	RDC: West	15.01	516	Greenfield	£1,672,408	£375,000	Yes
CFS195	RDC: East	0.37	13	Mixed	£2,355,235	£592,251	Yes
CFS197	RDC: West	0.51	18	Brownfield - Residential	£2,675,490	£2,072,959	Yes
CFS198	RDC: West	1.55	54	Brownfield - Residential	£2,669,365	£903,440	Yes
CFS199	RDC: West	1.43	50	Greenfield	£2,515,684	£375,000	Yes
CFS201	RDC: West	0.77	27	Greenfield	£2,661,434	£375,000	Yes
CFS204	RDC: West	0.41	14	Brownfield - Residential	£2,695,380	£1,468,322	Yes
CFS206	RDC: West	0.26	9	Brownfield - Residential	£2,861,220	£2,691,416	Marginal
CFS207	RDC: West	0.16	6	Brownfield - Residential	£2,952,232	£3,746,092	No
CFS212	RDC: West	0.66	23	Brownfield - Commercial (RDC West)	£2,554,359	£1,400,000	Yes
CFS213	RDC: East	1.48	52	Greenfield	£2,492,261	£375,000	Yes
CFS216	RDC: East	13.28	465	Greenfield	£2,147,769	£375,000	Yes
CFS217	RDC: East	4.97	174	Greenfield	£2,432,879	£375,000	Yes
CFS218	RDC: East	0.62	22	Greenfield	£2,771,684	£375,000	Yes
CFS219	RDC: West	0.45	16	Brownfield - Residential	£2,722,257	£1,413,914	Yes
CFS220	RDC: West	0.41	14	Greenfield	£2,740,783	£375,000	Yes
CFS221	RDC: West	1.19	42	Mixed	£2,554,809	£851,649	Yes
CFS222	RDC: West	99.75	3491	Mixed	£2,165,866	£458,214	Yes

CFS223	RDC: West	5.58	195	Greenfield	£2,430,633	£375,000	Yes
CFS224	RDC: West	1.90	66	Greenfield	£2,519,846	£375,000	Yes
CFS225	RDC: West	2.25	79	Greenfield	£2,443,061	£375,000	Yes
CFS226	RDC: West	5.48	192	Greenfield	£2,392,798	£375,000	Yes
CFS227	RDC: West	3.24	104	Greenfield	£2,126,695	£375,000	Yes
CFS228	RDC: West	9.67	321	Greenfield	£1,927,059	£375,000	Yes
CFS229	RDC: West	0.84	29	Greenfield	£2,431,349	£375,000	Yes
CFS230	RDC: West	0.14	5	Greenfield	£14,484,635	£375,000	Yes
CFS231	RDC: West	3.29	115	Greenfield	£2,261,250	£375,000	Yes
CFS232	RDC: West	6.89	226	Greenfield	£1,817,062	£375,000	Yes
CFS233	RDC: West	0.91	32	Greenfield	£2,623,718	£375,000	Yes
CFS234	RDC: West	0.66	23	Mixed	£2,607,088	£1,636,552	Yes
CFS236	RDC: West	0.29	10	Greenfield	£2,582,248	£375,000	Yes
CFS237	RDC: West	1.31	46	Mixed	£2,648,380	£885,395	Yes
CFS238	RDC: West	3.53	123	Greenfield	£2,381,535	£375,000	Yes
CFS239	RDC: West	8.92	312	Greenfield	£2,174,447	£375,000	Yes
CFS240	RDC: West	0.57	20	Brownfield - Residential	£2,648,547	£1,607,272	Yes
CFS242	RDC: West	0.39	14	Brownfield - Residential	£2,754,043	£2,581,704	Marginal
CFS243	RDC: West	0.53	19	Greenfield	£2,828,881	£375,000	Yes
CFS244	RDC: West	0.54	19	Greenfield	£2,783,559	£375,000	Yes
CFS245	RDC: West	0.49	17	Greenfield	£2,717,231	£375,000	Yes
CFS246	RDC: West	0.50	17	Greenfield	£2,683,944	£375,000	Yes
CFS247	RDC: West	0.55	19	Greenfield	£2,713,163	£375,000	Yes
CFS248	RDC: West	0.68	24	Greenfield	£2,770,165	£375,000	Yes
CFS249	RDC: West	0.32	11	Greenfield	£2,804,177	£375,000	Yes
CFS250	RDC: West	0.23	8	Greenfield	£2,672,822	£375,000	Yes
CFS251	RDC: West	0.34	12	Brownfield - Residential	£2,653,299	£3,406,425	No
CFS255	RDC: East	0.85	30	Greenfield	£2,765,160	£375,000	Yes
CFS256	RDC: West	2.98	104	Mixed	£2,669,945	£575,157	Yes
CFS257	RDC: East	Not Suitable					
CFS258	RDC: East	0.31	11	Greenfield	£1,299,222	£375,000	Yes
CFS259	RDC: West	3.45	121	Mixed	£2,647,715	£482,299	Yes
CFS261	RDC: East	127.07	4477	Greenfield	£1,325,682	£375,000	Yes
CFS262	RDC: West	0.97	34	Mixed	£2,586,205	£1,513,468	Yes
CFS263	RDC: West	6.69	234	Greenfield	£2,144,843	£375,000	Yes
CFS264	RDC: West	0.98	34	Brownfield - Commercial (RDC West)	£2,599,714	£1,400,000	Yes
CFS265	RDC: West	19.94	698	Greenfield	£1,866,767	£375,000	Yes
REF01	RDC: West	0.07	5	Brownfield - Residential	£2,553,667	£5,000,000	No
REF02	RDC: West	0.25	9	Brownfield - Residential	£2,937,994	£5,000,000	No
REF03	RDC: West	0.29	10	Brownfield - Commercial (RDC West)	£2,524,923	£1,400,000	Yes
WD01	RDC: East	0.06	5	Brownfield - Commercial (RDC East)	£2,836,496	£900,000	Yes

