

Volume 2: Site Schedules

This report is Volume 2 of the Strategic Housing Land Availability Assessment (SHLAA) Update 2018. This section contains schedules of the sites within the SHLAA and those sites considered as part of the assessment.

The Schedules are as follows:

Schedule A – Summary	Pages 1 - 23
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SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE A – SUMMARY

SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0001	16/0573/FUL	316 London Road, Benfleet	Benfleet	Appleton	0.22	High - limited mitigation required	Achievable now	0 to 5 years	14	Residential	No
S0002	15/0301/FUL	64 Kimberley Road, Benfleet	Benfleet	Appleton	0.08	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0003	FA05 SITE 9	20 Gifford Road, Benfleet	Benfleet	Appleton	0.08	High - limited mitigation required	Not Achievable	Not available	2	Residential	No
S0004	FA11 SITE 14	12 Avondale Road, Benfleet	Benfleet	Appleton	0.08	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0005	CPT/129/10/FUL	679 High Road, Benfleet	Benfleet	Appleton	0.07	High - limited mitigation required	Not Achievable	Not available	3	Town centre / Shopping	No
S0006	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	Benfleet	Appleton	0.03	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0007	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Benfleet	Boyce	5.4	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	86	Green Belt	No
S0008	2013/2	Wall Wood & 291 Benfleet Road, Benfleet	Benfleet	Boyce	1.52	Low - significant environmental impacts and poor accessibility difficult to mitigate	Not Achievable	Not available	0	Green Belt	Yes
S0009	PGB08	Land to south of Essex Way, Benfleet	Benfleet	Boyce	1.68	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	30	Green Belt	Yes
S0010	2012/10	44 Badger Hall Avenue, Benfleet	Benfleet	Boyce	0.41	Medium - mitigation required to ensure suitability	Not Achievable	Not available	2	Green Belt	Yes
S0011	15/0501/FUL	84 Vicarage Hill, Benfleet	Benfleet	Boyce	0.28	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
S0012	2007/18	240-244 High Road, Benfleet	Benfleet	Boyce	0.19	High - limited mitigation required	Achievable now	0 to 5 years	19	Town centre / Shopping	No
S0013	PGB44	Land between 24-34 Crescent Road, Benfleet	Benfleet	Boyce	0.15	High - limited mitigation required	Achievable now	5 to 10 years	3	Green Belt	No
S0014	2013/4	87-97 High Street, Benfleet	Benfleet	Boyce	0.13	High - limited mitigation required	Achievable now	0 to 5 years	14	Residential	No
S0015	15/0957/FUL	74 Essex Way, Benfleet	Benfleet	Boyce	0.03	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
S0016	15/0911/FUL	Land adjacent 2 Wensley Road, Benfleet	Benfleet	Cedar Hall	0.01	High - limited mitigation required	Achievable now	0 to 5 years	1	Long Term Residential	No
S0017	PGB30(C)	Land South of Jotmans Lane, Benfleet	Benfleet	St Marys	14.76	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	400	Green Belt	Yes
S0018	2014/3	Land to the north & west of The Hoy & Helmet Public House, High Street, Benfleet	Benfleet	St Marys	0.94	Low - significant environmental impacts which would be difficult to mitigate and in FRZ3b.	Not Achievable	Not available	14	Public Open Space	Yes
S0019	16/0266/PREAPP	65 Thundersley Park Road, 1 & 1a Clarence Road, Benfleet	Benfleet	St Marys	0.26	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
S0020	16/0765/FUL	71 Watlington Road, Benfleet	Benfleet	St Marys	0.1	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
S0021	16/0494/FUL	1 Wincoat Close, Benfleet	Benfleet	St Marys	0.06	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0022	15/0952/FUL	117-123 London Road, Benfleet	Benfleet	St Peters	0.17	High - limited mitigation required	Not Achievable	Not available	10	Town centre / Shopping	No

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New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0023	CPT/684/12/FUL	Land between 117 & 123 Lionel Road, Canvey Island	Canvey Island	Central	0.05	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	2	Residential	No
S0024	CPT/446/13/FUL	Land adjacent 134 Cedar Road, Canvey Island	Canvey Island	Central	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0025	14/0095/PREAPP	Land R/o 3 Vaagen Road, Canvey Island	Canvey Island	Central	0.03	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0026	ELR02 SITE 2	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	Canvey Island	East	1.58	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	50	Residential	No
S0027	CPT/315/13/FUL	Land to East of Wall Road, Canvey Island	Canvey Island	East	0.07	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
S0028	CTC/019	125-127 High Street, Canvey Island	Canvey Island	North	0.19	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	14	Town centre / Shopping	No
S0029	2007/145	R/O 149-153 High Street, Canvey Island	Canvey Island	North	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	3	Residential	No
S0030	14/0015/FUL	19 Larup Avenue, Canvey Island	Canvey Island	North	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	3	Residential	No
S0031	GB05 (A1)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 1	Canvey Island	South	5.47	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	113	Long Term Residential	No
S0032	CPT/484/12/FUL & CPT/671/12/FUL	Thames Court, Western Esplanade, Canvey Island	Canvey Island	South	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	2	Residential	No
S0033	14/0016/FUL	23 May Avenue, Canvey Island	Canvey Island	South	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0034	CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	Canvey Island	South	0.01	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Shopping	No
S0035	GB02	East of Canvey Road, Canvey Island	Canvey Island	West	25.25	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	275	Green Belt	Yes
S0036	CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	Canvey Island	Winter Gardens	0.08	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	11	Residential	No
S0037	CPT/498/12/FUL	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	Canvey Island	Winter Gardens	0.08	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	4	Residential	No
S0038	16/0504/FUL	King Canute PH & Land Adjacent Canvey Road, Canvey Island	Canvey Island	Canvey Island Central	0.3	High - limited mitigation required	Achievable now	0 to 5 years	4	Shopping	No
S0039	17/0071/FUL	29 Denham Road, Canvey Island	Canvey Island	Canvey Island Central	0.05	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
S0040	16/0053/FUL	34 Gafzelle Drive, Canvey Island	Canvey Island	Canvey Island East	0.04	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
S0041	16/0051/FUL	1 Northfalls Road, Canvey Island	Canvey Island	Canvey Island East	0.04	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No

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New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0042	14/0465/FUL	7 Kollum Road, Canvey	Canvey Island	Canvey Island East	0.03	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
S0043	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Benfleet	Boyce	1.41	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	22	Green Belt	No
S0044	16/0783/FUL / 18/0677	Land adj 64 Winterswyk Avenue, Canvey Island	Canvey Island	Canvey Island East	0.02	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
S0045	15/0423/FUL	58 Central Wall Road, Canvey Island	Canvey Island	Canvey Island North	0.07	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
S0046	15/0595/FUL	109 Long Road, Canvey Island	Canvey Island	Canvey Island South	0.2	High - limited mitigation required	Achievable now	0 to 5 years	7	Residential	No
S0047	14/0446/FUL	25 Craven Avenue, Canvey	Canvey Island	Canvey Island West	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0048	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	Canvey Island	Canvey Island Winter Gardens	0.07	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	5	Residential	No
S0049	GF02B	Land off Scrub Lane, Hadleigh	Hadleigh	St James	1.58	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	49	Long Term Residential	No
S0050	2013/8	The Island Site, High Street / London Road, Hadleigh	Hadleigh	St James	0.59	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	52	Town centre / Shopping	No
S0051	CPT/193/07/FUL	4-12 Park Chase, Hadleigh	Hadleigh	St James	0.31	High - limited mitigation required	Achievable now	0 to 5 years	21	Residential	No
S0052	2007/111	Tower Radio, 573-581 London Road, Hadleigh	Hadleigh	St James	0.15	High - limited mitigation required	Achievable now	0 to 5 years	14	Residential	No
S0053	CPT/99/08/FUL	325-339 London Road, Hadleigh	Hadleigh	St James	0.12	High - limited mitigation required	Not Achievable	Not available	13	Town centre / Shopping	No
S0054	15/0858/FUL	106 Rectory Road, Benfleet	Hadleigh	St James	0.1	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0055	16/0057/FUL	14 St Marks Road, Hadleigh	Hadleigh	St James	0.1	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
S0056	16/0589/FUL	643-645 London Road, Hadleigh	Hadleigh	St James	0.06	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
S0057	15/0793/FUL	363 London Road, Hadleigh	Hadleigh	St James	0.05	High - limited mitigation required	Not Achievable	Not available	4	Town centre / Shopping	No
S0058	CPT/600/12/FUL	121 Church Road, Hadleigh	Hadleigh	St James	0.04	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
S0059	15/0715/CPA	82 High Street, Hadleigh	Hadleigh	St James	0.04	High - limited mitigation required	Achievable now	0 to 5 years	6	Town centre / Shopping	No
S0060	16/0069/FUL	231 London Road, Hadleigh	Hadleigh	St James	0.04	High - limited mitigation required	Achievable now	0 to 5 years	6	Town centre / Shopping	No
S0061	14/0028/FUL	Land Rear Of Holbrook House, Church Road, Hadleigh	Hadleigh	St James	0.03	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0062	16/0190/CPA	387 London Road, Hadleigh	Hadleigh	St James	0.02	High - limited mitigation required	Not Achievable	Not available	4	Town centre / Shopping	No

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S0063	16/0527/CPA & 16/0729/FUL	88 High Street, Hadleigh	Hadleigh	St James	0.02	High - limited mitigation required	Achievable now	0 to 5 years	5	Town centre / Shopping	No
S0064	16/0014/FUL	2A Castle Road, Hadleigh	Hadleigh	St James	0.01	High - limited mitigation required	Achievable now	0 to 5 years	1	Town centre / Shopping	No
S0065	16/0088/CPA	80 High Street, Hadleigh	Hadleigh	St James	0.01	High - limited mitigation required	Achievable now	0 to 5 years	3	Town centre / Shopping	No
S0066	GB06	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	Hadleigh	Victoria	27.52	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	430	Green Belt	Yes
S0067	2012/7	Solby Wood Farm, Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.71	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	46	Green Belt	Yes
S0068	PGB40	Brook Farm (east of Daws Heath Road), Hadleigh	Hadleigh	Victoria	6.86	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	125	Green Belt	Yes
S0069	PGB45	Nashlea Farm, Poors Lane North, Hadleigh	Hadleigh	Victoria	1.01	Low - significant environmental impacts and poor accessibility difficult to mitigate	Achievable now	0 to 5 years	6	Green Belt	Yes
S0070	FP03 SITE 3	60 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.36	High - limited mitigation required	Not Achievable	Not available	2	Residential	No
S0071	FP04 SITE 6	Land r/o 14-28 Moorcroft Avenue, Hadleigh	Hadleigh	Victoria	0.31	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0072	15/0698/PREAPP	450 Rayleigh Road, Benfleet	Hadleigh	Victoria	0.11	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
S0073	CPT/556/09/FUL	81 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.1	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential / Green Belt	No
S0074	PGB47	Junction of Grasmere Road & Thirlmere Road, Thundersley	Thundersley	St Peters	1.16	Low - significant environmental impacts difficult to mitigate	Achievable now	0 to 5 years	4	Green Belt	Yes
S0075	CPT/655/11/FUL	Land adj 49 Hall Crescent, Hadleigh	Hadleigh	Victoria	0.04	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0076	16/0038/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	Hadleigh	Victoria	0.04	High - limited mitigation required	Achievable now	0 to 5 years	1	Green Belt	No
S0077	16/0684/FUL	Land Adjacent 270 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.03	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0078	PGB09B	Land East of Cedar Hall School, Hart Road, Thundersley	Thundersley	Cedar Hall	1.69	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	35	Green Belt	Yes
S0079	PGB09C	Nursery North of The Chase, Thundersley	Thundersley	Cedar Hall	1.56	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	54	Green Belt	Yes
S0080	2017/1	277-279 & 283 Rayleigh Road, Benfleet	Thundersley	Cedar Hall	1.42	Low - significant environmental impacts difficult to mitigate	Achievable now	0 to 5 years	20	Green Belt	Yes
S0081	16/0913/FUL	Land at rear of 219 Kiln Road, Thundersley	Thundersley	Cedar Hall	0.35	High - limited mitigation required	Achievable now	0 to 5 years	5	Long Term Residential	No
S0082	2013/5	Weir House, Arterial Road, Thundersley	Thundersley	Cedar Hall	0.34	High - limited mitigation required	Achievable now	0 to 5 years	12	Residential	No
S0083	FJ01 SITE 12	20-22 Kingsley Lane, Thundersley	Thundersley	Cedar Hall	0.16	High - limited mitigation required	Not Achievable	Not available	2	Residential	No

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New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0084	GB07	Land West of Glebelands, Thundersley	Thundersley	St Georges	7.51	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	140	Green Belt	Yes
S0085	16/0983/FUL	50 Albert Road, Thundersley	Thundersley	St Georges	0.02	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
S0086	PGB14	Brickfields, Great Burches Road, Thundersley	Thundersley	St Peters	2	Medium - mitigation required to ensure suitability	Not Achievable	Not available	12	Green Belt	No
S0087	PGB24	Whitegate, Goldfinch Lane, Thundersley	Thundersley	St Peters	0.27	Low - poor accessibility cannot be mitigated.	Achievable now	0 to 5 years	5	Green Belt	Yes
S0088	PGB28	R/o 122 Stanley Road, Thundersley	Thundersley	St Peters	0.19	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	3	Green Belt	Yes
S0089	16/0513/FUL	14 Downer Road North, Thundersley	Thundersley	St Peters	0.12	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
S0090	14/0151/FUL	7 The Sorrells, Benfleet	Thundersley	St Peters	0.07	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0091	2010/2/MR	Beaver Doors, 211-213 London Road, Thundersley	Thundersley	St Peters	0.07	High - limited mitigation required	Achievable now	5 to 10 years	10	Residential	No
S0092	2007/66	331 London Road, Thundersley	Thundersley	St Peters	0.06	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0093	16/0547/FUL	Land adjacent 5 Shrewsbury Drive, Thundersley	Thundersley	St Peters	0.04	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0094	16/0954/FUL	40 Park Road, Benfleet	Thundersley	St Peters	0.03	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0095	CPT/197/13/FUL	Rear of 179-181 Church Road, Thundersley	Thundersley	St Peters	0.31	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	40	Residential	No
S0096	16/0649/FUL	412a Kents Hill Road North, Thundersley	Thundersley	St Peters	0.01	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0097	PGB30 (A)	Land south east of Sadlers Farm, Benfleet	Benfleet	Appleton	7.77	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	175	Green Belt	Yes
S0098	2014/6	Ellis House, Felstead Road, Benfleet	Benfleet	Appleton	0.4	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	5	Green Belt	Yes
S0099	2012/3	Benfleet Police Station, 90-92 High Road, Benfleet	Benfleet	Boyce	0.13	High - limited mitigation required	Achievable now	0 to 5 years	13	Residential	No
S0100	PGB32	Wheelers Takeaway, 458 London Road, Benfleet	Benfleet	Boyce	0.16	High - limited mitigation required	Achievable now	0 to 5 years	14	Green Belt	Yes
S0101	PGB30(B)	Land North of Jotmans Lane, Benfleet	Benfleet	St Marys	15.48	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	300	Green Belt	Yes
S0102	PGB30(B)	Land North of Jotmans Lane, Benfleet	Benfleet	St Marys	1.19	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	25	Green Belt	Yes
S0103	CPT/205/11/FUL	36 Brook Road, Benfleet	Benfleet	St Marys	0.13	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0104	CPT/3/11/FUL	Rear of 3 Hope Road, Benfleet	Benfleet	St Marys	0.05	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0105	2014/4	Land East of Downer Road North, Benfleet	Benfleet	St Peters	1.1	Low - significant environmental impacts which would be difficult to mitigate.	Achievable now	5 to 10 years	30	Green Belt	Yes