WD02	RDC: East	0.09	5	Brownfield - Commercial (RDC East)	£1,922,366	£900,000	Yes
WD03	RDC: West	0.43	15	Greenfield	£2,737,302	£375,000	Yes
EX01	RDC: West	0.12	6	Brownfield - Residential	£3,906,224	£5,000,000	No
COL07	RDC: West	0.40	14	Brownfield - Commercial (RDC West)	£2,467,839	£1,400,000	Yes
COL20	RDC: West	0.39	13	Brownfield - Commercial (RDC West)	£2,388,027	£1,400,000	Yes
Southend							
HEA217	SBC: Eastwood	0.24	28	Brownfield - Residential	£6,108,690	£5,000,000	Yes
HEA218	SBC: East Southend & Shoeburyness	0.12	24	Brownfield - Commercial (SBC)	£3,245,964	£850,000	Yes
HEA220	SBC: Leigh on Sea	0.51	87	Brownfield - Residential	£18,434,331	£5,000,000	Yes
HEA221	SBC: Eastwood	0.47	63	Brownfield - Residential	£7,650,811	£5,000,000	Yes
HEA222	SBC: East Southend & Shoeburyness	0.86	74	Brownfield - Residential	£2,607,499	£3,324,474	No
HEA223	SBC: North of Centre	0.13	7	Brownfield - Residential	£5,094,206	£2,593,863	Yes
HEA224	SBC: Chalkwell & West of Central	0.34	68	Brownfield - Residential	£8,180,897	£4,094,082	Yes
HEA225	SBC: North of Centre	0.27	28	Brownfield - Residential	£2,739,894	£5,000,000	No
HEA226	SBC: East Southend & Shoeburyness	0.72	60	Brownfield - Residential	£2,771,471	£4,118,411	No
HEA227	SBC: North of Centre	0.32	32	Brownfield - Residential	£2,639,377	£4,924,375	No
HEA228	SBC: Eastwood	0.27	28	Brownfield - Residential	£5,932,184	£5,000,000	Yes
HEA229	SBC: East Southend & Shoeburyness	0.53	53	Brownfield - Residential	£3,338,446	£4,448,496	No
HEA230	SBC: North of Centre	0.25	57	Brownfield - Residential	£879,627	£5,000,000	No
HEA231	SBC: East Southend & Shoeburyness	0.51	51	Brownfield - Residential	£3,402,279	£4,996,477	No
HEA232	SBC: East Southend & Shoeburyness	0.72	56	Brownfield - Residential	£7,261,494	£3,839,714	Yes
HEA233	SBC: North of Centre	0.32	16	Brownfield - Residential	£3,875,323	£1,703,491	Yes
HEA234	SBC: East Southend & Shoeburyness	0.77	77	Brownfield - Residential	£3,013,082	£3,341,005	Marginal
HEA235	SBC: Eastwood	0.24	21	Brownfield - Residential	£4,771,687	£4,341,875	Marginal
HEA236	SBC: North of Centre	0.43	43	Brownfield - Residential	£2,642,817	£3,099,667	No
HEA237	SBC: East Southend &	0.85	171	Brownfield - Residential	£811,084	£5,000,000	No

	Shoeburyness							
HEA238	SBC: East Southend & Shoeburyness	0.32	63	Brownfield - Residential	£877,926	£4,389,057	No	
HEA239	SBC: Eastwood	0.33	28	Brownfield - Residential	£4,801,697	£4,148,868	Yes	
HEA240	SBC: East Southend & Shoeburyness	0.27	34	Brownfield - Residential	£4,525,646	£5,000,000	Marginal	
HEA241	SBC: North of Centre	0.14	7	Brownfield - Residential	£3,901,444	£2,133,498	Yes	
HEA243	SBC: Eastwood	0.74	74	Brownfield - Residential	£5,610,503	£3,866,989	Yes	
HEA244	SBC: Leigh on Sea	0.19	20	Brownfield - Residential	£12,945,905	£5,000,000	Yes	
HEA253	SBC: North of Centre	1.49	299	Brownfield - Residential	£28,207	£5,000,000	No	
HEA245	SBC: North of Centre	0.82	82	Brownfield - Residential	£2,624,892	£2,889,772	Marginal	
HEA246	SBC: North of Centre	0.58	115	Brownfield - Residential	-£223,862	£5,000,000	No	
CFS2035	SBC: North of Centre	0.39	75	Brownfield - Residential	£729,240	£5,000,000	No	
CFS2036	SBC: North of Centre	0.32	75	Brownfield - Residential	£903,190	£5,000,000	No	
HEA247	SBC: North of Centre	0.27	39	Brownfield - Residential	£3,832,310	£5,000,000	No	
HEA248	SBC: Eastwood	0.28	26	Brownfield - Residential	£4,890,119	£4,610,447	Marginal	
HEA249	SBC: North of Centre	0.25	29	Brownfield - Residential	£3,163,274	£5,000,000	No	
HEA250	SBC: Eastwood	1.67	117	Brownfield - Residential	£7,616,486	£2,159,483	Yes	
HEA251	SBC: Eastwood	0.36	42	Brownfield - Residential	£6,618,909	£5,000,000	Yes	
HEA257	SBC: North of Centre	2.87	287	Brownfield - Residential	£1,972,361	£5,000,000	No	
HEA258	SBC: North of Centre	3.68	361	Brownfield - Residential	£1,916,954	£5,000,000	No	
HEA242	SBC: North of Centre	0.10	5	Brownfield - Residential	£4,716,352	£2,407,240	Yes	
HEA256	SBC: North of Centre	0.37	76	Brownfield - Residential	£777,001	£5,000,000	No	
HEA252	SBC: North of Centre	0.85	85	Brownfield - Commercial	£1,914,688	£850,000	Yes	
HEA254	SBC: Eastwood	1.36	136	Brownfield - Residential	£4,699,120	£5,000,000	Marginal	
HEA255	SBC: Chalkwell & West of Central	1.54	309	Brownfield - Residential	£6,930,404	£5,000,000	Yes	
CFS2039	SBC: North of Centre	0.09	19	Brownfield - Commercial	£111,056	£850,000	No	
HEA259	SBC: North of Centre	3.15	502	Brownfield - Commercial	-£499,707	£850,000	No	
HEA260	SBC: North of Centre	Not Suitable						
HEA261	SBC: North of Centre	0.40	14	Greenfield	£2,416,946	£375,000	Yes	

HEA262	SBC: North of Centre	5.15	180	Greenfield	£2,171,190	£375,000	Yes
HEA263	SBC: North of Centre	5.84	204	Greenfield	£1,920,093	£375,000	Yes
HEA264	SBC: North of Centre	18.13	635	Greenfield	£1,611,512	£375,000	Yes
HEA265	SBC: East Southend & Shoeburyness	1.49	298	Brownfield - Commercial (SBC)	£799,856	£850,000	Marginal
HEA266	SBC: Eastwood	0.90	32	Brownfield - Commercial (SBC)	£4,133,207	£850,000	Yes
HEA267	SBC: North of Centre	2.76	547	Brownfield - Commercial (SBC)	£2,513,502	£850,000	Yes
HEA268	SBC: East Southend & Shoeburyness	5.23	523	Brownfield - Commercial (SBC)	£1,095,321	£850,000	Yes
HEA269	SBC: East Southend & Shoeburyness	0.54	108	Brownfield - Commercial (SBC)	£1,095,321	£850,000	Yes
HEA006	SBC: East Southend & Shoeburyness	0.30	60	Brownfield - Commercial (SBC)	£1,153,989	£850,000	Yes
North East Southend - Cross Boundary Area							
HEA219	RDC: East	200.0	4500	Greenfield	£564,182	£375,000	Yes
HEA219/1	RDC: East	7.84	275	Greenfield	£2,122,248	£375,000	Yes
HEA219/2	RDC: East	37.41	1310	Greenfield	£1,541,486	£375,000	Yes
HEA219/3	RDC: East	7.34	286	Greenfield	£2,333,656	£375,000	Yes
HEA219/4	RDC: East	8.18	275	Greenfield	£2,010,737	£375,000	Yes
HEA219/5	SBC: North of Centre	3.34	117	Greenfield	£2,146,953	£375,000	Yes
HEA219/6	RDC: East	3.66	128	Greenfield	£2,425,463	£375,000	Yes
HEA219/7	RDC: East	4.08	143	Greenfield	£2,421,923	£375,000	Yes
HEA219/8	RDC: East	48.94	1713	Greenfield	£1,614,409	£375,000	Yes
HEA219/9	RDC: East	3.49	122	Greenfield	£2,439,352	£375,000	Yes
HEA219/10	RDC: East	3.34	117	Greenfield	£2,454,845	£375,000	Yes
HEA219/11	RDC: East	80.77	2827	Greenfield	£1,554,343	£375,000	Yes
HEA219/12	RDC: East	14.09	493	Greenfield	£2,122,507	£375,000	Yes
HEA219/13	RDC: East	7.91	277	Greenfield	£2,105,943	£375,000	Yes
HEA219/14	RDC: East	1.51	53	Greenfield	£2,530,934	£375,000	Yes
HEA219/15	RDC: East	5.99	210	Greenfield	£636,977	£375,000	Yes
HEA219/16	SBC: North of Centre	61.12	2139	Greenfield	£1,397,085	£375,000	Yes
HEA219/17	SBC: North of Centre	18.81	658	Greenfield	£1,590,839	£375,000	Yes
HEA219/18	SBC: North of Centre	1.41	50	Greenfield	£2,253,175	£375,000	Yes
HEA219/19	SBC: East Southend & Shoeburyness	8.57	300	Greenfield	£2,414,666	£375,000	Yes
HEA219/20	RDC: East	71.24	2493	Greenfield	£1,616,383	£375,000	Yes
HEA219/21	SBC: East Southend & Shoeburyness	28.55	999	Greenfield	£1,997,020	£375,000	Yes

HEA219/22	SBC: East Southend & Shoeburyness	14.94	523	Greenfield	£2,124,811	£375,000	Yes
HEA219/23	RDC: East	24.80	858	Greenfield	£1,647,041	£375,000	Yes
HEA219/24	RDC: East	28.24	988	Greenfield	£1,637,651	£375,000	Yes
HEA219/25	RDC: East	19.14	670	Greenfield	£1,899,003	£375,000	Yes
HEA219/26	RDC: East	37.63	1317	Greenfield	£1,748,536	£375,000	Yes
HEA219/27	RDC: East	3.09	115	Greenfield	£2,459,392	£375,000	Yes
HEA219/28	RDC: East	6.43	225	Greenfield	£2,179,453	£375,000	Yes
HEA219/29	RDC: East	37.16	1301	Greenfield	£1,759,582	£375,000	Yes
HEA219/30	RDC: East	2.15	75	Greenfield	£2,340,043	£375,000	Yes
HEA219/31	SBC: East Southend & Shoeburyness	9.17	321	Greenfield	£2,428,350	£375,000	Yes
HEA219/32	RDC: East	5.26	184	Greenfield	£2,456,481	£375,000	Yes
HEA219/33	RDC: East	5.28	185	Greenfield	£2,464,270	£375,000	Yes
HEA219/34	RDC: East	62.81	2198	Greenfield	£1,694,352	£375,000	Yes
HEA219/35	RDC: East	16.96	594	Greenfield	£1,751,782	£375,000	Yes
HEA219/36	SBC: East Southend & Shoeburyness	58.34	2042	Greenfield	£1,897,184	£375,000	Yes
HEA219/37	RDC: East	1.61	56	Greenfield	£2,544,739	£375,000	Yes
Re-appraised Sites							
HEA075	SBC: North of Centre	0.32	8	Brownfield - Residential	£175,235	£1,675,807	No
HEA080	SBC: North of Centre	2.47	320	Brownfield - Commercial (SBC)	-£319,000	£850,000	No
HEA081	SBC: East Southend & Shoeburyness	0.10	9	Brownfield - Residential	£4,668,207	£5,000,000	Marginal
HEA085	SBC: East Southend & Shoeburyness	1.57	150	Brownfield - Commercial (SBC)	£2,512,944	£850,000	Yes
HEA086	SBC: East Southend & Shoeburyness	0.35	38	Brownfield - Commercial (SBC)	£3,573,586	£850,000	Yes
HEA091	SBC: Chalkwell & West of Central	0.14	7	Greenfield	£4,028,080	£375,000	Yes
HEA092	SBC: North of Centre	0.13	12	Brownfield - Commercial (SBC)	£2,246,748	£850,000	Yes
HEA098	SBC: North of Centre	0.24	31	Brownfield - Commercial (SBC)	£3,076,181	£850,000	Yes
HEA134	SBC: North of Centre	11.80	376	Greenfield	£1,679,237	£375,000	Yes
HEA136	SBC: Eastwood	0.27	7	Greenfield	£3,534,022	£375,000	Yes
BFR1	RDC: East	1.91	67	Brownfield - Commercial (RDC East)	£2,472,097	£900,000	Yes
BFR2	RDC: East	3.35	118	Brownfield - Commercial (RDC East)	£2,393,047	£900,000	Yes
CFS075	RDC: East	4.28	150	Mixed	£2,418,295	£485,981	Yes

CFS085	RDC: East	2.11	78	Mixed	£2,441,814	£910,000	Yes
CFS104	RDC: East	1.59	55	Brownfield - Commercial (RDC East)	£2,227,268	£900,000	Yes
CFS158	RDC: East	1.23	43	Brownfield - Residential	£2,425,619	£2,682,927	Marginal
COL21	RDC: East	0.64	23	Brownfield - Commercial (RDC East)	£2,431,572	£900,000	Yes
EXP04	RDC: East	0.06	3	Brownfield - Commercial (RDC East)	£1,811,532	£900,000	Yes
CFS147	RDC: West	16.72	586	Greenfield	£1,709,243	£375,000	Yes
CFS116	RDC: East	13.25	464	Greenfield	£2,127,612	£375,000	Yes
CFS1904/36	SBC: East Southend & Shoeburyness	58.34	2042	Greenfield	£1,855,343	£375,000	Yes

Annex 3: Land Registry price paid data

Type:

D = Detached S = Semi-Detached T = Terrace F = Flat

Rochford

Date of Transaction	Type	Address	Postcode	Price Paid	SQM	£/SQM	Value Area
20/08/2019	D	18 SHALLOWS AVENUE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FR	£469,995	143	£3,287	East
19/07/2019	D	19 SHALLOWS AVENUE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FR	£349,995	94	£3,723	East
26/07/2019	D	20 SHALLOWS AVENUE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FR	£354,495	147	£2,412	East
12/09/2019	D	21 SHALLOWS AVENUE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FR	£354,995	93	£3,817	East
24/07/2019	D	22 SHALLOWS AVENUE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FR	£359,995	114	£3,158	East
21/08/2019	D	23 SHALLOWS AVENUE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FR	£354,995	93	£3,817	East
22/11/2019	D	24 SHALLOWS AVENUE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FR	£464,995	142	£3,275	East
17/07/2019	D	36 SHALLOWS AVENUE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FR	£339,995	89	£3,820	East
19/08/2019	D	37 SHALLOWS AVENUE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FR	£418,000	130	£3,215	East
20/12/2019	D	51 KINGFISHER STREET GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FS	£439,995	130	£3,385	East
06/09/2019	D	59 KINGFISHER STREET GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FS	£349,995	94	£3,723	East
18/10/2019	D	1 WATERS GROVE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FT	£429,995	130	£3,308	East
18/10/2019	D	2 WATERS GROVE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FT	£339,995	89	£3,820	East
18/11/2019	D	4 WATERS GROVE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FT	£489,995	93	£5,269	East
28/06/2019	D	2 CHARLES CRESCENT ROCHFORD	SS4 1FN	£424,995	100	£4,250	East
28/06/2019	D	4 CHARLES CRESCENT ROCHFORD	SS4 1FN	£579,995	179	£3,240	East
29/03/2019	D	39 ELIZABETH GARDENS ROCHFORD	SS4 1FS	£579,995	156	£3,718	East
29/05/2019	D	7 CHARLES CRESCENT ROCHFORD	SS4 1FT	£409,995	97	£4,227	East
25/06/2019	D	120 ELIZABETH GARDENS ROCHFORD	SS4 1FX	£510,995	134	£3,813	East
21/06/2019	D	122 ELIZABETH GARDENS ROCHFORD	SS4 1FX	£570,995	156	£3,660	East
29/07/2019	D	124 ELIZABETH GARDENS ROCHFORD	SS4 1FX	£631,995	189	£3,344	East
29/07/2019	D	126 ELIZABETH GARDENS ROCHFORD	SS4 1FX	£540,995	134	£4,037	East
13/09/2019	D	128 ELIZABETH GARDENS ROCHFORD	SS4 1FX	£540,995	134	£4,037	East
20/09/2019	D	134 ELIZABETH GARDENS ROCHFORD	SS4 1FX	£631,995	189	£3,344	East
14/06/2019	D	1 VICTORIA GARDENS ROCHFORD	SS4 1UZ	£599,995	179	£3,352	East
22/08/2019	D	3 VICTORIA GARDENS ROCHFORD	SS4 1UZ	£389,995	97	£4,021	East
24/10/2019	D	5 VICTORIA GARDENS ROCHFORD	SS4 1UZ	£394,995	97	£4,072	East
13/09/2019	D	7 VICTORIA GARDENS ROCHFORD	SS4 1UZ	£389,995	97	£4,021	East
31/05/2019	D	9 VICTORIA GARDENS ROCHFORD	SS4 1UZ	£479,995	117	£4,103	East
31/07/2019	D	1 WINDSOR ROAD ROCHFORD	SS4 1XG	£525,995	134	£3,925	East
28/06/2019	D	5 WINDSOR ROAD ROCHFORD	SS4 1XG	£469,995	117	£4,017	East
11/10/2019	D	15 WINDSOR ROAD ROCHFORD	SS4 1XG	£575,995	156	£3,692	East
21/06/2019	D	60 WINDSOR ROAD ROCHFORD	SS4 1XG	£384,995	95	£4,053	East
08/11/2019	D	2 WOODLANDS DRIVE ROCHFORD	SS4 1XH	£510,995	127	£4,024	East
26/07/2019	D	1 MAPLE DRIVE ROCHFORD	SS4 1XN	£469,995	117	£4,017	East
29/07/2019	D	3 MAPLE DRIVE ROCHFORD	SS4 1XN	£469,995	117	£4,017	East

Date of Transaction	Type	Address	Postcode	Price Paid	SQM	£/SQM	Value Area
10/01/2020	D	1 CLOVER GARDENS ROCHFORD	SS4 1XP	£883,995	292	£3,027	East
31/07/2019	D	4 CLOVER GARDENS ROCHFORD	SS4 1XP	£575,995	166	£3,470	East
11/10/2019	D	6 CLOVER GARDENS ROCHFORD	SS4 1XP	£580,995	166	£3,500	East
05/08/2019	D	7 CLOVER GARDENS ROCHFORD	SS4 1XP	£626,995	180	£3,483	East
03/05/2019	F	FLAT 1 GORDONS YARD EAST STREET ROCHFORD	SS4 1DB	£235,000	60	£3,917	East
25/10/2019	F	FLAT 2 GORDONS YARD EAST STREET ROCHFORD	SS4 1DB	£235,000	69	£3,406	East
24/04/2019	F	FLAT 3 GORDONS YARD EAST STREET ROCHFORD	SS4 1DB	£265,000	101	£2,624	East
26/04/2019	F	FLAT 4 GORDONS YARD EAST STREET ROCHFORD	SS4 1DB	£195,000	52	£3,750	East
25/04/2019	F	FLAT 5 GORDONS YARD EAST STREET ROCHFORD	SS4 1DB	£230,000	61	£3,770	East
27/09/2019	F	8 PADDOCKS CLOSE CANEWDON ROCHFORD	SS4 3FA	£210,000	70	£3,000	East
20/12/2019	S	1 SHALLOWS AVENUE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FR	£335,995	89	£3,775	East
20/12/2019	S	3 SHALLOWS AVENUE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FR	£345,995	89	£3,888	East
20/09/2019	S	38 SHALLOWS AVENUE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FR	£329,995	84	£3,929	East
20/09/2019	S	39 SHALLOWS AVENUE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FR	£329,995	84	£3,929	East
29/03/2019	S	1 CHARLES CRESCENT ROCHFORD	SS4 1FT	£417,495	100	£4,175	East
29/08/2019	S	8 GEORGE COURT ROCHFORD	SS4 1FU	£329,995	75	£4,400	East
29/08/2019	S	9 GEORGE COURT ROCHFORD	SS4 1FU	£329,995	127	£2,598	East
27/09/2019	S	10 GEORGE COURT ROCHFORD	SS4 1FU	£414,995	97	£4,278	East
31/07/2019	S	11 GEORGE COURT ROCHFORD	SS4 1FU	£329,995	75	£4,400	East
09/05/2019	S	34 HENRY CRESCENT ROCHFORD	SS4 1GU	£474,995	154	£3,084	East
25/10/2019	S	36 HENRY CRESCENT ROCHFORD	SS4 1GU	£479,995	154	£3,117	East
05/08/2019	S	37 HENRY CRESCENT ROCHFORD	SS4 1GU	£472,495	154	£3,068	East
26/07/2019	S	38 HENRY CRESCENT ROCHFORD	SS4 1GU	£469,995	154	£3,052	East
24/07/2019	S	39 HENRY CRESCENT ROCHFORD	SS4 1GU	£479,995	154	£3,117	East
15/03/2019	S	40 HENRY CRESCENT ROCHFORD	SS4 1GU	£479,995	154	£3,117	East
27/06/2019	S	13 VICTORIA GARDENS ROCHFORD	SS4 1UZ	£319,995	74	£4,324	East
26/06/2019	S	15 VICTORIA GARDENS ROCHFORD	SS4 1UZ	£324,995	74	£4,392	East
21/06/2019	S	2 WINDSOR ROAD ROCHFORD	SS4 1XG	£314,995	74	£4,257	East
12/07/2019	S	4 WINDSOR ROAD ROCHFORD	SS4 1XG	£324,995	74	£4,392	East
26/06/2019	S	7 WINDSOR ROAD ROCHFORD	SS4 1XG	£329,995	74	£4,459	East
19/07/2019	S	8 WINDSOR ROAD ROCHFORD	SS4 1XG	£305,000	74	£4,122	East
26/06/2019	S	9 WINDSOR ROAD ROCHFORD	SS4 1XG	£329,995	74	£4,459	East
26/06/2019	S	11 WINDSOR ROAD ROCHFORD	SS4 1XG	£329,995	74	£4,459	East
15/11/2019	S	6 VICARAGE VIEW CANEWDON ROCHFORD	SS4 3FN	£300,000	135	£2,222	East
09/08/2019	T	35 SHALLOWS AVENUE GREAT WAKERING SOUTHEND-ON-SEA	SS3 0FR	£465,995	142	£3,282	East
13/12/2019	T	3 CHARLES CRESCENT ROCHFORD	SS4 1FT	£399,995	97	£4,124	East
30/08/2019	T	5 CHARLES CRESCENT ROCHFORD	SS4 1FT	£389,995	97	£4,021	East
29/03/2019	T	28 ELIZABETH GARDENS ROCHFORD	SS4 1FX	£394,995	90	£4,389	East
29/07/2019	T	1 HENRY CRESCENT ROCHFORD	SS4 1GU	£439,995	112	£3,929	East
25/07/2019	T	3 HENRY CRESCENT ROCHFORD	SS4 1GU	£429,995	112	£3,839	East
26/07/2019	T	5 HENRY CRESCENT ROCHFORD	SS4 1GU	£324,995	74	£4,392	East
08/11/2019	T	9 HENRY CRESCENT ROCHFORD	SS4 1GU	£379,995	97	£3,917	East
03/01/2020	T	11 HENRY CRESCENT ROCHFORD	SS4 1GU	£459,995	154	£2,987	East