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S0106	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	Canvey Island	Central	0.32	Medium - mitigation required to ensure suitability	Not Achievable	Not available	20	Town centre / Shopping	No
S0107	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	Canvey Island	Central	0.07	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	4	Town centre / Shopping	No
S0108	2007/164	Outpatients centre, Long Road, Canvey Island	Canvey Island	Central	0.3	Medium - mitigation required to ensure suitability	Achievable in the future	5 to 10 years	10	Local Government	Yes
S0109	CTC/009	South of Haron Close, Canvey Island	Canvey Island	Central	0.25	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	20	Town centre / Shopping	No
S0110	FG04 SITE 13	Adjacent to 10 Green Avenue, Canvey Island	Canvey Island	Central	0.06	Medium - mitigation required to ensure suitability	Not Achievable	Not available	2	Residential	No
S0111	ELR02 SITE 1	Prout Industrial Estate, Point Road, Canvey Island	Canvey Island	East	1	Medium - mitigation required to ensure suitability	Achievable now	15 years +	35	Residential	No
S0112	2007/152	Admiral Jellico Public House, High Street, Canvey Island	Canvey Island	East	0.35	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	40	Residential	No
S0113	FD02 SITE 10	Land at junction of Gifhorn & Holbeck, Canvey Island	Canvey Island	East	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0114	FE09 SITE 13	9 Goirle Avenue, Canvey Island	Canvey Island	North	0.1	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0115	2014/7	Timber Yard, R/O 149-153 High Street, Canvey Island	Canvey Island	North	0.09	Medium - mitigation required to ensure suitability	Not Achievable	Not available	3	Residential	No
S0116	CTC/014	43 High Street, Canvey Island	Canvey Island	North	0.05	Medium - mitigation required to ensure suitability	Not Achievable	Not available	4	Town centre / Shopping	No
S0117	GB05(A2)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 2	Canvey Island	South	15.36	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	487	Long Term Residential	No
S0118	CTC/005	West of Venebles Close, Canvey Island	Canvey Island	South	0.4	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	34	Town centre / Shopping	No
S0119	CTC/011	Haystack car park, Long Road, Canvey Island	Canvey Island	South	0.18	Medium - mitigation required to ensure suitability	Achievable in the future	0 to 5 years	14	Town centre / Shopping	Yes
S0120	CTC/012	Job Centre, 140 Furtherwick Road, Canvey Island	Canvey Island	South	0.13	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	15	Town centre / Shopping	Yes
S0121	2007/115	258 Furtherwick Road, Canvey Island	Canvey Island	South	0.13	Medium - mitigation required to ensure suitability	Not Achievable	Not available	5	Residential	No
S0122	CTC/017	116-132 High Street, Canvey Island	Canvey Island	South	0.1	Medium - mitigation required to ensure suitability	Not Achievable	Not available	8	Town centre / Shopping	Yes
S0123	CTC/016	108-112 High Street & 2 Florence Road, Canvey Island	Canvey Island	South	0.08	Medium - mitigation required to ensure suitability	Not Achievable	Not available	8	Town centre / Shopping	No
S0124	FF01 SITE 21	45 Welbeck Road, Canvey Island	Canvey Island	South	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No

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S0125	FE13 SITE 7	2 Delgada Road, Canvey Island	Canvey Island	South	0.05	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0126	PGB	Land between Canvey Road, Roscommon Way & Northwick Road (Triangle Site), Canvey Island	Canvey Island	West	9.39	Low - significant environmental impacts difficult to mitigate	Achievable now	10 to 15 years	199	Green Belt	Yes
S0127	GB03	West Canvey Road (Frontage), Canvey Island	Canvey Island	West	0.5	Medium - mitigation required to ensure suitability	Not Achievable	5 to 10 years	50	Green Belt	Yes
S0128	CPT/596/12/FUL	27 Craven Avenue, Canvey Island	Canvey Island	West	0.06	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0129	FG02 SITE 5	Land adj 7 Holland Avenue, Canvey Island	Canvey Island	West	1.21	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	27	Green Belt	No
S0130	GF02A	Hadleigh Junior School, Church Road, Hadleigh	Hadleigh	St James	0.6	High - limited mitigation required	Achievable now	Not available	22	Residential	No
S0131	2013/9	244-258 London Road (Garston Block), Hadleigh	Hadleigh	St James	0.33	High - limited mitigation required	Not Achievable	Not available	49	Town centre / Shopping	No
S0132	2010/4/MR	Garden Centre, 555 London Road, Hadleigh	Hadleigh	St James	0.1	High - limited mitigation required	Achievable now	0 to 5 years	6	Residential	No
S0133	2012/4	Hadleigh Police Station, Hadleigh	Hadleigh	St James	0.1	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
S0134	2013/6	20 The Avenue, Hadleigh	Hadleigh	St James	0.07	High - limited mitigation required	Not Achievable	Not available	4	Residential	No
S0135	PE/00039/2013	296 London Road, Hadleigh	Hadleigh	St James	0.02	High - limited mitigation required	Not Achievable	Not available	2	Town Centre / Shopping	No
S0136	CPT/430/12/FUL	391-391a London Road, Hadleigh	Hadleigh	St James	0.01	High - limited mitigation required	Not Achievable	Not available	2	Shopping	No
S0137	2013/10	Land south of Daws Heath Road, Hadleigh	Hadleigh	Victoria	4.7	Low - significant environmental impacts difficult to mitigate	Achievable now	5 to 10 years	90	Green Belt	Yes
S0138	PGB10	Oak Tree Farm (North field) and Southfield Close Extension, Hadleigh	Hadleigh	Victoria	3.66	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	60	Green Belt	Yes
S0139	2012/1	20 Haresland Close, Hadleigh	Hadleigh	Victoria	0.56	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	9	Residential	Yes
S0140	PGB21	Land east of 174 Bramble Road, Hadleigh	Hadleigh	Victoria	0.46	Low - poor accessibility cannot be mitigated.	Achievable now	0 to 5 years	10	Green Belt	Yes
S0141	PGB22(B)	164-240 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.46	Medium - mitigation required to ensure suitability	Not Achievable	Not available	8	Green Belt	Yes
S0142	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.14	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Green Belt	Yes
S0143	14/0422/PREAPP	116 Rayleigh Road, Hadleigh	Hadleigh	Victoria	0.03	High - limited mitigation required	Achievable now	5 to 10 years	4	Residential	No
S0144	CPT/389/11/FUL	Land r/o 491-493 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.1	High - limited mitigation required	Not Achievable	Not available	4	Residential	No
S0145	2014/2	Land East of Manor Trading Estate, Thundersley	Thundersley	St Peters	4.17	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	100	Green Belt	Yes

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE A – SUMMARY

SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0146	PGB46	North of Grasmere, Thundersley	Thundersley	St Peters	2.88	Low - significant environmental impacts difficult to mitigate	Not Achievable	Not available	40	Green Belt	Yes
S0147	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	Thundersley	St Peters	1.8	High - limited mitigation required	Not Achievable	Not available	54	Employment	Yes
S0148	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	Thundersley	St Peters	0.83	High - limited mitigation required	Not Achievable	Not available	25	Employment	Yes
S0149	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	Thundersley	St Peters	0.05	High - limited mitigation required	Not Achievable	Not available	2	Employment	Yes
S0150	FN06 SITE 16	Canvey Supply, 223 London Road, Thundersley	Thundersley	St Peters	0.66	High - limited mitigation required	Not Achievable	Not available	31	Residential	No
S0151	14/0303/PREAPP	Bowercombe, Great Burches Road, Thundersley	Thundersley	St Peters	0.5	Low - poor accessibility cannot be mitigated.	Not Achievable	Not available	2	Green Belt	Yes
S0152	PGB31	Extension to Silverdale, Thundersley	Thundersley	St Peters	0.13	Low - significant environmental impacts and poor accessibility difficult to mitigate	Achievable now	5 to 10 years	2	Green Belt	Yes
S0153	2014/5	Land to the West of Borrowdale Road, Thundersley	Thundersley	St Peters	0.32	Low - significant environmental impacts which would be difficult to mitigate.	Not Achievable	5 to 10 years	6	Green Belt	Yes
S0154	PGB48	West of Bassenthwaite Road, Thundersley	Thundersley	St Peters	0.33	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	2	Residential	No
S0155	FN02 SITE 2	Marimba, Goldfinch Lane, Thundersley	Thundersley	St Peters	0.28	Low - poor accessibility cannot be mitigated.	Not Achievable	Not available	2	Residential / Green Belt	No
S0156	2012/14	34 Linden Road, Thundersley	Thundersley	St Peters	0.08	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0157	FN10 SITE 14	Land adj 2 Thundersley Grove, Thundersley	Thundersley	St Peters	0.04	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0158	CPT/148/07/FUL	131 London Road, Thundersley	Thundersley	St Peters	0.02	High - limited mitigation required	Not Achievable	Not available	1	Town centre / Shopping	No
S0159	FA08 SITE 4	6 Merton Road, Benfleet	Benfleet	Appleton	0.27	High - limited mitigation required	Achievable now	15 years +	4	Residential	No
S0160	FA10 SITE 13	110 Kents Hill Road, Benfleet	Benfleet	Appleton	0.17	High - limited mitigation required	Not Achievable	Not available	3	Residential	No
S0161	FA11 SITE 2	83 Thundersley Park Road, Benfleet	Benfleet	Appleton	0.11	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0162	2007/54	14 London Road, Benfleet	Benfleet	Appleton	0.09	High - limited mitigation required	Not Achievable	Not available	3	Residential	No
S0163	FA09 SITE 20	39 Felstead Road, Benfleet	Benfleet	Appleton	0.09	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0164	2010/7	11 Highfield Avenue, Benfleet	Benfleet	Boyce	0.32	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0165	FB02 SITE 14	Valee Casa, 62 Hill Road, Benfleet	Benfleet	Boyce	0.27	Medium - mitigation required to ensure suitability	Achievable now	15 years +	5	Residential	No

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE A – SUMMARY

SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0166	2007/22	South Benfleet Social Club, 8 Vicarage Hill, Benfleet	Benfleet	Boyce	0.17	High - limited mitigation required	Not Achievable	Not available	12	Residential	No
S0167	FB01 SITE 10	162 Thundersley Park Road, Benfleet	Benfleet	Boyce	0.11	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0168	FB01 SITE 3	188 Thundersley Park Road, Benfleet	Benfleet	Boyce	0.09	High - limited mitigation required	Achievable now	15 years +	1	Residential	No
S0169	FB11 SITE 11	70 St Marys Road, Benfleet	Benfleet	Boyce	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0170	2007/21	3 Vicarage Hill, Benfleet	Benfleet	Boyce	0.06	High - limited mitigation required	Not Achievable	Not available	3	Residential	No
S0171	FB09 SITE 31	Land adj 41 Greenwood Avenue, Benfleet	Benfleet	Boyce	0.06	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0172	FB07 SITE 34	19 Hillside Road, Benfleet	Benfleet	Boyce	0.06	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0173	2007/15	Benfleet Tavern Public House (formerly Appleton Arms), High Road, Benfleet	Benfleet	St Marys	0.25	High - limited mitigation required	Achievable now	5 to 10 years	14	Town centre / Shopping	No
S0174	FM04 SITE 7	116 Cumberland Avenue, Benfleet	Benfleet	St Marys	0.15	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0175	2007/23	Willow Funeral Services, 61 High Road, Benfleet	Benfleet	St Marys	0.13	High - limited mitigation required	Not Achievable	Not available	8	Town centre / Shopping	Yes
S0176	FM10 SITE 4	72 Brook Road, Benfleet	Benfleet	St Marys	0.12	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0177	2007/10	Benfleet Clinic, 513 High Road, Benfleet	Benfleet	St Marys	0.08	High - limited mitigation required	Not Achievable	Not available	4	Residential	No
S0178	FC03 SITE 21	62 Thisselt Road, Canvey Island	Canvey Island	Central	0.1	Medium - mitigation required to ensure suitability	Not Achievable	Not available	2	Residential	No
S0179	FC03 SITE 8	174 Waarden Road, Canvey Island	Canvey Island	Central	0.07	Medium - accessibility poor but within existing urban area. Limited mitigation required.	Achievable now	0 to 5 years	2	Residential	No
S0180	FC10 SITE 26	65 Lionel Road, Canvey Island	Canvey Island	Central	0.06	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0181	FC10 SITE 14	52 Vaagen Road, Canvey Island	Canvey Island	Central	0.05	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0182	FC06 SITE 5	46 Delfzul Road, Canvey Island	Canvey Island	Central	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0183	FC09 SITE 14	33 Roosevel Avenue, Canvey Island	Canvey Island	Central	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0184	FC10 SITE 18	28 Thelma Avenue, Canvey Island	Canvey Island	Central	0.03	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0185	FD06 SITE 11	10 Woodville Road, Canvey Island	Canvey Island	East	0.09	Medium - mitigation required to ensure suitability	Not Achievable	Not available	2	Residential	No
S0186	FD12 SITE 15	34 Beck Road, Canvey Island	Canvey Island	East	0.07	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
S0187	FD10 SITE 4	36 Holbek Road, Canvey Island	Canvey Island	East	0.06	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0188	FD06 SITE 25	61 Taranto Road, Canvey Island	Canvey Island	East	0.05	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No

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SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0189	FD06 SITE 37	29 St. Annes Road, Canvey Island	Canvey Island	East	0.04	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
S0190	FD01 SITE 30	Land adj 15 Stevens Close, Canvey Island	Canvey Island	East	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0191	FD07 SITE 19	44 Gafzelle Drive, Canvey Island	Canvey Island	East	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0192	FD05 SITE 8	Land north 42 Zelham Drive, Canvey Island	Canvey Island	East	0.03	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
S0193	FD04 SITE 11	4 Buren Avenue, Canvey Island	Canvey Island	East	0.03	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0194	FE03 SITE 29	Land adj 63 Nevada Road, Canvey Island	Canvey Island	North	0.12	Medium - mitigation required to ensure suitability	Not Achievable	Not available	3	Residential	No
S0195	CTC/013	11-23 High Street, Canvey Island	Canvey Island	North	0.08	Medium - mitigation required to ensure suitability	Not Achievable	Not available	6	Residential	No
S0196	FD01 SITE 17	The Manse, Woodville Road, Canvey Island	Canvey Island	North	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0197	FE06 SITE 3	55 Heilsburg Road, Canvey Island	Canvey Island	North	0.03	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0198	FE09 SITE 26	The Haven, Korndyk Avenue, Canvey Island	Canvey Island	North	0.03	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0199	FD01 SITE 20	84 Westerland Avenue, Canvey Island	Canvey Island	North	0.02	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
S0200	FF03 SITE 6	17 Poplar Road, Canvey Island	Canvey Island	South	0.11	Medium - mitigation required to ensure suitability	Not Achievable	Not available	2	Residential	No
S0201	2007/113/193A	Rear of Monico Club & car park, Eastern Esplanade, Canvey Island	Canvey Island	South	0.1	Medium - mitigation required to ensure suitability	Not Achievable	Not available	8	Seafront Entertainment Area	Yes
S0202	2012/15	2-6 May Avenue, Canvey Island	Canvey Island	South	0.07	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
S0203	2007/126	2 Elm Road, Canvey Island	Canvey Island	South	0.09	Medium - mitigation required to ensure suitability	Not Achievable	Not available	2	Residential	No
S0204	FF03 SITE 3	2 Labworth Road, Canvey Island	Canvey Island	South	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0205	FF03 SITE 14	18 Elm Road, Canvey Island	Canvey Island	South	0.06	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0206	2007/143	Canvey Club, 162 High Street, Canvey Island	Canvey Island	South	0.06	Medium - mitigation required to ensure suitability	Not Achievable	Not available	2	Residential	No
S0207	FE08 SITE 40	1 Bramble Road, Canvey Island	Canvey Island	South	0.06	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0208	FF01 SITE 24	11 Cottesmore Close, Canvey Island	Canvey Island	South	0.05	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0209	FE08 SITE 41	2 Bramble Road, Canvey Island	Canvey Island	South	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0210	CTC/015	78-88 High Street, Canvey Island	Canvey Island	South	0.03	Medium - mitigation required to ensure suitability	Not Achievable	Not available	6	Town centre / Shopping	No
S0211	FE12 SITE 8	25 Florence Road, Canvey Island	Canvey Island	South	0.03	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
S0212	FE13 SITE 1	22 Odessa Road, Canvey Island	Canvey Island	South	0.03	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE A – SUMMARY

SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0213	2012/24	Land to rear of 29-51 St Agnes Drive, Canvey Island	Canvey Island	West	0.17	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
S0214	2012/18	Land between 12 & 14 St Johns Crescent, Canvey Island	Canvey Island	West	0.11	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	2	Residential	No
S0215	2012/19	Land to rear of 12-18 St Peters Road, Canvey Island	Canvey Island	West	0.08	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	4	Residential	No
S0216	2012/22	Land to rear of 3-15 St Davids Walk, Canvey Island	Canvey Island	West	0.06	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	4	Residential	No
S0217	2012/23	Land to rear of 25-37 St Marks Road, Canvey Island	Canvey Island	West	0.05	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
S0218	FG09 SITE 11	1 Coniston Road, Canvey Island	Canvey Island	West	0.05	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0219	2010/8	Cheriton, Stroma Avenue, Canvey Island	Canvey Island	Winter Gardens	0.35	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	10	Residential	No
S0220	FH05 SITE 17	Land between 15-23 Tabora Avenue, Canvey Island	Canvey Island	Winter Gardens	0.14	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0221	2014/1	Land South of Eastwood Old Road, Eastwood	Hadleigh	Victoria	7.2	Medium - mitigation required to ensure suitability	Not Achievable	Not available	112	Green Belt	Yes
S0222	2012/8	Garage court at Brindles, Canvey Island	Canvey Island	Winter Gardens	0.05	Medium - mitigation required to ensure suitability	Not Achievable	Not available	4	Residential	No
S0223	2013/11	Land north of Eastwood Old Road, Hadleigh	Hadleigh	Victoria	1.27	Low - significant environmental impacts and poor accessibility difficult to mitigate	Achievable now	5 to 10 years	46	Green Belt	Yes
S0224	2013/11	Land north of Eastwood Old Road, Hadleigh	Hadleigh	Victoria	0.55	Low - significant environmental impacts and poor accessibility difficult to mitigate	Achievable now	5 to 10 years	46	Green Belt	Yes
S0225	2013/11	Land north of Eastwood Old Road, Hadleigh	Hadleigh	Victoria	0.63	Low - significant environmental impacts and poor accessibility difficult to mitigate	Achievable now	5 to 10 years	46	Green Belt	Yes
S0226	2012/11	Land adj 430 & 460 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.42	Medium - mitigation required to ensure suitability	Not Achievable	Not available	5	Green Belt	Yes
S0227	2007/99	81 London Road, Hadleigh	Hadleigh	Victoria	0.23	High - limited mitigation required	Not Achievable	Not available	10	Residential	No
S0228	2007/96	Thames Loose Leaf, 289 Kiln Road, Hadleigh	Hadleigh	Victoria	0.18	High - limited mitigation required	Achievable now	5 to 10 years	12	Residential	No
S0229	PGB09	Land south of The Chase, Thundersley	Thundersley	Cedar Hall	7.54	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	180	Green Belt	Yes
S0230	2007/52	Halfords, 543-557 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.41	High - limited mitigation required	Achievable now	5 to 10 years	32	Residential	No
S0231	2007/51	Glendale International Ltd, 533 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.27	High - limited mitigation required	Achievable now	10 to 15 years	18	Employment	Yes

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SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0232	2007/40	343 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.13	High - limited mitigation required	Achievable now	10 to 15 years	10	Residential	No
S0233	2007/92	201-205 Kiln Road, Thundersley	Thundersley	Cedar Hall	0.13	Medium - mitigation required to ensure suitability	Not Achievable	Not available	6	Residential	No
S0234	2012/5	Land to rear of 125-139 Roseberry Avenue, Thundersley	Thundersley	St Georges	0.07	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0235	FK10 SITE 16	Adj 6 Albert Road, Thundersley	Thundersley	St Georges	0.06	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0236	2017/2	Land to the south of A127, Thundersley	Thundersley	St Peters	3.82	Medium - mitigation required to ensure suitability	Not Achievable	Not available	20	Green Belt	Yes
S0237	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	Thundersley	St Peters	0.57	High - limited mitigation required	Not Achievable	Not available	25	Employment	Yes
S0238	FN09 SITE 18	49-51 Rhoda Road North, Thundersley	Thundersley	St Peters	0.15	Medium - mitigation required to ensure suitability	Not Achievable	Not available	2	Residential	No
S0239	FN04 SITE 9	18 Grasmere Road, Thundersley	Thundersley	St Peters	0.11	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0240	FN07 SITE 2	45 Manor Road, Thundersley	Thundersley	St Peters	0.08	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
S0241	FN04 SITE 14	22 Borrowdale Road, Thundersley	Thundersley	St Peters	0.07	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0242	FN06 SITE 20	30 Linden Road, Thundersley	Thundersley	St Peters	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0243	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	Thundersley	St Peters	3.67	High - limited mitigation required	Not Achievable	Not available	88	Employment	Yes
S0244	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	Thundersley	St Peters	0.18	High - limited mitigation required	Not Achievable	Not available	4	Employment	Yes
S0245	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	Thundersley	St Peters	0.4	High - limited mitigation required	Not Achievable	Not available	9	Employment	Yes
S0246	CPT/147/07/FUL	11 Clifton Avenue, Benfleet	Benfleet	Appleton	0.11	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0247	CPT/486/09/OUT	166-168 Kiln Road, Benfleet	Benfleet	Boyce	0.09	High - limited mitigation required	Achievable now	0 to 5 years	3	Residential	No
S0248	FH09 SITE 27	19-23 Third Avenue, Canvey Island	Canvey Island	Winter Gardens	0.05	Medium - mitigation required to ensure suitability	Not Achievable	Not available	2	Shopping	No
S0249	CPT/24/05/FUL	320 London Road, Hadleigh	Hadleigh	St James	0.13	High - limited mitigation required	Achievable now	5 to 10 years	20	Town centre / Shopping	No
S0250	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	Benfleet	Appleton	0.17	High - limited mitigation required	Not Achievable	Not available	8	Town centre / Shopping	No
S0251	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	Benfleet	Appleton	0.38	High - limited mitigation required	Achievable now	5 to 10 years	17	Town centre / Shopping	No
S0252	FA05 SITE 12	286 London Road, Benfleet	Benfleet	Appleton	0.13	High - limited mitigation required	Achievable now	5 to 10 years	5	Residential	No
S0253	2007/67	Maharaja Restaurant, 358 London Road, Benfleet	Benfleet	Appleton	0.12	High - limited mitigation required	Achievable now	0 to 5 years	6	Residential	No
S0254	FA08 SITE 11	23 Clifton Avenue, Benfleet	Benfleet	Appleton	0.12	High - limited mitigation required	Not Achievable	Not available	1	Residential	No

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SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0255	FA02 SITE 7	15 Homefields Avenue, Benfleet	Benfleet	Appleton	0.1	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0256	FA11 SITE 15	30 Avondale Road, Benfleet	Benfleet	Appleton	0.09	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0257	FA02 SITE 5	76 Homefields Avenue, Benfleet	Benfleet	Appleton	0.08	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0258	FA11 SITE 24	179 Thundersley Park Road, Benfleet	Benfleet	Appleton	0.08	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0259	FA01 SITE 17	19 Romsey Road, Benfleet	Benfleet	Appleton	0.05	High - limited mitigation required	Achievable now	5 to 10 years	1	Residential	No
S0260	2007/8	620 High Road, Benfleet	Benfleet	Appleton	0.04	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0261	2013/3	295, 297, 297A Benfleet Road, Benfleet	Benfleet	Boyce	2.04	Low - significant environmental impacts and poor accessibility difficult to mitigate	Not Achievable	Not available	3	Green Belt	Yes
S0262	2007/89	174-176 Kiln Road, Benfleet	Benfleet	Boyce	0.18	High - limited mitigation required	Not Achievable	Not available	11	Residential	No
S0263	FB03 SITE 21	21 Netherfield, Benfleet	Benfleet	Boyce	0.16	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0264	FB03 SITE 31	62 Kiln Road, Benfleet	Benfleet	Boyce	0.15	High - limited mitigation required	Not Achievable	Not available	3	Residential	No
S0265	FB03 SITE 17	14 Hermitage Avenue, Benfleet	Benfleet	Boyce	0.12	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0266	2007/80	36 Kiln Road, Benfleet	Benfleet	Boyce	0.1	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0267	FB05 SITE 9	60 Benfleet Road, Benfleet	Benfleet	Boyce	0.09	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0268	FB03 SITE 16	18 Hermitage Avenue, Benfleet	Benfleet	Boyce	0.08	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0269	FB07 SITE 31	29 Kings Road, Benfleet	Benfleet	Boyce	0.08	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0270	FB07 SITE 5	72 Underhill Road, Benfleet	Benfleet	Boyce	0.08	Medium - accessibility poor but within existing urban area. Limited mitigation required.	Not Achievable	Not available	1	Residential	No
S0271	2007/81	2 Cherrymeade, Benfleet	Benfleet	Boyce	0.08	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0272	FB05 SITE 2	254 Kiln Road, Benfleet	Benfleet	Boyce	0.07	High - limited mitigation required	Achievable now	5 to 10 years	1	Residential	No
S0273	FB09 SITE 39	40 St Marys Drive, Benfleet	Benfleet	Boyce	0.07	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0274	FB09 SITE 37	25 Greenwood Avenue, Benfleet	Benfleet	Boyce	0.06	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0275	FB07 SITE 35	Land adj 18 Alexandra Road, Benfleet	Benfleet	Boyce	0.06	High - limited mitigation required	Not Achievable	Not available	2	Residential	No
S0276	FB06 SITE 20	19 Grove Road, Benfleet	Benfleet	Boyce	0.06	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0277	FB07 SITE 27	11 St Marys Drive, Benfleet	Benfleet	Boyce	0.06	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0278	FM01 SITE 7	66 Wavertree Road, Benfleet	Benfleet	St Marys	0.19	High - limited mitigation required	Achievable now	5 to 10 years	1	Residential	No

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE A – SUMMARY

SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0279	FA10 SITE 16	195-201 Oakfield Road, Benfleet	Benfleet	St Marys	0.17	High - limited mitigation required	Not Achievable	Not available	2	Residential	No
S0280	FM01 SITE 15	44 Uplands Road, Benfleet	Benfleet	St Marys	0.17	High - limited mitigation required	Not Achievable	Not available	2	Residential	No
S0281	FM04 SITE 8	122 Cumberland Avenue, Benfleet	Benfleet	St Marys	0.12	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0282	2007/20	R/o 81-87 High Road, Benfleet	Benfleet	St Marys	0.09	High - limited mitigation required	Not Achievable	Not available	3	Town centre / Shopping	Yes
S0283	FA10 SITE 15	187 Oakfield Road, Benfleet	Benfleet	St Marys	0.08	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0284	FM12 SITE 11	16 Green Road, Benfleet	Benfleet	St Marys	0.08	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0285	FM12 SITE 20	40 Hall Farm Road, Benfleet	Benfleet	St Marys	0.08	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0286	FM10 SITE 3	R/o 36-38 Hope Road, Benfleet	Benfleet	St Marys	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0287	2007/155/56/57	54 Long Road, Canvey Island	Canvey Island	Central	0.15	Medium - mitigation required to ensure suitability	Not Achievable	Not available	2	Residential	No
S0288	2007/175	302-304 Long Road, Canvey Island	Canvey Island	Central	0.11	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0289	FC03 SITE 11	78 Thisselt Road, Canvey Island	Canvey Island	Central	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	3	Residential	No
S0290	FC02 SITE 16	64 Urmond Road, Canvey Island	Canvey Island	Central	0.05	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0291	FC10 SITE 28	18 Sydervelt Road, Canvey Island	Canvey Island	Central	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0292	FD04 SITE 20	57 Point Road, Canvey Island	Canvey Island	East	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0293	FD11 SITE 17	7 Park Road, Canvey Island	Canvey Island	East	0.06	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0294	FD05 SITE 7	31 Aalten Avenue, Canvey Island	Canvey Island	East	0.06	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0295	FD06 SITE 5	234 High Street, Canvey Island	Canvey Island	East	0.05	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0296	FD01 SITE 27	29 Geylen Road, Canvey Island	Canvey Island	East	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0297	FD06 SITE 7	16 Hope Road, Canvey Island	Canvey Island	East	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0298	FD09 SITE 20	46 Marine Avenue, Canvey Island	Canvey Island	East	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0299	FD06 SITE 28	58 Hope Road, Canvey Island	Canvey Island	East	0.03	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0300	FD09 SITE 3	38 Weel Road, Canvey Island	Canvey Island	East	0.03	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0301	FD05 SITE 10	11 Chapman Road, Canvey Island	Canvey Island	East	0.03	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0302	FD09 SITE 25	3 Marine Avenue, Canvey Island	Canvey Island	East	0.03	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0303	FD09 SITE 26	28 Station Road, Canvey Island	Canvey Island	East	0.03	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE A – SUMMARY

SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0304	FD01 SITE 15	10 Yamburg Road, Canvey Island	Canvey Island	North	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0305	FE03 SITE 20	11 Miltsin Avenue, Canvey Island	Canvey Island	North	0.03	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0306	2007/122/123	204-206 Furtherwick Road, Canvey Island	Canvey Island	South	0.22	Medium - mitigation required to ensure suitability	Not Achievable	Not available	5	Residential	No
S0307	FF04 SITE 19	58 Leigh Road, Canvey Island	Canvey Island	South	0.11	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0308	FF05 SITE 34	23-25 Meynell Avenue, Canvey Island	Canvey Island	South	0.1	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0309	2007/120	1 Marine Approach, Canvey Island	Canvey Island	South	0.08	Medium - mitigation required to ensure suitability	Not Achievable	Not available	2	Residential	No
S0310	FF01 SITE 1	85 Long Road, Canvey Island	Canvey Island	South	0.08	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0311	FG09 SITE 5	20 Rose Road, Canvey Island	Canvey Island	South	0.08	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0312	FF04 SITE 25	Rear gardens of 31 & 33 Marine Approach, Canvey Island	Canvey Island	South	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0313	2007/118	2 Meynell Avenue, Canvey Island	Canvey Island	South	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0314	FF01 SITE 20	29 Welbeck Road, Canvey Island	Canvey Island	South	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0315	FG09 SITE 4	22 Rose Road, Canvey Island	Canvey Island	South	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0316	2007/150	1 Gafzelle Drive, Canvey Island	Canvey Island	South	0.06	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0317	FF02 SITE 27	176 Furtherwick Road, Canvey Island	Canvey Island	South	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0318	FF01 SITE 16	4 Welbeck Road, Canvey Island	Canvey Island	South	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0319	FF01 SITE 11	6 Westwood Road, Canvey Island	Canvey Island	South	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0320	FE12 SITE 15	19 Juliers Road, Canvey Island	Canvey Island	South	0.03	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0321	FE12 SITE 3	Land between 5 & 7 Oxford Road, Canvey Island	Canvey Island	South	0.02	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0322	GB05(B)	Thorney Bay Park West, Thorney Bay Road, Canvey Island (Park Homes)	Canvey Island	West	9.6	Low - risk posed by hazardous installation and poor accessibility difficult to mitigate	Achievable now	0 to 5 years	0	Long Term Residential	No
S0323	CPT/111/02/FUL	Holehaven Caravan Park, Haven Road, Canvey Island	Canvey Island	West	0.8	Low - risk posed by hazardous installation and poor accessibility difficult to mitigate	Not Achievable	Not available	7	Residential	No
S0324	2007/189	186 Canvey Road, Canvey Island	Canvey Island	West	0.11	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	2	Residential	No
S0325	FG05 SITE 4	393 Long Road, Canvey Island	Canvey Island	West	0.09	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE A – SUMMARY

SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0326	2007/167	Whiteways, 1 Thorney Bay Road, Canvey Island	Canvey Island	West	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0327	2007/178	Canvey Village Surgery, 391 Long Road, Canvey Island	Canvey Island	West	0.06	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0328	2007/181	1 Village Hall Close, Canvey Island	Canvey Island	West	0.05	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0329	FG08 SITE 1	211 Long Road, Canvey Island	Canvey Island	West	0.05	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0330	2007/195	1a Hawkesbury Road, Canvey Island	Canvey Island	West	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0331	2007/196	Doctors Surgery, 409 Long Road, Canvey Island	Canvey Island	West	0.04	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0332	FH05 SITE 16	Rosary, Tabora Avenue, Canvey Island	Canvey Island	Winter Gardens	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0333	FH03 SITE 3	Adj to Syringa, Somnes Avenue, Canvey Island	Canvey Island	Winter Gardens	0.05	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0334	2010/6	25-31 & 37-39 Scrub Lane, Hadleigh	Hadleigh	St James	0.6	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	16	Residential	No
S0335	2012/5/MR	1-3 Park Chase, Hadleigh	Hadleigh	St James	0.13	High - limited mitigation required	Not Achievable	Not available	4	Residential	No
S0336	2010/3/MR	683-687 London Road, Hadleigh	Hadleigh	St James	0.09	High - limited mitigation required	Not Achievable	Not available	5	Residential	No
S0337	PE/00010/2014	Land to rear of 50 & 52 Seymour Road, Hadleigh	Hadleigh	St James	0.02	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0338	2007/41	394-402 Rayleigh Road, Hadleigh	Hadleigh	Victoria	0.22	High - limited mitigation required	Not Achievable	Not available	14	Residential	No
S0339	FP01 SITE 22	73 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.17	High - limited mitigation required	Achievable now	5 to 10 years	1	Residential	No
S0340	FP03 SITE 14	284 Rayleigh Road, Hadleigh	Hadleigh	Victoria	0.15	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0341	CPT/174/07/FUL	319 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.11	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0342	FP04 SITE 1	419 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.11	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0343	CPT/70/13/OUT	80 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.1	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0344	FA11 SITE 18	141 Thundersley Park Road, Benfleet	Thundersley	Appleton	0.08	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0345	2007/46/47	477-489 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.33	High - limited mitigation required	Not Achievable	Not available	9	Residential	No
S0346	FN11 SITE 9	37 Kiln Road, Thundersley	Thundersley	Cedar Hall	0.18	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0347	2007/94	Rear of 221-229 Kiln Road, Thundersley (previously known as 221-235 Kiln Road, Thundersley)	Thundersley	Cedar Hall	0.16	High - limited mitigation required	Not Achievable	Not available	4	Residential	No

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE A – SUMMARY

SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0348	FJ08 SITE 7	243 Hart Road, Thundersley	Thundersley	Cedar Hall	0.12	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0349	FJ07 SITE 14	68 The Chase, Thundersley	Thundersley	Cedar Hall	0.11	High - limited mitigation required	Achievable now	5 to 10 years	1	Residential	No
S0350	FJ08 SITE 5	205 Hart Road, Thundersley	Thundersley	Cedar Hall	0.08	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0351	2007/50	529 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.07	High - limited mitigation required	Achievable now	5 to 10 years	3	Residential	No
S0352	2007/85	1 Warren Chase, Thundersley	Thundersley	Cedar Hall	0.07	High - limited mitigation required	Achievable now	5 to 10 years	3	Residential	No
S0353	FJ04 SITE 14	R/o 4-5 Deerpark Close, Thundersley	Thundersley	Cedar Hall	0.07	High - limited mitigation required	Not Achievable	Not available	2	Residential	No
S0354	2007/58	101 & 105 London Road & 1 Rushbottom Lane, Thundersley	Thundersley	St Georges	0.15	High - limited mitigation required	Not Achievable	Not available	11	Town centre / Shopping	No
S0355	FK10 SITE 28	12 Ivy Road, Thundersley	Thundersley	St Georges	0.08	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0356	FK08 SITE 4	Formosa, Roseberry Avenue, Thundersley	Thundersley	St Georges	0.06	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0357	2007/79	Ex Social services building, 535 London Road, Thundersley	Thundersley	St Peters	0.19	High - limited mitigation required	Not Achievable	Not available	8	Residential	No
S0358	FN10 SITE 5	64 Kenneth Road, Thundersley	Thundersley	St Peters	0.16	High - limited mitigation required	Achievable now	5 to 10 years	1	Residential	No
S0359	FN10 SITE 12	164 Kenneth Road, Thundersley	Thundersley	St Peters	0.11	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
S0360	FN09 SITE 25	Birchwood, Thundersley Grove, Thundersley	Thundersley	St Peters	0.09	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0361	FN10 SITE 3	18 Coombewood Drive, Thundersley	Thundersley	St Peters	0.07	High - limited mitigation required	Not Achievable	Not available	1	Residential	No
S0362	2007/68	Benfleet Dental Clinic, 3 Downer Road North, Thundersley	Thundersley	St Peters	0.06	High - limited mitigation required	Not Achievable	Not available	2	Residential	No
S0363	FN04 SITE 5	1 Langford Crescent & r/o 27 & 29 Raymonds Drive, Thundersley	Thundersley	St Peters	0.02	High - limited mitigation required	Achievable now	5 to 10 years	1	Residential	No
S0364	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Benfleet	Boyce	0.28	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	4	Green Belt	No
S0365	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Benfleet	Boyce	0.61	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	9	Green Belt	No
S0366	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Benfleet	Boyce	0.67	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	10	Green Belt	No
S0367	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	Thundersley	St Peters	0.13	High - limited mitigation required	Not Achievable	Not available	8	Employment	Yes
S0368	N/A	Recycling Centres for Household Waste	Canvey Island	West	2.11	Medium - mitigation required to ensure suitability	Not Achievable	Not available	0	Green Belt	Yes

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE A – SUMMARY

SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
		(RCHW), Canvey Road, Canvey Island									
S0369	PGB20	Land west of Keswick Road, Thundersley	Thundersley	St Peters	0.41	High - limited mitigation required	Achievable now	5 to 10 years	7	Green Belt	Yes
S0370	PGB20	Land west of Keswick Road, Thundersley	Thundersley	St Peters	0.12	High - limited mitigation required	Achievable now	5 to 10 years	2	Green Belt	Yes
S0371	2012/16	Land to rear of 187-209 Link Road, Canvey Island	Canvey Island	Winter Gardens	0.1	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	3	Residential	No
S0372	2012/17	Land between 43 & 45 Benderloch, Canvey Island	Canvey Island	Winter Gardens	0.09	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	2	Residential	No
S0373	2012/20	Land r/o 56-80 North Avenue, Canvey Island	Canvey Island	Central	0.43	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	10	Residential	No
S0374	2012/25	Land adjacent 2 Cedar Road, Canvey Island	Canvey Island	Central	0.07	Medium - accessibility poor but within existing urban area. Limited mitigation required.	Achievable now	5 to 10 years	1	Residential	No
S0375	2012/26	Land between 20 & 26 Marine Avenue, Canvey Island	Canvey Island	East	0.03	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
S0376	2012/27	Land between 64 & 68 Kingsmere, Hadleigh	Hadleigh	Victoria	0.07	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	4	Residential	No
S0377	2012/28	Land between 12 & 14 Merrivale, Benfleet	Benfleet	St Marys	0.06	High - limited mitigation required	Achievable now	5 to 10 years	1	Residential	No
S0378	2012/29	Land between 37 & 45 Merrivale, Benfleet	Benfleet	St Marys	0.04	High - limited mitigation required	Achievable now	5 to 10 years	2	Residential	No
S0379	2012/31	Land between 14 & 16 Tilburg Road, Canvey Island	Canvey Island	Central	0.03	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
S0380	2012/32	Land adj 31 St Christopher's Close, Canvey Island	Canvey Island	West	0.13	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	3	Residential	No
S0381	2013/1	Land adj 24 Windsor Gardens, Hadleigh	Hadleigh	Victoria	0.06	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	2	Residential	No
S0382	FC01 SITE 23	Land adj 38 Maple Way, Canvey Island	Canvey Island	Central	0.04	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
S0383	FC01 SITE 26	Land opposite 77-83 Maple Way, Canvey Island	Canvey Island	Central	0.11	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	2	Residential	No
S0384	FC01 SITE 4	Land adj 16 Pine Close, Canvey Island	Canvey Island	Central	0.07	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	2	Residential	No
S0385	FC04 SITE 11	Land adj 13 Linden Way, Canvey Island	Canvey Island	Central	0.05	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
S0386	FC04 SITE 17	Land adj 15 Little Gypps Road, Canvey Island	Canvey Island	Central	0.11	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
S0387	FC01 SITE 19	Land adj 21 Cherry Close, Canvey Island	Canvey Island	Central	0.03	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
S0388	FC04 SITE 8	Land adj 32 Linden Way, Canvey Island	Canvey Island	Central	0.04	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE A – SUMMARY

SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0389	FC05 SITE 1	Land between 18 & 20 Little Gypps Road, Canvey Island	Canvey Island	Central	0.04	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
S0390	FD08 SITE 3	173 Eastern Esplanade, Canvey Island	Canvey Island	East	0.05	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	2	Residential	No
S0391	FD08 SITE 4	Land between Shell Beach Road, Margareten Avenue & Eastern Esplanade, Canvey Island	Canvey Island	East	0.09	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	4	Residential	No
S0392	PGB09	Land off Kiln Road/North of The Chase, Thundersley	Thundersley	Cedar Hall	0.97	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	11	Green Belt	Yes
S0393	N/A	Land east of Bassentwaite Road, Thundersley	Thundersley	St Peters	0.34	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	3	Green Belt	Yes
S0394	N/A	Land to the east of Consiton Road, Thundersley	Thundersley	St Peters	0.63	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	2	Green Belt	Yes
S0395	N/A	Christmas Tree Farm, Rhoda Road, Benfleet	Benfleet	Appleton	0.43	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	12	Green Belt	Yes
S0396	N/A	160 Clifton Avenue, Benfleet	Benfleet	Appleton	0.1	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
S0397	N/A	Playing field north of The Chase, Thundersley	Thundersley	St Peters	3.24	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	90	Green Belt	Yes
S0398	N/A	Kings Park, Canvey Island	Canvey Island	Canvey Island North	1.9	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	50	Green Belt	Yes
S0399	N/A	61-69 Hart Road, Thundersley	Thundersley	St Peters	0.11	High - limited mitigation required	Achievable now	5 to 10 years	2	Mixed use	No
S0400	N/A	Land between Essex Way and Vicarage Hill, Benfleet	Benfleet	Boyce	3.37	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	100	Green Belt	Yes
S0401	N/A	Land between Essex Way and 234 Vicarage Hill, Benfleet	Benfleet	Boyce	0.76	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	10	Green Belt	Yes
S0402	N/A	Land adjacent 37 The Dale, Benfleet	Benfleet	Boyce	0.19	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	2	Green Belt	Yes
S0403	N/A	210 & 212 High Road, Benfleet	Benfleet	Boyce	0.04	High - limited mitigation required	Achievable now	0 to 5 years	5	Residential	No
S0404	N/A	Land to the rear of 201 Vicarage Hill, Benfleet	Benfleet	Boyce	0.15	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Green Belt	Yes
S0405	N/A	Land to the east of Borrowdale Road, Thundersley	Thundersley	St Peters	0.41	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	5	Green Belt	Yes
S0406	N/A	191-193 High Road, Benfleet	Benfleet	Boyce	0.12	High - limited mitigation required	Achievable now	0 to 5 years	14	Residential	No
S0407	N/A	Land on the south side of London Road, Benfleet	Benfleet	Boyce	1.11	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	7	Green Belt	Yes
S0408	N/A	Land on the east side of Thundersley Park Road, Benfleet	Benfleet	Boyce	0.31	High - limited mitigation required	Achievable now	0 to 5 years	2	Green Belt	Yes

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE A – SUMMARY

SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0409	N/A	Land at the junction of Thundersley Park Road and Hill road, South Benfleet	Benfleet	Boyce	0.78	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	3	Green Belt	Yes
S0410	N/A	Land to the east of Church View Road, Thundersley, Benfleet	Benfleet	St Peters	0.08	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Green Belt	Yes
S0411	N/A	Land to the west of Church View Road, Thundersley, Benfleet	Benfleet	St Peters	0.74	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Green Belt	Yes
S0412	N/A	Land at the rear of 301 Rayleigh Road, Benfleet	Benfleet	Cedar Hall	0.56	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	16	Green Belt	Yes
S0413	N/A	Russell House and Theo Hall, Canvey Road, Canvey Island	Canvey Island	Canvey Island West	0.43	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	12	Green Belt	Yes
S0414	N/A	Thatch Farm, Bramble Crescent, Hadleigh	Hadleigh	Victoria	1.05	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	3	Green Belt	Yes
S0415	N/A	Burches Livery Centre, 1 Caversham Villas, Great Burches Road, Thundersley	Thundersley	St Peters	2.58	Low - poor accessibility cannot be mitigated.	Not Achievable	5 to 10 years	12	Green Belt	Yes
S0416	N/A	Howard Hall, 231 Benfleet Rd, Benfleet	Benfleet	Boyce	3.65	Medium - mitigation required to ensure suitability	Not Achievable	0 to 5 years	35	Green Belt	Yes
S0417	N/A	Birches View, Great Burches Road, Thundersley	Thundersley	St Peters	1.5	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	1	Green Belt	Yes
S0418	N/A	157 Chesterfield Avenue, Benfleet	Benfleet	St Peters	0.68	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	20	Green Belt	Yes
S0419	N/A	27 - 29 Geylen Road, Canvey Island	Canvey Island	Canvey Island East	0.04	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	2	Residential	No
S0420	N/A	Land to the rear of 2 Badgers Way, Benfleet	Benfleet	Boyce	0.16	High - limited mitigation required	Achievable now	0 to 5 years	4	Green Belt	Yes
S0421	N/A	The Lodge, Rhoda Road, Benfleet	Benfleet	Boyce	0.29	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	8	Green Belt	Yes
S0422	N/A	High Warren Farm, Vicarage Hill, Benfleet	Benfleet	Boyce	9.84	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	60	Green Belt	Yes
S0423	N/A	30-32 Essex Way, Benfleet	Benfleet	Boyce	0.1	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	14	Residential	No
S0424	N/A	59 South View Road, Benfleet	Benfleet	Appleton	0.06	High - limited mitigation required	Achievable now	0 to 5 years	3	Residential	No
S0425	N/A	430 London Road, Benfleet	Benfleet	Boyce	0.14	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	13	Green Belt	Yes
S0426	N/A	Stafford Court Care Home, Venables Close, Canvey Island	Canvey Island	Canvey Island South	0.33	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	0	Residential	No
S0427	N/A	Coniston Farm, Coniston Road, Benfleet	Thundersley	St Peters	2.81	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	75	Green Belt	Yes
S0428	N/A	Land at London Road and east of Downer Road North, South Benfleet	Thundersley	St Peters	0.5	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	16	Green Belt	Yes