Date of Transaction	Type	Address	Postcode	Price Paid	SQM	£/SQM	Value Area
29/03/2019	T	15 HENRY CRESCENT ROCHFORD	SS4 1GU	£439,995	112	£3,929	East
28/06/2019	D	71 POND CHASE HOCKLEY	SS5 4FS	£580,000	203	£2,857	West
29/03/2019	D	75 POND CHASE HOCKLEY	SS5 4FS	£580,000	155	£3,742	West
29/03/2019	D	74 FOLLY LANE HOCKLEY	SS5 4SJ	£530,000	136	£3,897	West
25/03/2019	D	43 FAIRVIEW CRESCENT RAYLEIGH	SS6 8FH	£352,500	76	£4,638	West
30/04/2019	D	44 FAIRVIEW CRESCENT RAYLEIGH	SS6 8FH	£415,000	91	£4,560	West
21/08/2019	F	FLAT 6 WILLOW COURT, 1 WOODLANDS ROAD HOCKLEY	SS5 4PL	£268,000	65	£4,123	West
29/03/2019	F	FLAT 1 THE SWANS, 289 FERRY ROAD HULLBRIDGE HOCKLEY	SS5 6NA	£300,000	64	£4,688	West
28/03/2019	F	FLAT 10 THE SWANS, 289 FERRY ROAD HULLBRIDGE HOCKLEY	SS5 6NA	£295,000	63	£4,683	West
28/03/2019	F	FLAT 11 THE SWANS, 289 FERRY ROAD HULLBRIDGE HOCKLEY	SS5 6NA	£420,000	111	£3,784	West
31/07/2019	F	FLAT 12 THE SWANS, 289 FERRY ROAD HULLBRIDGE HOCKLEY	SS5 6NA	£395,000	111	£3,559	West
17/05/2019	F	FLAT 4 THE SWANS, 289 FERRY ROAD HULLBRIDGE HOCKLEY	SS5 6NA	£332,500	83	£4,006	West
18/10/2019	F	FLAT 6 THE SWANS, 289 FERRY ROAD HULLBRIDGE HOCKLEY	SS5 6NA	£305,000	69	£4,420	West
28/05/2019	F	FLAT 7 THE SWANS, 289 FERRY ROAD HULLBRIDGE HOCKLEY	SS5 6NA	£325,000	72	£4,514	West
24/04/2019	F	FLAT 8 THE SWANS, 289 FERRY ROAD HULLBRIDGE HOCKLEY	SS5 6NA	£309,000	74	£4,176	West
29/03/2019	S	65 POND CHASE HOCKLEY	SS5 4FS	£390,000	119	£3,277	West
28/06/2019	T	85 POND CHASE HOCKLEY	SS5 4FS	£360,000	93	£3,871	West
27/09/2019	T	87 POND CHASE HOCKLEY	SS5 4FS	£328,000	93	£3,527	West
28/06/2019	T	89 POND CHASE HOCKLEY	SS5 4FS	£365,000	93	£3,925	West

Southend

Date of Transaction	Type	Address	Post Code	Price Paid	SQM	£/SQM	Value Area
March 2019 - April 2020 Data							
09/10/2019	F	FLAT 1 THE OLD STATION CLAREMONT ROAD WESTCLIFF-ON-SEA	SS0 7DX	£260,000	61	£4,262	Chalkwell & West of Central
18/10/2019	F	FLAT 5 THE OLD STATION CLAREMONT ROAD WESTCLIFF-ON-SEA	SS0 7DX	£267,500	70	£3,821	Chalkwell & West of Central
31/07/2019	F	FLAT 10 CHALKWELL PARK HOUSE, 2 CHALKWELL AVENUE WESTCLIFF-ON-SEA	SS0 8NA	£350,000	79	£4,430	Chalkwell & West of Central
08/04/2019	F	FLAT 2 CHALKWELL PARK HOUSE, 2 CHALKWELL AVENUE WESTCLIFF-ON-SEA	SS0 8NA	£250,000	73	£3,425	Chalkwell & West of Central
10/05/2019	F	FLAT 3 CHALKWELL PARK HOUSE, 2 CHALKWELL AVENUE WESTCLIFF-ON-SEA	SS0 8NA	£265,000	83	£3,193	Chalkwell & West of Central
20/03/2019	F	FLAT 5 CHALKWELL PARK HOUSE, 2 CHALKWELL AVENUE WESTCLIFF-ON-SEA	SS0 8NA	£320,000	76	£4,211	Chalkwell & West of Central
07/03/2019	F	FLAT 6 CHALKWELL PARK HOUSE, 2 CHALKWELL AVENUE WESTCLIFF-ON-SEA	SS0 8NA	£260,000	73	£3,562	Chalkwell & West of Central
05/04/2019	F	FLAT 7 CHALKWELL PARK HOUSE, 2 CHALKWELL AVENUE WESTCLIFF-ON-SEA	SS0 8NA	£272,500	83	£3,283	Chalkwell & West of Central
01/03/2019	F	FLAT 9 CHALKWELL PARK HOUSE, 2 CHALKWELL AVENUE WESTCLIFF-ON-SEA	SS0 8NA	£395,000	79	£5,000	Chalkwell & West of Central
18/04/2019	F	FLAT 2 THE OLD STATION, 6 WEST ROAD WESTCLIFF-ON-SEA	SS0 9DA	£245,000	72	£3,403	Chalkwell & West of Central
20/06/2019	F	FLAT 19 THE VIEW, 847 LONDON ROAD WESTCLIFF-ON-SEA	SS0 9FA	£300,000	64	£4,688	Chalkwell & West of Central
20/06/2019	F	FLAT 21 THE VIEW, 847 LONDON ROAD WESTCLIFF-ON-SEA	SS0 9FA	£300,000	64	£4,688	Chalkwell &