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE A – SUMMARY

SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0429	N/A	Land at Oakleigh Nurseries, Goldfinch Lane, Benfleet	Thundersley	St Peters	2.07	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	60	Green Belt	Yes
S0430	N/A	Land to the east of Coniston Farm, Coniston Road, Benfleet	Thundersley	St Peters	0.77	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	21	Green Belt	Yes
S0431	N/A	Land south of Roscommon Way & west of Haven Road, Canvey Island	Canvey Island	Canvey Island West	7.66	Low - Significant environmental impacts which would be difficult to mitigate for housing development, however could be suitable for other uses.	Not Achievable	0 to 5 years	0	Green Belt	Yes
S0432	N/A	Land south of Roscommon Way, Canvey Island	Canvey Island	Canvey Island West	0.56	Low - Significant environmental impacts which would be difficult to mitigate for housing development, however could be suitable for other uses.	Not Achievable	0 to 5 years	0	Green Belt	Yes
S0433	N/A	Land at the Deanes Academy, Daws Heath Road, Benfleet	Hadleigh	Victoria	5.77	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	100	Green Belt	Yes
S0434	N/A	Land adjoining Greenacre, 156 Bowers Road, Benfleet	Benfleet	Boyce	0.44	High - limited mitigation required	Achievable now	0 to 5 years	9	Green Belt	Yes
S0435	N/A	Brookside Cottage, Hilltop Avenue, Benfleet	Benfleet	Boyce	0.95	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	20	Green Belt	Yes
S0436	14/0525/PREAPP	364 London Road, Hadleigh	Hadleigh	St James	0.01	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	9	Residential	No
S0437	18/0661/OUT	54 Beech Road, Hadleigh	Hadleigh	St James	0.12	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	14	Residential	No
S0438	17/0778/OUT	Land adjacent 573 High Road, Benfleet	Benfleet	Appleton	0.06	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
S0439	N/A	9//17 Kent Hill Road, Benfleet	Benfleet	St Marys	0.16	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	11	Employment	Yes
S0440	N/A	19-27 Kents Hill Road, Benfleet	Benfleet	St Marys	0.26	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	23	Employment	Yes
S0441	N/A	Walsingham House, Lionel Road, Canvey Island	Canvey Island	Canvey Island Central	1.57	Medium - mitigation required to ensure suitability	Achievable in the future	5 to 10 years	32	School/worship	Yes
S0442	14/0668/FUL	396 London Road, Benfleet	Benfleet	Appleton	0.23	High - limited mitigation required	Achievable now	0 to 5 years	22	Employment	Yes
S0443	N/A	90 High Street, Canvey Island	Canvey Island	South	0.02	Medium - mitigation required to ensure suitability	Not Achievable	Not available	0	Town centre / Shopping	Yes
S0444	17/1028/FUL	Land adjacent 14 Thundersley Park Road, Benfleet	Benfleet	Boyce	0.02	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
S0445	N/A	246-250 High Road, Benfleet	Benfleet	Boyce	0.09	High - limited mitigation required	Achievable now	0 to 5 years	11	Town centre / Shopping	Yes
S0446	N/A	Land at Northwick Stables & Northwick Poultry Farm, Northwick Road, Canvey Island	Canvey Island	Canvey Island West	1.07	Medium - mitigation required to ensure suitability	Not Achievable	5 to 10 years	12	Residential	Yes

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE A – SUMMARY

SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0447	PGB42	Copperfield Stables, Fane Road, Thundersley	Thundersley	St Peters	2.84	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	85	Green Belt/Residential	Yes
S0448	PGB42	Land south of Copperfield Stables CFS92	Thundersley	St Peters	2.01	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	60	Green Belt	Yes
S0449	N/A	Hillview, Windermere Road, Benfleet	Thundersley	St Peters	0.63	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	17	Green Belt	Yes
S0450	PGB42	Tideways, Great Burches Road, Thundersley	Thundersley	St Peters	0.4	Low - poor accessibility cannot be mitigated.	Not Achievable	5 to 10 years	20	Green Belt	Yes
S0451	N/A	Land to the west of Consiton Road, Thundersley	Thundersley	St Peters	0.26	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	16	Green Belt	Yes
S0452	N/A	Land to the west of Consiton Road, Thundersley	Thundersley	St Peters	2.43	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	72	Green Belt	Yes
S0453	PGB42	Land lying to the south side of Burches Road, Thundersley	Thundersley	St Peters	3.81	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	113	Green Belt	Yes
S0454	PGB42	Land lying to the south west of Fane Road, Thundersley	Thundersley	St Peters	5.7	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	170	Green Belt	Yes
S0455	PGB09	Land south of The Chase, Thundersley	Thundersley	Cedar Hall	1.65	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	30	Green Belt	Yes
S0456	PGB09	Land north of The Chase, Thundersley	Thundersley	Cedar Hall	2.27	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	40	Green Belt	Yes
S0457	PGB42	Land at Regamey, Fane Road, Thundersley	Thundersley	St Peters	2	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	59	Green Belt	Yes
S0458	PGB42	Land at Wyoming, Fane Road, Thundersley	Thundersley	St Peters	0.8	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	23	Green Belt	Yes
S0459	PGB42	Workshops, Homestead Farm, Great Burches Road, Benfleet	Thundersley	St Peters	1.08	Low - poor accessibility cannot be mitigated.	Not Achievable	5 to 10 years	31	Green Belt	Yes
S0460	PGB42	Oak Farm, Arterial Road, Thundersley	Thundersley	St Peters	0.83	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	80	Green Belt	Yes
S0461	PGB42	Land at Allingham, Fane Road, Thundersley	Thundersley	St Peters	2.47	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	60	Green Belt	Yes
S0462	PGB42	The Nook, Arterial Road, Thundersley	Thundersley	St Peters	0.06	Low - poor accessibility cannot be mitigated.	Not Achievable	5 to 10 years	0	Green Belt	Yes
S0463	N/A	Land east of Windermere Road, Thundersley	Thundersley	St Peters	0.11	Low - poor accessibility cannot be mitigated.	Not Achievable	5 to 10 years	1	Green Belt	Yes
S0464	PGB42	Land including and surroung Lynchgate Farm, Arterial Road, Thundersley	Thundersley	St Peters	26.05	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	1000	Green Belt	Yes
S0465	PGB42	Land on the North Side of Fane Road, Thundersley	Thundersley	St Peters	0.81	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	24	Green Belt	Yes
S0466	PGB42	Long Acre Nursery, Great Burches Road, Thundersley	Thundersley	St Peters	0.36	Low - poor accessibility cannot be mitigated.	Not Achievable	0 to 5 years	6	Green Belt	Yes

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE A – SUMMARY

SITE DETAILS						SHLAA FINDINGS				POLICY IMPLICATIONS	
New Reference	Previous Reference	Name	Town	Ward	Size (ha)	OVERALL SUITABILITY	ACHIEVABILITY	AVAILABILITY	Capacity	Current Policy Designation	Change of Policy Required?
S0467	N/A	Land north of Grange Road, Thundersley	Thundersley	St Peters	1.1	Low - poor accessibility cannot be mitigated.	Not Achievable	5 to 10 years	33	Green Belt	Yes
S0468	N/A	Land north of Grange Road, Thundersley	Thundersley	St Peters	0.97	Low - poor accessibility cannot be mitigated.	Not Achievable	Not available	29	Green Belt	Yes
S0469	N/A	Land west of Great Burches Farm, Great Burches Road, Thundersley	Thundersley	St Peters	0.79	Low - poor accessibility cannot be mitigated.	Not Achievable	5 to 10 years	23	Green Belt	Yes
S0470	PGB42	Janda Fields, Fane Road, Thundersley	Thundersley	St Peters	0.81	Low - poor accessibility cannot be mitigated.	Not Achievable	5 to 10 years	23	Green Belt	Yes
S0471	N/A	Land south of Grange Road, Thundersley	Thundersley	St Peters	0.32	Low - poor accessibility cannot be mitigated.	Not Achievable	5 to 10 years	3	Green Belt	Yes
S0472	PGB42	Land north of Burches Road, Thundersley	Thundersley	St Peters	0.84	Low - poor accessibility cannot be mitigated.	Not Achievable	5 to 10 years	21	Green Belt	Yes
S0473	N/A	Land to the east of 451 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.66	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	19	Green Belt	Yes
S0474	N/A	Former Hall site, Richmond Avenue, Benfleet	Benfleet	St Marys	1.33	Low suitability - as within FRZ3b, a flood storage reservoir as designated by the EA.	Achievable now	5 to 10 years	39	Community use	Yes
S0475	PGB42	Land north of Allingham, Fane Road, Thundersley	Thundersley	St Peters	1.53	Low - poor accessibility cannot be mitigated.	Not Achievable	5 to 10 years	44	Green Belt	Yes
S0476	N/A	Poplars, Windermere Road, Thundersley	Thundersley	St Peters	0.54	Low - poor accessibility cannot be mitigated.	Not Achievable	5 to 10 years	2	Green Belt	Yes
S0477	N/A	Land to the east of Coniston Road, Thundersley	Thundersley	St Peters	0.63	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	2	Green Belt	Yes

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME

SITE DETAILS					DELIVERY OVER TIME				
New Reference	Previous Reference	Name	Capacity	AVAILABILITY	Delivery 2018 - 2023	Delivery 2023 - 2028	Delivery 2028 - 2033	Delivery 2033 +	Not Available and/or Suitable
S0001	16/0573/FUL	316 London Road, Benfleet	14	0 to 5 years	14				
S0002	15/0301/FUL	64 Kimberley Road, Benfleet	1	Not available					1
S0003	FA05 SITE 9	20 Gifford Road, Benfleet	2	Not available					2
S0004	FA11 SITE 14	12 Avondale Road, Benfleet	1	Not available					1
S0005	CPT/129/10/FUL	679 High Road, Benfleet	3	Not available					3
S0006	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	1	Not available					1
S0007	PGB05	Land between Felstead Road and Catherine Road, Benfleet	86	0 to 5 years	70	16			
S0008	2013/2	Wall Wood & 291 Benfleet Road, Benfleet	0	Not available					0
S0009	PGB08	Land to south of Essex Way, Benfleet	30	0 to 5 years	15	15			
S0010	2012/10	44 Badger Hall Avenue, Benfleet	2	Not available					2
S0011	15/0501/FUL	84 Vicarage Hill, Benfleet	2	0 to 5 years	2				
S0012	2007/18	240-244 High Road, Benfleet	19	0 to 5 years	19				
S0013	PGB44	Land between 24-34 Crescent Road, Benfleet	3	5 to 10 years		3			
S0014	2013/4	87-97 High Street, Benfleet	14	0 to 5 years	14				
S0015	15/0957/FUL	74 Essex Way, Benfleet	1	0 to 5 years	1				
S0016	15/0911/FUL	Land adjacent 2 Wensley Road, Benfleet	1	0 to 5 years	1				
S0017	PGB30(C)	Land South of Jotmans Lane, Benfleet	400	0 to 5 years	145	255			
S0018	2014/3	Land to the north & west of The Hoy & Helmet Public House, High Street, Benfleet	14	Not available					14
S0019	16/0266/PREAPP	65 Thundersley Park Road, 1 & 1a Clarence Road, Benfleet	1	0 to 5 years	1				
S0020	16/0765/FUL	71 Watlington Road, Benfleet	2	0 to 5 years	2				
S0021	16/0494/FUL	1 Wincoat Close, Benfleet	1	Not available					1
S0022	15/0952/FUL	117-123 London Road, Benfleet	10	Not available					10
S0023	CPT/684/12/FUL	Land between 117 & 123 Lionel Road, Canvey Island	2	0 to 5 years	2				
S0024	CPT/446/13/FUL	Land adjacent 134 Cedar Road, Canvey Island	1	Not available					1
S0025	14/0095/PREAPP	Land R/o 3 Vaagen Road, Canvey Island	1	Not available					1
S0026	ELR02 SITE 2	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	50	0 to 5 years	20	30			
S0027	CPT/315/13/FUL	Land to East of Wall Road, Canvey Island	1	0 to 5 years	1				
S0028	CTC/019	125-127 High Street, Canvey Island	14	0 to 5 years	14				
S0029	2007/145	R/O 149-153 High Street, Canvey Island	3	Not available					3
S0030	14/0015/FUL	19 Larup Avenue, Canvey Island	3	Not available					3
S0031	GB05 (A1)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 1	113	0 to 5 years	113				
S0032	CPT/484/12/FUL & CPT/671/12/FUL	Thames Court, Western Esplanade, Canvey Island	2	Not available					2
S0033	14/0016/FUL	23 May Avenue, Canvey Island	1	Not available					1
S0034	CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	1	Not available					1
S0035	GB02	East of Canvey Road, Canvey Island	275	10 to 15 years			45	230	
S0036	CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	11	0 to 5 years	11				
S0037	CPT/498/12/FUL	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	4	0 to 5 years	4				
S0038	16/0504/FUL	King Canute PH & Land Adjacent Canvey Road, Canvey Island	4	0 to 5 years	4				
S0039	17/0071/FUL	29 Denham Road, Canvey Island	2	0 to 5 years	2				
S0040	16/0053/FUL	34 Gafzelle Drive, Canvey Island	1	0 to 5 years	1				
S0041	16/0051/FUL	1 Northfalls Road, Canvey Island	1	0 to 5 years	1				

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME

SITE DETAILS					DELIVERY OVER TIME				
New Reference	Previous Reference	Name	Capacity	AVAILABILITY	Delivery 2018 - 2023	Delivery 2023 - 2028	Delivery 2028 - 2033	Delivery 2033 +	Not Available and/or Suitable
S0042	14/0465/FUL	7 Kollum Road, Canvey	1	0 to 5 years	1				
S0043	PGB05	Land between Felstead Road and Catherine Road, Benfleet	22	0 to 5 years	22				
S0044	16/0783/FUL / 18/0677	Land adj 64 Winterswyk Avenue, Canvey Island	1	0 to 5 years	1				
S0045	15/0423/FUL	58 Central Wall Road, Canvey Island	1	0 to 5 years	1				
S0046	15/0595/FUL	109 Long Road, Canvey Island	7	0 to 5 years	7				
S0047	14/0446/FUL	25 Craven Avenue, Canvey	1	Not available					1
S0048	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	5	0 to 5 years	5				
S0049	GF02B	Land off Scrub Lane, Hadleigh	49	0 to 5 years	49				
S0050	2013/8	The Island Site, High Street / London Road, Hadleigh	52	5 to 10 years		52			
S0051	CPT/193/07/FUL	4-12 Park Chase, Hadleigh	21	0 to 5 years	21				
S0052	2007/111	Tower Radio, 573-581 London Road, Hadleigh	14	0 to 5 years	14				
S0053	CPT/99/08/FUL	325-339 London Road, Hadleigh	13	Not available					13
S0054	15/0858/FUL	106 Rectory Road, Benfleet	1	Not available					1
S0055	16/0057/FUL	14 St Marks Road, Hadleigh	2	0 to 5 years	2				
S0056	16/0589/FUL	643-645 London Road, Hadleigh	2	0 to 5 years	2				
S0057	15/0793/FUL	363 London Road, Hadleigh	4	Not available					4
S0058	CPT/600/12/FUL	121 Church Road, Hadleigh	1	0 to 5 years	1				
S0059	15/0715/CPA	82 High Street, Hadleigh	6	0 to 5 years	6				
S0060	16/0069/FUL	231 London Road, Hadleigh	6	0 to 5 years	6				
S0061	14/0028/FUL	Land Rear Of Holbrook House, Church Road, Hadleigh	1	Not available					1
S0062	16/0190/CPA	387 London Road, Hadleigh	4	Not available					4
S0063	16/0527/CPA & 16/0729/FUL	88 High Street, Hadleigh	5	0 to 5 years	5				
S0064	16/0014/FUL	2A Castle Road, Hadleigh	1	0 to 5 years	1				
S0065	16/0088/CPA	80 High Street, Hadleigh	3	0 to 5 years	3				
S0066	GB06	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	430	0 to 5 years	80	250	100		
S0067	2012/7	Solby Wood Farm, Daws Heath Road, Hadleigh	46	5 to 10 years		46			
S0068	PGB40	Brook Farm (east of Daws Heath Road), Hadleigh	125	5 to 10 years		70	55		
S0069	PGB45	Nashlea Farm, Poors Lane North, Hadleigh	6	0 to 5 years	6				
S0070	FP03 SITE 3	60 Daws Heath Road, Hadleigh	2	Not available					2
S0071	FP04 SITE 6	Land r/o 14-28 Moorcroft Avenue, Hadleigh	1	Not available					1
S0072	15/0698/PREAPP	450 Rayleigh Road, Benfleet	2	0 to 5 years	2				
S0073	CPT/556/09/FUL	81 Daws Heath Road, Hadleigh	1	0 to 5 years	1				
S0074	PGB47	Junction of Grasmere Road & Thirlmere Road, Thundersley	4	0 to 5 years	4				
S0075	CPT/655/11/FUL	Land adj 49 Hall Crescent, Hadleigh	1	Not available					1
S0076	16/0038/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	1	0 to 5 years	1				
S0077	16/0684/FUL	Land Adjacent 270 Daws Heath Road, Hadleigh	1	Not available					1
S0078	PGB09B	Land East of Cedar Hall School, Hart Road, Thundersley	35	0 to 5 years	35				
S0079	PGB09C	Nursery North of The Chase, Thundersley	54	0 to 5 years	54				
S0080	2017/1	277-279 & 283 Rayleigh Road, Benfleet	20	0 to 5 years	20				
S0081	16/0913/FUL	Land at rear of 219 Kiln Road, Thundersley	5	0 to 5 years	5				
S0082	2013/5	Weir House, Arterial Road, Thundersley	12	0 to 5 years	12				

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME

SITE DETAILS					DELIVERY OVER TIME				
New Reference	Previous Reference	Name	Capacity	AVAILABILITY	Delivery 2018 - 2023	Delivery 2023 - 2028	Delivery 2028 - 2033	Delivery 2033 +	Not Available and/or Suitable
S0083	FJ01 SITE 12	20-22 Kingsley Lane, Thundersley	2	Not available					2
S0084	GB07	Land West of Glebelands, Thundersley	140	0 to 5 years	140				
S0085	16/0983/FUL	50 Albert Road, Thundersley	1	0 to 5 years	1				
S0086	PGB14	Brickfields, Great Burches Road, Thundersley	12	Not available					12
S0087	PGB24	Whitegate, Goldfinch Lane, Thundersley	5	0 to 5 years	5				
S0088	PGB28	R/o 122 Stanley Road, Thundersley	3	0 to 5 years	3				
S0089	16/0513/FUL	14 Downer Road North, Thundersley	1	0 to 5 years	1				
S0090	14/0151/FUL	7 The Sorrells, Benfleet	1	Not available					1
S0091	2010/2/MR	Beaver Doors, 211-213 London Road, Thundersley	10	5 to 10 years		10			
S0092	2007/66	331 London Road, Thundersley	1	Not available					1
S0093	16/0547/FUL	Land adjacent 5 Shrewsbury Drive, Thundersley	1	Not available					1
S0094	16/0954/FUL	40 Park Road, Benfleet	1	Not available					1
S0095	CPT/197/13/FUL	Rear of 179-181 Church Road, Thundersley	40	0 to 5 years	40				
S0096	16/0649/FUL	412a Kents Hill Road North, Thundersley	1	Not available					1
S0097	PGB30 (A)	Land south east of Sadlers Farm, Benfleet	175	0 to 5 years	45	130			
S0098	2014/6	Ellis House, Felstead Road, Benfleet	5	5 to 10 years		5			
S0099	2012/3	Benfleet Police Station, 90-92 High Road, Benfleet	13	0 to 5 years	13				
S0100	PGB32	Wheelers Takeaway, 458 London Road, Benfleet	14	0 to 5 years	14				
S0101	PGB30(B)	Land North of Jotmans Lane, Benfleet	300	5 to 10 years		150	150		
S0102	PGB30(B)	Land North of Jotmans Lane, Benfleet	25	5 to 10 years		25			
S0103	CPT/205/11/FUL	36 Brook Road, Benfleet	1	Not available					1
S0104	CPT/3/11/FUL	Rear of 3 Hope Road, Benfleet	1	Not available					1
S0105	2014/4	Land East of Downer Road North, Benfleet	30	5 to 10 years					30
S0106	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	20	Not available					20
S0107	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	4	0 to 5 years	4				
S0108	2007/164	Outpatients centre, Long Road, Canvey Island	10	5 to 10 years		10			
S0109	CTC/009	South of Haron Close, Canvey Island	20	0 to 5 years	20				
S0110	FG04 SITE 13	Adjacent to 10 Green Avenue, Canvey Island	2	Not available					2
S0111	ELR02 SITE 1	Prout Industrial Estate, Point Road, Canvey Island	35	15 years +			35		
S0112	2007/152	Admiral Jellico Public House, High Street, Canvey Island	40	0 to 5 years	40				
S0113	FD02 SITE 10	Land at junction of Gifhorn & Holbeck, Canvey Island	1	Not available					1
S0114	FE09 SITE 13	9 Goirle Avenue, Canvey Island	1	Not available					1
S0115	2014/7	Timber Yard, R/O 149-153 High Street, Canvey Island	3	Not available					3
S0116	CTC/014	43 High Street, Canvey Island	4	Not available					4
S0117	GB05(A2)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 2	487	0 to 5 years	120	250	117		
S0118	CTC/005	West of Venebles Close, Canvey Island	34	0 to 5 years	34				
S0119	CTC/011	Haystack car park, Long Road, Canvey Island	14	0 to 5 years	14				
S0120	CTC/012	Job Centre, 140 Furtherwick Road, Canvey Island	15	5 to 10 years		15			
S0121	2007/115	258 Furtherwick Road, Canvey Island	5	Not available					5
S0122	CTC/017	116-132 High Street, Canvey Island	8	Not available					8

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SITE DETAILS					DELIVERY OVER TIME				
New Reference	Previous Reference	Name	Capacity	AVAILABILITY	Delivery 2018 - 2023	Delivery 2023 - 2028	Delivery 2028 - 2033	Delivery 2033 +	Not Available and/or Suitable
S0123	CTC/016	108-112 High Street & 2 Florence Road, Canvey Island	8	Not available					8
S0124	FF01 SITE 21	45 Welbeck Road, Canvey Island	1	Not available					1
S0125	FE13 SITE 7	2 Delgada Road, Canvey Island	1	Not available					1
S0126	PGB	Land between Canvey Road, Roscommon Way & Northwick Road (Triangle Site), Canvey Island	199	10 to 15 years			199		
S0127	GB03	West Canvey Road (Frontage), Canvey Island	50	5 to 10 years					50
S0128	CPT/596/12/FUL	27 Craven Avenue, Canvey Island	1	Not available					1
S0129	FG02 SITE 5	Land adj 7 Holland Avenue, Canvey Island	27	0 to 5 years	27				
S0130	GF02A	Hadleigh Junior School, Church Road, Hadleigh	22	Not available					22
S0131	2013/9	244-258 London Road (Garston Block), Hadleigh	49	Not available					49
S0132	2010/4/MR	Garden Centre, 555 London Road, Hadleigh	6	0 to 5 years	6				
S0133	2012/4	Hadleigh Police Station, Hadleigh	2	0 to 5 years	2				
S0134	2013/6	20 The Avenue, Hadleigh	4	Not available					4
S0135	PE/00039/2013	296 London Road, Hadleigh	2	Not available					2
S0136	CPT/430/12/FUL	391-391a London Road, Hadleigh	2	Not available					2
S0137	2013/10	Land south of Daws Heath Road, Hadleigh	90	5 to 10 years		90			
S0138	PGB10	Oak Tree Farm (North field) and Southfield Close Extension, Hadleigh	60	5 to 10 years		60			
S0139	2012/1	20 Haresland Close, Hadleigh	9	5 to 10 years		9			
S0140	PGB21	Land east of 174 Bramble Road, Hadleigh	10	0 to 5 years	10				
S0141	PGB22(B)	164-240 Daws Heath Road, Hadleigh	8	Not available					8
S0142	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	1	5 to 10 years		1			
S0143	14/0422/PREAPP	116 Rayleigh Road, Hadleigh	4	5 to 10 years		4			
S0144	CPT/389/11/FUL	Land r/o 491-493 Rayleigh Road, Thundersley	4	Not available					4
S0145	2014/2	Land East of Manor Trading Estate, Thundersley	100	5 to 10 years		100			
S0146	PGB46	North of Grasmere, Thundersley	40	Not available					40
S0147	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	54	Not available					54
S0148	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	25	Not available					25
S0149	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	2	Not available					2
S0150	FN06 SITE 16	Canvey Supply, 223 London Road, Thundersley	31	Not available					31
S0151	14/0303/PREAPP	Bowercombe, Great Burches Road, Thundersley	2	Not available					2
S0152	PGB31	Extension to Silverdale, Thundersley	2	5 to 10 years		2			
S0153	2014/5	Land to the West of Borrowdale Road, Thundersley	6	5 to 10 years					6
S0154	PGB48	West of Bassenthwaite Road, Thundersley	2	5 to 10 years		2			
S0155	FN02 SITE 2	Marimba, Goldfinch Lane, Thundersley	2	Not available					2
S0156	2012/14	34 Linden Road, Thundersley	1	Not available					1
S0157	FN10 SITE 14	Land adj 2 Thundersley Grove, Thundersley	1	Not available					1
S0158	CPT/148/07/FUL	131 London Road, Thundersley	1	Not available					1
S0159	FA08 SITE 4	6 Merton Road, Benfleet	4	15 years +			4		
S0160	FA10 SITE 13	110 Kents Hill Road, Benfleet	3	Not available					3
S0161	FA11 SITE 2	83 Thundersley Park Road, Benfleet	1	Not available					1
S0162	2007/54	14 London Road, Benfleet	3	Not available					3
S0163	FA09 SITE 20	39 Felstead Road, Benfleet	1	Not available					1

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S0164	2010/7	11 Highfield Avenue, Benfleet	1	Not available					1
S0165	FB02 SITE 14	Valee Casa, 62 Hill Road, Benfleet	5	15 years +			5		
S0166	2007/22	South Benfleet Social Club, 8 Vicarage Hill, Benfleet	12	Not available					12
S0167	FB01 SITE 10	162 Thundersley Park Road, Benfleet	1	Not available					1
S0168	FB01 SITE 3	188 Thundersley Park Road, Benfleet	1	15 years +			1		
S0169	FB11 SITE 11	70 St Marys Road, Benfleet	1	Not available					1
S0170	2007/21	3 Vicarage Hill, Benfleet	3	Not available					3
S0171	FB09 SITE 31	Land adj 41 Greenwood Avenue, Benfleet	1	Not available					1
S0172	FB07 SITE 34	19 Hillside Road, Benfleet	1	Not available					1
S0173	2007/15	Benfleet Tavern Public House (formerly Appleton Arms), High Road, Benfleet	14	5 to 10 years		14			
S0174	FM04 SITE 7	116 Cumberland Avenue, Benfleet	1	Not available					1
S0175	2007/23	Willow Funeral Services, 61 High Road, Benfleet	8	Not available					8
S0176	FM10 SITE 4	72 Brook Road, Benfleet	1	Not available					1
S0177	2007/10	Benfleet Clinic, 513 High Road, Benfleet	4	Not available					4
S0178	FC03 SITE 21	62 Thisselt Road, Canvey Island	2	Not available					2
S0179	FC03 SITE 8	174 Waarden Road, Canvey Island	2	0 to 5 years	2				
S0180	FC10 SITE 26	65 Lionel Road, Canvey Island	1	Not available					1
S0181	FC10 SITE 14	52 Vaagen Road, Canvey Island	1	Not available					1
S0182	FC06 SITE 5	46 Delfzul Road, Canvey Island	1	Not available					1
S0183	FC09 SITE 14	33 Roosevel Avenue, Canvey Island	1	Not available					1
S0184	FC10 SITE 18	28 Thelma Avenue, Canvey Island	1	Not available					1
S0185	FD06 SITE 11	10 Woodville Road, Canvey Island	2	Not available					2
S0186	FD12 SITE 15	34 Beck Road, Canvey Island	1	10 to 15 years			1		
S0187	FD10 SITE 4	36 Holbek Road, Canvey Island	1	Not available					1
S0188	FD06 SITE 25	61 Taranto Road, Canvey Island	1	Not available					1
S0189	FD06 SITE 37	29 St. Annes Road, Canvey Island	1	0 to 5 years	1				
S0190	FD01 SITE 30	Land adj 15 Stevens Close, Canvey Island	1	Not available					1
S0191	FD07 SITE 19	44 Gafzelle Drive, Canvey Island	1	Not available					1
S0192	FD05 SITE 8	Land north 42 Zelham Drive, Canvey Island	1	10 to 15 years			1		
S0193	FD04 SITE 11	4 Buren Avenue, Canvey Island	1	Not available					1
S0194	FE03 SITE 29	Land adj 63 Nevada Road, Canvey Island	3	Not available					3
S0195	CTC/013	11-23 High Street, Canvey Island	6	Not available					6
S0196	FD01 SITE 17	The Manse, Woodville Road, Canvey Island	1	Not available					1
S0197	FE06 SITE 3	55 Heilsburg Road, Canvey Island	1	Not available					1
S0198	FE09 SITE 26	The Haven, Korndyk Avenue, Canvey Island	1	Not available					1
S0199	FD01 SITE 20	84 Westerland Avenue, Canvey Island	1	10 to 15 years			1		
S0200	FF03 SITE 6	17 Poplar Road, Canvey Island	2	Not available					2
S0201	2007/113/193A	Rear of Monico Club & car park, Eastern Esplanade, Canvey Island	8	Not available					8
S0202	2012/15	2-6 May Avenue, Canvey Island	1	5 to 10 years		1			
S0203	2007/126	2 Elm Road, Canvey Island	2	Not available					2
S0204	FF03 SITE 3	2 Labworth Road, Canvey Island	1	Not available					1
S0205	FF03 SITE 14	18 Elm Road, Canvey Island	1	Not available					1