Date of Transaction	Type	Address	Post Code	Price Paid	SQM	£/SQM	Value Area
		SEA					West of Central
29/03/2019	F	2 MARINER HOUSE COLE AVENUE SOUTHEND-ON-SEA	SS2 6BT	£199,995	52	£3,846	North of Centre
21/03/2019	F	FLAT 101 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£180,000	53	£3,396	North of Centre
21/03/2019	F	FLAT 102 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£180,000	56	£3,214	North of Centre
21/03/2019	F	FLAT 132 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£235,000	70	£3,357	North of Centre
29/03/2019	F	FLAT 148 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£195,000	55	£3,545	North of Centre
29/03/2019	F	FLAT 173 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£195,000	53	£3,679	North of Centre
29/03/2019	F	FLAT 174 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£195,000	56	£3,482	North of Centre
13/03/2019	F	FLAT 175 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£280,000	102	£2,745	North of Centre
21/03/2019	F	FLAT 178 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£250,000	70	£3,571	North of Centre
13/03/2019	F	FLAT 180 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£250,000	70	£3,571	North of Centre
21/03/2019	F	FLAT 182 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£251,500	79	£3,184	North of Centre
29/03/2019	F	FLAT 189 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£235,000	70	£3,357	North of Centre
21/03/2019	F	FLAT 195 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£200,000	53	£3,774	North of Centre
29/03/2019	F	FLAT 196 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£200,000	56	£3,571	North of Centre
29/03/2019	F	FLAT 197 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£350,000	102	£3,431	North of Centre
29/03/2019	F	FLAT 198 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£310,000	74	£4,189	North of Centre
29/03/2019	F	FLAT 204 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£282,000	79	£3,570	North of Centre
13/03/2019	F	FLAT 205 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£260,000	84	£3,095	North of Centre
29/03/2019	F	FLAT 208 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£285,000	70	£4,071	North of Centre
13/03/2019	F	FLAT 209 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£270,000	71	£3,803	North of Centre
21/03/2019	F	FLAT 210 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£283,500	71	£3,993	North of Centre
29/03/2019	F	FLAT 211 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£283,000	70	£4,043	North of Centre
21/03/2019	F	FLAT 213 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£270,000	53	£5,094	North of Centre
29/03/2019	F	FLAT 217 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£220,000	53	£4,151	North of Centre
29/03/2019	F	FLAT 25 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£165,000	51	£3,235	North of Centre
08/08/2019	F	FLAT 84 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£175,000	70	£2,500	North of Centre
10/09/2019	F	FLAT 86 BEAUMONT COURT, 61 - 71 VICTORIA AVENUE SOUTHEND-ON-SEA	SS2 6EB	£175,000	66	£2,652	North of Centre
29/03/2019	F	FLAT 20 ELMTREE LODGE, 66 CRANLEIGH DRIVE LEIGH-ON-SEA	SS9 1SY	£340,000	61	£5,574	Leigh on Sea

Date of Transaction	Type	Address	Post Code	Price Paid	SQM	£/SQM	Value Area
27/08/2019	F	FLAT 16 THE BILLET BELL SANDS LEIGH-ON-SEA	SS9 2FA	£750,000	126	£5,952	Leigh on Sea
03/05/2019	F	FLAT 19 THE STRAND BELL SANDS LEIGH-ON-SEA	SS9 2FA	£560,000	90	£6,222	Leigh on Sea
01/04/2019	F	FLAT 6 THE VICTORIA BELL SANDS LEIGH-ON-SEA	SS9 2FA	£277,500	52	£5,337	Leigh on Sea
March 2017 - April 2019 Data (Non-Flats)							
13/12/2017	T	1 ST HILDAS MEWS WESTCLIFF-ON-SEA	SS0 8FL	£695,000	184	£3,777	Chalkwell & West of Central
03/08/2018	T	2 ST HILDAS MEWS WESTCLIFF-ON-SEA	SS0 8FL	£685,000	191	£3,586	Chalkwell & West of Central
03/08/2018	T	3 ST HILDAS MEWS WESTCLIFF-ON-SEA	SS0 8FL	£685,000	187	£3,663	Chalkwell & West of Central
11/12/2017	T	4 ST HILDAS MEWS WESTCLIFF-ON-SEA	SS0 8FL	£682,500	187	£3,650	Chalkwell & West of Central
24/08/2018	T	4A HINGUAR STREET SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9AN	£329,000	123	£2,675	E. Southend & Shoeburyness
15/02/2019	T	4C HINGUAR STREET SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9AN	£290,000	117	£2,479	E. Southend & Shoeburyness
23/08/2017	T	4D HINGUAR STREET SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9AN	£265,000	57	£4,649	E. Southend & Shoeburyness
17/03/2017	T	4E HINGUAR STREET SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9AN	£300,000	65	£4,615	E. Southend & Shoeburyness
31/03/2017	T	4F HINGUAR STREET SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9AN	£325,000	117	£2,778	E. Southend & Shoeburyness
24/03/2017	T	4G HINGUAR STREET SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9AN	£250,000	76	£3,289	E. Southend & Shoeburyness
20/07/2018	T	1 OLD SCHOOL COURT SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9DU	£312,500	122	£2,561	E. Southend & Shoeburyness
15/08/2017	T	3 OLD SCHOOL COURT SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9DU	£395,000	121	£3,264	E. Southend & Shoeburyness
19/01/2018	T	5 OLD SCHOOL COURT SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9DU	£295,000	106	£2,783	E. Southend & Shoeburyness
03/05/2018	T	7 OLD SCHOOL COURT SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9DU	£325,000	117	£2,778	E. Southend & Shoeburyness
13/09/2017	T	9 OLD SCHOOL COURT SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9DU	£260,000	54	£4,815	E. Southend & Shoeburyness
01/03/2017	T	24 OLD SCHOOL COURT SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9DU	£309,995	89	£3,483	E. Southend & Shoeburyness
08/03/2017	S	12 OLD SCHOOL COURT SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9DU	£304,995	86	£3,546	E. Southend & Shoeburyness
20/03/2017	S	13 OLD SCHOOL COURT SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9DU	£317,495	89	£3,567	E. Southend & Shoeburyness
23/03/2017	S	15 OLD SCHOOL COURT SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9DU	£319,995	89	£3,595	E. Southend & Shoeburyness
03/03/2017	S	30 OLD SCHOOL COURT SHOEBURYNESS SOUTHEND-ON-SEA	SS3 9DU	£314,995	89	£3,539	E. Southend & Shoeburyness
22/03/2018	S	25 SOMERTON AVENUE WESTCLIFF-ON-SEA	SS0 0ED	£374,845	98	£3,825	Eastwood
16/03/2018	S	27 SOMERTON AVENUE WESTCLIFF-ON-SEA	SS0 0ED	£372,210	96	£3,877	Eastwood
29/03/2018	S	29 SOMERTON AVENUE WESTCLIFF-ON-SEA	SS0 0ED	£370,000	96	£3,854	Eastwood
16/03/2018	S	31 SOMERTON AVENUE WESTCLIFF-ON-SEA	SS0 0ED	£370,000	98	£3,776	Eastwood
14/05/2018	S	524 PRINCE AVENUE WESTCLIFF-ON-SEA	SS0 0ER	£375,000	95	£3,947	Eastwood
29/05/2018	S	524A PRINCE AVENUE WESTCLIFF-ON-SEA	SS0 0ER	£370,000	101	£3,663	Eastwood
28/03/2018	T	520 PRINCE AVENUE WESTCLIFF-ON-SEA	SS0 0ER	£399,995	126	£3,175	Eastwood
16/03/2018	T	520A PRINCE AVENUE WESTCLIFF-ON-SEA	SS0 0ER	£280,000	81	£3,457	Eastwood
31/05/2018	T	522 PRINCE AVENUE WESTCLIFF-ON-SEA	SS0 0ER	£370,000	95	£3,895	Eastwood