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S0206	2007/143	Canvey Club, 162 High Street, Canvey Island	2	Not available					2
S0207	FE08 SITE 40	1 Bramble Road, Canvey Island	1	Not available					1
S0208	FF01 SITE 24	11 Cottessmore Close, Canvey Island	1	Not available					1
S0209	FE08 SITE 41	2 Bramble Road, Canvey Island	1	Not available					1
S0210	CTC/015	78-88 High Street, Canvey Island	6	Not available					6
S0211	FE12 SITE 8	25 Florence Road, Canvey Island	1	0 to 5 years	1				
S0212	FE13 SITE 1	22 Odessa Road, Canvey Island	1	Not available					1
S0213	2012/24	Land to rear of 29-51 St Agnes Drive, Canvey Island	1	5 to 10 years		1			
S0214	2012/18	Land between 12 & 14 St Johns Crescent, Canvey Island	2	5 to 10 years		2			
S0215	2012/19	Land to rear of 12-18 St Peters Road, Canvey Island	4	5 to 10 years		4			
S0216	2012/22	Land to rear of 3-15 St Davids Walk, Canvey Island	4	5 to 10 years		4			
S0217	2012/23	Land to rear of 25-37 St Marks Road, Canvey Island	1	5 to 10 years		1			
S0218	FG09 SITE 11	1 Coniston Road, Canvey Island	1	Not available					1
S0219	2010/8	Cheriton, Stroma Avenue, Canvey Island	10	5 to 10 years		10			
S0220	FH05 SITE 17	Land between 15-23 Tabora Avenue, Canvey Island	1	Not available					1
S0221	2014/1	Land South of Eastwood Old Road, Eastwood	112	Not available					112
S0222	2012/8	Garage court at Brindles, Canvey Island	4	Not available					4
S0223	2013/11	Land north of Eastwood Old Road, Hadleigh	46	5 to 10 years		46			
S0224	2013/11	Land north of Eastwood Old Road, Hadleigh	46	5 to 10 years		46			
S0225	2013/11	Land north of Eastwood Old Road, Hadleigh	46	5 to 10 years		46			
S0226	2012/11	Land adj 430 & 460 Daws Heath Road, Hadleigh	5	Not available					5
S0227	2007/99	81 London Road, Hadleigh	10	Not available					10
S0228	2007/96	Thames Loose Leaf, 289 Kiln Road, Hadleigh	12	5 to 10 years		12			
S0229	PGB09	Land south of The Chase, Thundersley	180	0 to 5 years	70	110			
S0230	2007/52	Halfords, 543-557 Rayleigh Road, Thundersley	32	5 to 10 years		32			
S0231	2007/51	Glendale International Ltd, 533 Rayleigh Road, Thundersley	18	10 to 15 years			18		
S0232	2007/40	343 Rayleigh Road, Thundersley	10	10 to 15 years			10		
S0233	2007/92	201-205 Kiln Road, Thundersley	6	Not available					6
S0234	2012/5	Land to rear of 125-139 Roseberry Avenue, Thundersley	1	Not available					1
S0235	FK10 SITE 16	Adj 6 Albert Road, Thundersley	1	Not available					1
S0236	2017/2	Land to the south of A127, Thundersley	20	Not available					20
S0237	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	25	Not available					25
S0238	FN09 SITE 18	49-51 Rhoda Road North, Thundersley	2	Not available					2
S0239	FN04 SITE 9	18 Grasmere Road, Thundersley	1	Not available					1
S0240	FN07 SITE 2	45 Manor Road, Thundersley	1	0 to 5 years	1				
S0241	FN04 SITE 14	22 Borrowdale Road, Thundersley	1	Not available					1
S0242	FN06 SITE 20	30 Linden Road, Thundersley	1	Not available					1
S0243	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	88	Not available					88
S0244	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	4	Not available					4
S0245	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	9	Not available					9
S0246	CPT/147/07/FUL	11 Clifton Avenue, Benfleet	1	Not available					1
S0247	CPT/486/09/OUT	166-168 Kiln Road, Benfleet	3	0 to 5 years	3				

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S0248	FH09 SITE 27	19-23 Third Avenue, Canvey Island	2	Not available					2
S0249	CPT/24/05/FUL	320 London Road, Hadleigh	20	5 to 10 years		20			
S0250	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	8	Not available					8
S0251	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	17	5 to 10 years		17			
S0252	FA05 SITE 12	286 London Road, Benfleet	5	5 to 10 years		5			
S0253	2007/67	Maharaja Restaurant, 358 London Road, Benfleet	6	0 to 5 years	6				
S0254	FA08 SITE 11	23 Clifton Avenue, Benfleet	1	Not available					1
S0255	FA02 SITE 7	15 Homefields Avenue, Benfleet	1	Not available					1
S0256	FA11 SITE 15	30 Avondale Road, Benfleet	1	Not available					1
S0257	FA02 SITE 5	76 Homefields Avenue, Benfleet	1	Not available					1
S0258	FA11 SITE 24	179 Thundersley Park Road, Benfleet	1	Not available					1
S0259	FA01 SITE 17	19 Romsey Road, Benfleet	1	5 to 10 years		1			
S0260	2007/8	620 High Road, Benfleet	1	Not available					1
S0261	2013/3	295, 297, 297A Benfleet Road, Benfleet	3	Not available					3
S0262	2007/89	174-176 Kiln Road, Benfleet	11	Not available					11
S0263	FB03 SITE 21	21 Netherfield, Benfleet	1	Not available					1
S0264	FB03 SITE 31	62 Kiln Road, Benfleet	3	Not available					3
S0265	FB03 SITE 17	14 Hermitage Avenue, Benfleet	1	Not available					1
S0266	2007/80	36 Kiln Road, Benfleet	1	Not available					1
S0267	FB05 SITE 9	60 Benfleet Road, Benfleet	1	Not available					1
S0268	FB03 SITE 16	18 Hermitage Avenue, Benfleet	1	Not available					1
S0269	FB07 SITE 31	29 Kings Road, Benfleet	1	Not available					1
S0270	FB07 SITE 5	72 Underhill Road, Benfleet	1	Not available					1
S0271	2007/81	2 Cherrymeade, Benfleet	1	Not available					1
S0272	FB05 SITE 2	254 Kiln Road, Benfleet	1	5 to 10 years		1			
S0273	FB09 SITE 39	40 St Marys Drive, Benfleet	1	Not available					1
S0274	FB09 SITE 37	25 Greenwood Avenue, Benfleet	1	Not available					1
S0275	FB07 SITE 35	Land adj 18 Alexandra Road, Benfleet	2	Not available					2
S0276	FB06 SITE 20	19 Grove Road, Benfleet	1	Not available					1
S0277	FB07 SITE 27	11 St Marys Drive, Benfleet	1	Not available					1
S0278	FM01 SITE 7	66 Wavertree Road, Benfleet	1	5 to 10 years		1			
S0279	FA10 SITE 16	195-201 Oakfield Road, Benfleet	2	Not available					2
S0280	FM01 SITE 15	44 Uplands Road, Benfleet	2	Not available					2
S0281	FM04 SITE 8	122 Cumberland Avenue, Benfleet	1	Not available					1
S0282	2007/20	R/o 81-87 High Road, Benfleet	3	Not available					3
S0283	FA10 SITE 15	187 Oakfield Road, Benfleet	1	Not available					1
S0284	FM12 SITE 11	16 Green Road, Benfleet	1	Not available					1
S0285	FM12 SITE 20	40 Hall Farm Road, Benfleet	1	Not available					1
S0286	FM10 SITE 3	R/o 36-38 Hope Road, Benfleet	1	Not available					1
S0287	2007/155/56/57	54 Long Road, Canvey Island	2	Not available					2
S0288	2007/175	302-304 Long Road, Canvey Island	1	Not available					1
S0289	FC03 SITE 11	78 Thisselt Road, Canvey Island	3	Not available					3

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S0290	FC02 SITE 16	64 Urmond Road, Canvey Island	1	Not available					1
S0291	FC10 SITE 28	18 Sydervelt Road, Canvey Island	1	Not available					1
S0292	FD04 SITE 20	57 Point Road, Canvey Island	1	Not available					1
S0293	FD11 SITE 17	7 Park Road, Canvey Island	1	Not available					1
S0294	FD05 SITE 7	31 Aalten Avenue, Canvey Island	1	Not available					1
S0295	FD06 SITE 5	234 High Street, Canvey Island	1	Not available					1
S0296	FD01 SITE 27	29 Geylen Road, Canvey Island	1	Not available					1
S0297	FD06 SITE 7	16 Hope Road, Canvey Island	1	Not available					1
S0298	FD09 SITE 20	46 Marine Avenue, Canvey Island	1	Not available					1
S0299	FD06 SITE 28	58 Hope Road, Canvey Island	1	Not available					1
S0300	FD09 SITE 3	38 Weel Road, Canvey Island	1	Not available					1
S0301	FD05 SITE 10	11 Chapman Road, Canvey Island	1	Not available					1
S0302	FD09 SITE 25	3 Marine Avenue, Canvey Island	1	Not available					1
S0303	FD09 SITE 26	28 Station Road, Canvey Island	1	Not available					1
S0304	FD01 SITE 15	10 Yamburg Road, Canvey Island	1	Not available					1
S0305	FE03 SITE 20	11 Miltsin Avenue, Canvey Island	1	Not available					1
S0306	2007/122/123	204-206 Furtherwick Road, Canvey Island	5	Not available					5
S0307	FF04 SITE 19	58 Leigh Road, Canvey Island	1	Not available					1
S0308	FF05 SITE 34	23-25 Meynell Avenue, Canvey Island	1	Not available					1
S0309	2007/120	1 Marine Approach, Canvey Island	2	Not available					2
S0310	FF01 SITE 1	85 Long Road, Canvey Island	1	Not available					1
S0311	FG09 SITE 5	20 Rose Road, Canvey Island	1	Not available					1
S0312	FF04 SITE 25	Rear gardens of 31 & 33 Marine Approach, Canvey Island	1	Not available					1
S0313	2007/118	2 Meynell Avenue, Canvey Island	1	Not available					1
S0314	FF01 SITE 20	29 Welbeck Road, Canvey Island	1	Not available					1
S0315	FG09 SITE 4	22 Rose Road, Canvey Island	1	Not available					1
S0316	2007/150	1 Gafzelle Drive, Canvey Island	1	Not available					1
S0317	FF02 SITE 27	176 Furtherwick Road, Canvey Island	1	Not available					1
S0318	FF01 SITE 16	4 Welbeck Road, Canvey Island	1	Not available					1
S0319	FF01 SITE 11	6 Westwood Road, Canvey Island	1	Not available					1
S0320	FE12 SITE 15	19 Juliers Road, Canvey Island	1	Not available					1
S0321	FE12 SITE 3	Land between 5 & 7 Oxford Road, Canvey Island	1	Not available					1
S0322	GB05(B)	Thorney Bay Park West, Thorney Bay Road, Canvey Island (Park Homes)	0	0 to 5 years	0				
S0323	CPT/111/02/FUL	Holehaven Caravan Park, Haven Road, Canvey Island	7	Not available					7
S0324	2007/189	186 Canvey Road, Canvey Island	2	5 to 10 years		2			
S0325	FG05 SITE 4	393 Long Road, Canvey Island	1	Not available					1
S0326	2007/167	Whiteways, 1 Thorney Bay Road, Canvey Island	1	Not available					1
S0327	2007/178	Canvey Village Surgery, 391 Long Road, Canvey Island	1	Not available					1
S0328	2007/181	1 Village Hall Close, Canvey Island	1	Not available					1
S0329	FG08 SITE 1	211 Long Road, Canvey Island	1	Not available					1
S0330	2007/195	1a Hawkesbury Road, Canvey Island	1	Not available					1
S0331	2007/196	Doctors Surgery, 409 Long Road, Canvey Island	1	Not available					1

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S0332	FH05 SITE 16	Rosary, Tabora Avenue, Canvey Island	1	Not available					1
S0333	FH03 SITE 3	Adj to Syringa, Somnes Avenue, Canvey Island	1	Not available					1
S0334	2010/6	25-31 & 37-39 Scrub Lane, Hadleigh	16	5 to 10 years		16			
S0335	2012/5/MR	1-3 Park Chase, Hadleigh	4	Not available					4
S0336	2010/3/MR	683-687 London Road, Hadleigh	5	Not available					5
S0337	PE/00010/2014	Land to rear of 50 & 52 Seymour Road, Hadleigh	1	Not available					1
S0338	2007/41	394-402 Rayleigh Road, Hadleigh	14	Not available					14
S0339	FP01 SITE 22	73 Daws Heath Road, Hadleigh	1	5 to 10 years		1			
S0340	FP03 SITE 14	284 Rayleigh Road, Hadleigh	1	Not available					1
S0341	CPT/174/07/FUL	319 Daws Heath Road, Hadleigh	1	Not available					1
S0342	FP04 SITE 1	419 Daws Heath Road, Hadleigh	1	Not available					1
S0343	CPT/70/13/OUT	80 Daws Heath Road, Hadleigh	1	Not available					1
S0344	FA11 SITE 18	141 Thundersley Park Road, Benfleet	1	Not available					1
S0345	2007/46/47	477-489 Rayleigh Road, Thundersley	9	Not available					9
S0346	FN11 SITE 9	37 Kiln Road, Thundersley	1	Not available					1
S0347	2007/94	Rear of 221-229 Kiln Road, Thundersley (previously known as 221-235 Kiln Road, Thundersley)	4	Not available					4
S0348	FJ08 SITE 7	243 Hart Road, Thundersley	1	Not available					1
S0349	FJ07 SITE 14	68 The Chase, Thundersley	1	5 to 10 years		1			
S0350	FJ08 SITE 5	205 Hart Road, Thundersley	1	Not available					1
S0351	2007/50	529 Rayleigh Road, Thundersley	3	5 to 10 years		3			
S0352	2007/85	1 Warren Chase, Thundersley	3	5 to 10 years		3			
S0353	FJ04 SITE 14	R/o 4-5 Deerhurst Close, Thundersley	2	Not available					2
S0354	2007/58	101 & 105 London Road & 1 Rushbottom Lane, Thundersley	11	Not available					11
S0355	FK10 SITE 28	12 Ivy Road, Thundersley	1	Not available					1
S0356	FK08 SITE 4	Formosa, Roseberry Avenue, Thundersley	1	Not available					1
S0357	2007/79	Ex Social services building, 535 London Road, Thundersley	8	Not available					8
S0358	FN10 SITE 5	64 Kenneth Road, Thundersley	1	5 to 10 years		1			
S0359	FN10 SITE 12	164 Kenneth Road, Thundersley	1	Not available					1
S0360	FN09 SITE 25	Birchwood, Thundersley Grove, Thundersley	1	Not available					1
S0361	FN10 SITE 3	18 Coombewood Drive, Thundersley	1	Not available					1
S0362	2007/68	Benfleet Dental Clinic, 3 Downer Road North, Thundersley	2	Not available					2
S0363	FN04 SITE 5	1 Langford Crescent & r/o 27 & 29 Raymonds Drive, Thundersley	1	5 to 10 years		1			
S0364	PGB05	Land between Felstead Road and Catherine Road, Benfleet	4	0 to 5 years	4				
S0365	PGB05	Land between Felstead Road and Catherine Road, Benfleet	9	0 to 5 years	9				
S0366	PGB05	Land between Felstead Road and Catherine Road, Benfleet	10	0 to 5 years	10				
S0367	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	8	Not available					8
S0368	N/A	Recycling Centres for Household Waste (RCHW), Canvey Road, Canvey Island	0	Not available					0
S0369	PGB20	Land west of Keswick Road, Thundersley	7	5 to 10 years		7			
S0370	PGB20	Land west of Keswick Road, Thundersley	2	5 to 10 years		2			
S0371	2012/16	Land to rear of 187-209 Link Road, Canvey Island	3	10 to 15 years			3		
S0372	2012/17	Land between 43 & 45 Benderloch, Canvey Island	2	10 to 15 years			2		