Date of Transaction	Type	Address	Post Code	Price Paid	SQM	£/SQM	Value Area
28/01/2019	D	1 RADAR CLOSE SOUTHEND-ON-SEA	SS2 6AS	£439,995	118	£3,729	North of Centre
28/01/2019	D	2 RADAR CLOSE SOUTHEND-ON-SEA	SS2 6AS	£419,995	106	£3,962	North of Centre
31/01/2019	D	3 RADAR CLOSE SOUTHEND-ON-SEA	SS2 6AS	£375,000	91	£4,121	North of Centre
27/07/2018	D	1 GANNET CLOSE SOUTHEND-ON-SEA	SS2 6BE	£389,995	106	£3,679	North of Centre
27/07/2018	D	6 GANNET CLOSE SOUTHEND-ON-SEA	SS2 6BE	£389,995	106	£3,679	North of Centre
20/07/2018	D	7 GANNET CLOSE SOUTHEND-ON-SEA	SS2 6BE	£359,995	95	£3,789	North of Centre
29/06/2018	D	8 GANNET CLOSE SOUTHEND-ON-SEA	SS2 6BE	£409,995	116	£3,534	North of Centre
31/03/2017	D	9 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£354,995	106	£3,349	North of Centre
28/04/2017	D	11 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£389,995	116	£3,362	North of Centre
05/05/2017	D	13 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£329,995	95	£3,474	North of Centre
12/05/2017	D	15 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£429,995	131	£3,282	North of Centre
26/05/2017	D	28 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£464,995	157	£2,962	North of Centre
08/12/2017	D	29 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£434,995	131	£3,321	North of Centre
03/07/2017	D	30 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£464,995	157	£2,962	North of Centre
08/12/2017	D	31 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£354,995	95	£3,737	North of Centre
03/01/2018	D	33 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£394,995	116	£3,405	North of Centre
12/01/2018	D	36 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£474,995	157	£3,025	North of Centre
13/04/2018	D	38 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£499,995	157	£3,185	North of Centre
29/03/2018	D	1 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£359,995	95	£3,789	North of Centre
29/06/2017	D	2 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£349,995	95	£3,684	North of Centre
02/06/2017	D	4 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£349,995	106	£3,302	North of Centre
30/06/2017	D	6 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£349,995	106	£3,302	North of Centre
21/07/2017	D	8 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£349,995	106	£3,302	North of Centre
19/04/2018	D	10 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£404,995	118	£3,432	North of Centre
29/06/2017	D	11 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£351,995	95	£3,705	North of Centre
09/08/2018	D	12 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£469,995	131	£3,588	North of Centre
31/07/2017	D	13 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£474,995	157	£3,025	North of Centre
29/03/2018	D	14 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£504,995	157	£3,217	North of Centre
20/04/2018	D	16 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£364,995	91	£4,011	North of Centre
22/09/2017	D	17 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£419,995	141	£2,979	North of Centre
22/06/2018	D	18 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£364,995	91	£4,011	North of Centre
29/09/2017	D	19 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£394,995	116	£3,405	North of Centre
29/06/2018	D	20 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£359,995	95	£3,789	North of Centre
24/11/2017	D	21 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£459,995	157	£2,930	North of Centre
27/07/2018	D	22 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£409,995	116	£3,534	North of Centre
06/10/2017	D	23 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£399,995	116	£3,448	North of Centre
30/08/2018	D	24 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£414,995	116	£3,578	North of Centre
27/04/2018	D	25 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£514,995	157	£3,280	North of Centre
29/06/2018	D	27 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£454,995	131	£3,473	North of Centre
31/08/2018	D	29 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£424,995	141	£3,014	North of Centre
31/08/2018	D	31 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£424,995	141	£3,014	North of Centre
30/08/2018	D	33 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£424,995	141	£3,014	North of Centre
30/08/2018	D	35 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£424,995	141	£3,014	North of Centre

Date of Transaction	Type	Address	Post Code	Price Paid	SQM	£/SQM	Value Area
14/09/2018	D	37 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£424,995	141	£3,014	North of Centre
14/09/2018	D	39 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£359,995	95	£3,789	North of Centre
15/09/2017	D	1 BRITANNIA CLOSE SOUTHEND-ON-SEA	SS2 6DH	£354,995	92	£3,859	North of Centre
21/07/2017	D	21 BRITANNIA CLOSE SOUTHEND-ON-SEA	SS2 6DH	£344,995	92	£3,750	North of Centre
14/11/2017	D	1 CONCORDE ROAD SOUTHEND-ON-SEA	SS2 6DJ	£444,995	131	£3,397	North of Centre
23/11/2017	D	2 CONCORDE ROAD SOUTHEND-ON-SEA	SS2 6DJ	£439,995	131	£3,359	North of Centre
28/03/2018	D	3 CONCORDE ROAD SOUTHEND-ON-SEA	SS2 6DJ	£349,995	95	£3,684	North of Centre
26/01/2018	D	5 CONCORDE ROAD SOUTHEND-ON-SEA	SS2 6DJ	£359,995	95	£3,789	North of Centre
28/03/2018	D	7 CONCORDE ROAD SOUTHEND-ON-SEA	SS2 6DJ	£359,995	95	£3,789	North of Centre
10/11/2017	D	9 CONCORDE ROAD SOUTHEND-ON-SEA	SS2 6DJ	£354,995	95	£3,737	North of Centre
27/10/2017	D	11 CONCORDE ROAD SOUTHEND-ON-SEA	SS2 6DJ	£434,995	131	£3,321	North of Centre
13/07/2018	S	2 GANNET CLOSE SOUTHEND-ON-SEA	SS2 6BE	£283,995	75	£3,787	North of Centre
13/07/2018	S	3 GANNET CLOSE SOUTHEND-ON-SEA	SS2 6BE	£283,995	75	£3,787	North of Centre
13/07/2018	S	4 GANNET CLOSE SOUTHEND-ON-SEA	SS2 6BE	£364,995	91	£4,011	North of Centre
20/07/2018	S	5 GANNET CLOSE SOUTHEND-ON-SEA	SS2 6BE	£369,995	91	£4,066	North of Centre
23/11/2018	S	17 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£367,995	95	£3,874	North of Centre
06/11/2017	S	19 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£342,496	95	£3,605	North of Centre
19/05/2017	S	20 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£340,495	95	£3,584	North of Centre
27/04/2018	S	21 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£349,995	95	£3,684	North of Centre
19/05/2017	S	22 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£335,495	95	£3,532	North of Centre
20/10/2017	S	23 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£349,995	95	£3,684	North of Centre
23/05/2017	S	24 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£335,495	95	£3,532	North of Centre
20/04/2018	S	25 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£349,995	95	£3,684	North of Centre
16/06/2017	S	26 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£340,995	95	£3,589	North of Centre
05/07/2018	S	27 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£349,995	95	£3,684	North of Centre
13/10/2017	S	32 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£349,995	95	£3,684	North of Centre
20/10/2017	S	34 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£349,995	95	£3,684	North of Centre
31/07/2017	S	3 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£342,496	95	£3,605	North of Centre
18/08/2017	S	5 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£349,995	95	£3,684	North of Centre
31/08/2017	S	7 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£349,995	95	£3,684	North of Centre
28/07/2017	S	9 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£349,995	95	£3,684	North of Centre
13/02/2018	S	15 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£424,995	141	£3,014	North of Centre
14/07/2017	S	2 BRITANNIA CLOSE SOUTHEND-ON-SEA	SS2 6DH	£329,995	92	£3,587	North of Centre
07/07/2017	S	3 BRITANNIA CLOSE SOUTHEND-ON-SEA	SS2 6DH	£324,000	92	£3,522	North of Centre
27/04/2018	S	4 CONCORDE ROAD SOUTHEND-ON-SEA	SS2 6DJ	£349,995	95	£3,684	North of Centre
30/07/2018	S	6 CONCORDE ROAD SOUTHEND-ON-SEA	SS2 6DJ	£349,995	95	£3,684	North of Centre
24/11/2017	S	8 CONCORDE ROAD SOUTHEND-ON-SEA	SS2 6DJ	£342,496	106	£3,231	North of Centre
25/05/2018	S	10 CONCORDE ROAD SOUTHEND-ON-SEA	SS2 6DJ	£349,995	95	£3,684	North of Centre
24/03/2017	T	1 RADIO COURT SOUTHEND-ON-SEA	SS2 6AW	£264,995	75	£3,533	North of Centre
24/03/2017	T	2 RADIO COURT SOUTHEND-ON-SEA	SS2 6AW	£259,995	75	£3,467	North of Centre
31/03/2017	T	3 RADIO COURT SOUTHEND-ON-SEA	SS2 6AW	£259,995	75	£3,467	North of Centre
07/04/2017	T	4 RADIO COURT SOUTHEND-ON-SEA	SS2 6AW	£259,995	75	£3,467	North of Centre
07/04/2017	T	5 RADIO COURT SOUTHEND-ON-SEA	SS2 6AW	£319,995	95	£3,368	North of Centre

Date of Transaction	Type	Address	Post Code	Price Paid	SQM	£/SQM	Value Area
13/04/2017	T	6 RADIO COURT SOUTHEND-ON-SEA	SS2 6AW	£264,995	75	£3,533	North of Centre
21/04/2017	T	7 RADIO COURT SOUTHEND-ON-SEA	SS2 6AW	£259,995	75	£3,467	North of Centre
28/04/2017	T	8 RADIO COURT SOUTHEND-ON-SEA	SS2 6AW	£259,995	75	£3,467	North of Centre
28/04/2017	T	9 RADIO COURT SOUTHEND-ON-SEA	SS2 6AW	£264,995	75	£3,533	North of Centre
18/12/2017	T	1 POOLE WAY SOUTHEND-ON-SEA	SS2 6AX	£267,995	75	£3,573	North of Centre
15/12/2017	T	2 POOLE WAY SOUTHEND-ON-SEA	SS2 6AX	£267,995	75	£3,573	North of Centre
18/01/2018	T	3 POOLE WAY SOUTHEND-ON-SEA	SS2 6AX	£268,995	75	£3,587	North of Centre
19/01/2018	T	4 POOLE WAY SOUTHEND-ON-SEA	SS2 6AX	£268,995	75	£3,587	North of Centre
25/01/2018	T	5 POOLE WAY SOUTHEND-ON-SEA	SS2 6AX	£274,995	75	£3,667	North of Centre
29/01/2018	T	6 POOLE WAY SOUTHEND-ON-SEA	SS2 6AX	£272,995	75	£3,640	North of Centre
25/01/2018	T	7 POOLE WAY SOUTHEND-ON-SEA	SS2 6AX	£272,995	75	£3,640	North of Centre
26/01/2018	T	8 POOLE WAY SOUTHEND-ON-SEA	SS2 6AX	£272,995	75	£3,640	North of Centre
26/01/2018	T	9 POOLE WAY SOUTHEND-ON-SEA	SS2 6AX	£279,995	75	£3,733	North of Centre
25/05/2018	T	1 TRASK WAY SOUTHEND-ON-SEA	SS2 6AY	£287,995	75	£3,840	North of Centre
15/06/2018	T	2 TRASK WAY SOUTHEND-ON-SEA	SS2 6AY	£282,995	75	£3,773	North of Centre
08/06/2018	T	3 TRASK WAY SOUTHEND-ON-SEA	SS2 6AY	£282,995	75	£3,773	North of Centre
18/05/2018	T	4 TRASK WAY SOUTHEND-ON-SEA	SS2 6AY	£287,995	75	£3,840	North of Centre
16/02/2018	T	35 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£279,995	75	£3,733	North of Centre
16/02/2018	T	37 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£279,995	79	£3,544	North of Centre
23/02/2018	T	39 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£278,995	75	£3,720	North of Centre
16/03/2018	T	40 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£284,995	79	£3,608	North of Centre
02/03/2018	T	41 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£281,995	79	£3,570	North of Centre
23/03/2018	T	42 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£277,995	75	£3,707	North of Centre
02/03/2018	T	43 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£278,995	75	£3,720	North of Centre
24/08/2018	T	44 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£289,995	79	£3,671	North of Centre
27/04/2018	T	45 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£292,995	79	£3,709	North of Centre
12/07/2018	T	46 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£283,995	75	£3,787	North of Centre
25/05/2018	T	47 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£287,995	75	£3,840	North of Centre
28/09/2018	T	48 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£292,995	79	£3,709	North of Centre
24/05/2018	T	49 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£289,995	79	£3,671	North of Centre
14/06/2018	T	51 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£284,995	75	£3,800	North of Centre
05/10/2018	T	53 COLE AVENUE SOUTHEND-ON-SEA	SS2 6BH	£292,995	79	£3,709	North of Centre
20/09/2018	T	26 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£288,995	79	£3,658	North of Centre
21/09/2018	T	28 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£279,995	75	£3,733	North of Centre
21/09/2018	T	30 KIRKHAM ROAD SOUTHEND-ON-SEA	SS2 6BY	£294,995	79	£3,734	North of Centre