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME

SITE DETAILS					DELIVERY OVER TIME				
New Reference	Previous Reference	Name	Capacity	AVAILABILITY	Delivery 2018 - 2023	Delivery 2023 - 2028	Delivery 2028 - 2033	Delivery 2033 +	Not Available and/or Suitable
S0373	2012/20	Land r/o 56-80 North Avenue, Canvey Island	10	5 to 10 years		10			
S0374	2012/25	Land adjacent 2 Cedar Road, Canvey Island	1	5 to 10 years		1			
S0375	2012/26	Land between 20 & 26 Marine Avenue, Canvey Island	1	5 to 10 years		1			
S0376	2012/27	Land between 64 & 68 Kingsmere, Hadleigh	4	5 to 10 years		4			
S0377	2012/28	Land between 12 & 14 Merrivale, Benfleet	1	5 to 10 years		1			
S0378	2012/29	Land between 37 & 45 Merrivale, Benfleet	2	5 to 10 years		2			
S0379	2012/31	Land between 14 & 16 Tilburg Road, Canvey Island	1	5 to 10 years		1			
S0380	2012/32	Land adj 31 St Christopher's Close, Canvey Island	3	5 to 10 years		3			
S0381	2013/1	Land adj 24 Windsor Gardens, Hadleigh	2	5 to 10 years		2			
S0382	FC01 SITE 23	Land adj 38 Maple Way, Canvey Island	1	5 to 10 years		1			
S0383	FC01 SITE 26	Land opposite 77-83 Maple Way, Canvey Island	2	5 to 10 years		2			
S0384	FC01 SITE 4	Land adj 16 Pine Close, Canvey Island	2	5 to 10 years		2			
S0385	FC04 SITE 11	Land adj 13 Linden Way, Canvey Island	1	5 to 10 years		1			
S0386	FC04 SITE 17	Land adj 15 Little Gypps Road, Canvey Island	1	5 to 10 years		1			
S0387	FC01 SITE 19	Land adj 21 Cherry Close, Canvey Island	1	5 to 10 years		1			
S0388	FC04 SITE 8	Land adj 32 Linden Way, Canvey Island	1	5 to 10 years		1			
S0389	FC05 SITE 1	Land between 18 & 20 Little Gypps Road, Canvey Island	1	5 to 10 years		1			
S0390	FD08 SITE 3	173 Eastern Esplanade, Canvey Island	2	5 to 10 years		2			
S0391	FD08 SITE 4	Land between Shell Beach Road, Margaret Avenue & Eastern Esplanade, Canvey Island	4	5 to 10 years		4			
S0392	PGB09	Land off Kiln Road/North of The Chase, Thundersley	11	0 to 5 years	11				
S0393	N/A	Land east of Bassentwaite Road, Thundersley	3	0 to 5 years	3				
S0394	N/A	Land to the east of Consiton Road, Thundersley	2	0 to 5 years	2				
S0395	N/A	Christmas Tree Farm, Rhoda Road, Benfleet	12	0 to 5 years	12				
S0396	N/A	160 Clifton Avenue, Benfleet	1	0 to 5 years	1				
S0397	N/A	Playing field north of The Chase, Thundersley	90	5 to 10 years		90			
S0398	N/A	Kings Park, Canvey Island	50	0 to 5 years	50				
S0399	N/A	61-69 Hart Road, Thundersley	2	5 to 10 years		2			
S0400	N/A	Land between Essex Way and Vicarage Hill, Benfleet	100	10 to 15 years			100		
S0401	N/A	Land between Essex Way and 234 Vicarage Hill, Benfleet	10	0 to 5 years	10				
S0402	N/A	Land adjacent 37 The Dale, Benfleet	2	0 to 5 years	2				
S0403	N/A	210 & 212 High Road, Benfleet	5	0 to 5 years	5				
S0404	N/A	Land to the rear of 201 Vicarage Hill, Benfleet	1	0 to 5 years	1				
S0405	N/A	Land to the east of Borrowdale Road, Thundersley	5	5 to 10 years		5			
S0406	N/A	191-193 High Road, Benfleet	14	0 to 5 years	14				
S0407	N/A	Land on the south side of London Road, Benfleet	7	0 to 5 years	7				
S0408	N/A	Land on the east side of Thundersley Park Road, Benfleet	2	0 to 5 years	2				
S0409	N/A	Land at the junction of Thundersley Park Road and Hill road, South Benfleet	3	0 to 5 years	3				
S0410	N/A	Land to the east of Church View Road, Thundersley, Benfleet	1	0 to 5 years	1				
S0411	N/A	Land to the west of Church View Road, Thundersley, Benfleet	1	0 to 5 years	1				
S0412	N/A	Land at the rear of 301 Rayleigh Road, Benfleet	16	0 to 5 years	16				
S0413	N/A	Russell House and Theo Hall, Canvey Road, Canvey Island	12	5 to 10 years		12			

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME

SITE DETAILS					DELIVERY OVER TIME				
New Reference	Previous Reference	Name	Capacity	AVAILABILITY	Delivery 2018 - 2023	Delivery 2023 - 2028	Delivery 2028 - 2033	Delivery 2033 +	Not Available and/or Suitable
S0414	N/A	Thatch Farm, Bramble Crescent, Hadleigh	3	0 to 5 years	3				
S0415	N/A	Burches Livery Centre, 1 Caversham Villas, Great Burches Road, Thundersley	12	5 to 10 years					12
S0416	N/A	Howard Hall, 231 Benfleet Rd, Benfleet	35	0 to 5 years					35
S0417	N/A	Birches View, Great Burches Road, Thundersley	1	0 to 5 years					1
S0418	N/A	157 Chesterfield Avenue, Benfleet	20	0 to 5 years	20				
S0419	N/A	27 - 29 Geylen Road, Canvey Island	2	0 to 5 years	2				
S0420	N/A	Land to the rear of 2 Badgers Way, Benfleet	4	0 to 5 years	4				
S0421	N/A	The Lodge, Rhoda Road, Benfleet	8	0 to 5 years	8				
S0422	N/A	High Warren Farm, Vicarage Hill, Benfleet	60	0 to 5 years	60				
S0423	N/A	30-32 Essex Way, Benfleet	14	0 to 5 years	14				
S0424	N/A	59 South View Road, Benfleet	3	0 to 5 years	3				
S0425	N/A	430 London Road, Benfleet	13	0 to 5 years	13				
S0426	N/A	Stafford Court Care Home, Venables Close, Canvey Island	0	0 to 5 years	0				
S0427	N/A	Coniston Farm, Coniston Road, Benfleet	75	0 to 5 years					75
S0428	N/A	Land at London Road and east of Downer Road North, South Benfleet	16	0 to 5 years	16				
S0429	N/A	Land at Oakleigh Nurseries, Goldfinch Lane, Benfleet	60	0 to 5 years	60				
S0430	N/A	Land to the east of Coniston Farm, Coniston Road, Benfleet	21	0 to 5 years					21
S0431	N/A	Land south of Roscommon Way & west of Haven Road, Canvey Island	0	0 to 5 years					0
S0432	N/A	Land south of Roscommon Way, Canvey Island	0	0 to 5 years					0
S0433	N/A	Land at the Deanes Academy, Daws Heath Road, Benfleet	100	0 to 5 years	70	30			
S0434	N/A	Land adjoining Greenacre, 156 Bowers Road, Benfleet	9	0 to 5 years	9				
S0435	N/A	Brookside Cottage, Hilltop Avenue, Benfleet	20	0 to 5 years	20				
S0436	14/0525/PREAPP	364 London Road, Hadleigh	9	0 to 5 years	9				
S0437	18/0661/OUT	54 Beech Road, Hadleigh	14	0 to 5 years	14				
S0438	17/0778/OUT	Land adjacent 573 High Road, Benfleet	1	0 to 5 years	1				
S0439	N/A	9//17 Kent Hill Road, Benfleet	11	0 to 5 years	11				
S0440	N/A	19-27 Kents Hill Road, Benfleet	23	0 to 5 years	23				
S0441	N/A	Walsingham House, Lionel Road, Canvey Island	32	5 to 10 years		32			
S0442	14/0668/FUL	396 London Road, Benfleet	22	0 to 5 years	22				
S0443	N/A	90 High Street, Canvey Island	0	Not available					0
S0444	17/1028/FUL	Land adjacent 14 Thundersley Park Road, Benfleet	1	0 to 5 years	1				
S0445	N/A	246-250 High Road, Benfleet	11	0 to 5 years	11				
S0446	N/A	Land at Northwick Stables & Northwick Poultry Farm, Northwick Road, Canvey Island	12	5 to 10 years					12
S0447	PGB42	Copperfield Stables, Fane Road, Thundersley	85	0 to 5 years					85
S0448	PGB42	Land south of Copperfield Stables CFS92	60	0 to 5 years					60
S0449	N/A	Hillview, Windermere Road, Benfleet	17	0 to 5 years					17
S0450	PGB42	Tideways, Great Burches Road, Thundersley	20	5 to 10 years					20
S0451	N/A	Land to the west of Consiton Road, Thundersley	16	0 to 5 years					16
S0452	N/A	Land to the west of Consiton Road, Thundersley	72	0 to 5 years					72
S0453	PGB42	Land lying to the south side of Burches Road, Thundersley	113	0 to 5 years					113
S0454	PGB42	Land lying to the south west of Fane Road, Thundersley	170	0 to 5 years					170

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME

SITE DETAILS					DELIVERY OVER TIME				
New Reference	Previous Reference	Name	Capacity	AVAILABILITY	Delivery 2018 - 2023	Delivery 2023 - 2028	Delivery 2028 - 2033	Delivery 2033 +	Not Available and/or Suitable
S0455	PGB09	Land south of The Chase, Thundersley	30	5 to 10 years		30			
S0456	PGB09	Land north of The Chase, Thundersley	40	0 to 5 years	40				
S0457	PGB42	Land at Regamey, Fane Road, Thundersley	59	0 to 5 years					59
S0458	PGB42	Land at Wyoming, Fane Road, Thundersley	23	0 to 5 years					23
S0459	PGB42	Workshops, Homestead Farm, Great Burches Road, Benfleet	31	5 to 10 years					31
S0460	PGB42	Oak Farm, Arterial Road, Thundersley	80	0 to 5 years					80
S0461	PGB42	Land at Allingham, Fane Road, Thundersley	60	0 to 5 years					60
S0462	PGB42	The Nook, Arterial Road, Thundersley	0	5 to 10 years					0
S0463	N/A	Land east of Windermere Road, Thundersley	1	5 to 10 years					1
S0464	PGB42	Land including and surroung Lynchgate Farm, Arterial Road, Thundersley	1000	0 to 5 years					1000
S0465	PGB42	Land on the North Side of Fane Road, Thundersley	24	0 to 5 years					24
S0466	PGB42	Long Acre Nursery, Great Burches Road, Thundersley	6	0 to 5 years					6
S0467	N/A	Land north of Grange Road, Thundersley	33	5 to 10 years					33
S0468	N/A	Land north of Grange Road, Thundersley	29	Not available					29
S0469	N/A	Land west of Great Burches Farm, Great Burches Road, Thundersley	23	5 to 10 years					23
S0470	PGB42	Janda Fields, Fane Road, Thundersley	23	5 to 10 years					23
S0471	N/A	Land south of Grange Road, Thundersley	3	5 to 10 years					3
S0472	PGB42	Land north of Burches Road, Thundersley	21	5 to 10 years					21
S0473	N/A	Land to the east of 451 Daws Heath Road, Hadleigh	19	5 to 10 years		19			
S0474	N/A	Former Hall site, Richmond Avenue, Benfleet	39	5 to 10 years		39			
S0475	PGB42	Land north of Allingham, Fane Road, Thundersley	44	5 to 10 years					44
S0476	N/A	Poplars, Windermere Road, Thundersley	2	5 to 10 years					2
S0477	N/A	Land to the east of Consiton Road, Thundersley	2	5 to 10 years		2			

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0001	16/0573/FUL	316 London Road, Benfleet	0.22	As per CFS 2018 application	As per CFS 2018 application			14
S0002	15/0301/FUL	64 Kimberley Road, Benfleet	0.08	Full Application (any stage)	As per approved planning consent - Demolish existing chalet bungalow and construct two detached dwellings with integral garages			1
S0003	FA05 SITE 9	20 Gifford Road, Benfleet	0.08	As per approved planning consent - 1 No. detached house including outbuilding to the rear and vehicle crossovers	As per approved planning consent - 1 No. detached house including outbuilding to the rear and vehicle crossovers			2
S0004	FA11 SITE 14	12 Avondale Road, Benfleet	0.08	As per approved planning consent - Demolish existing detached garage and construct 1 No. house with associated parking	As per approved planning consent - Demolish existing detached garage and construct 1 No. house with associated parking			1
S0005	CPT/129/10/FUL	679 High Road, Benfleet	0.07	Full Application (any stage)	As per approved planning consent - New Lobby, Construct 2x One Bed & 1x Two Bed Flats At Second Floor Level, Additional Parking, Formation Of New Windows & Formation Of New Shopfront			3
S0006	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	0.03	As per approved planning consent - 1No detached house and vehicle crossovers	As per approved planning consents - 1No detached house and vehicle crossovers			1
S0007	PGB05	Land between Felstead Road and Catherine Road, Benfleet	5.4	Refused - Details only	Planning application (net 168) refused on grounds of overdevelopment of site. More appropriate layout considered could deliver around 140 dwellings. Site area has been reduced further to landownership information coming forward and the capacity has been amended accordingly.			86
S0008	2013/2	Wall Wood & 291 Benfleet Road, Benfleet	1.52	SHLAA Submission	Site is heavily wooded & vegetated & the subject to TPO. This significantly restricts number of dwellings capable of being accommodated on site.			0
S0009	PGB08	Land to south of Essex Way, Benfleet	1.68	Pre-application Proposals	RDG requirements - likely to be able to accommodate up to 30 dwellings on site.			30
S0010	2012/10	44 Badger Hall Avenue, Benfleet	0.41	SHLAA Submission	Heavily wooded site, likely to severely restrict number of dwellings, that could be constructed.	1	2	2
S0011	15/0501/FUL	84 Vicarage Hill, Benfleet	0.28	As per approved planning consent - Demolition of existing dwelling and construction of 3 No. four bed houses with associated parking and access.	As per approved planning consent - Demolition of existing dwelling and construction of 3 No. four bed houses with associated parking and access.			2
S0012	2007/18	240-244 High Road, Benfleet	0.19	Full Application (any stage)	As per submitted planning application - Construction of 18No self contained flats with 1No retail shop and 1No detached house with attached parking.			19
S0013	PGB44	Land between 24-34 Crescent Road, Benfleet	0.15	Full Application (any stage)	As per approved planning consent - Construct 3 No. 5 bed detached houses, with integral garages and new vehicle crossovers.			3
S0014	2013/4	87-97 High Street, Benfleet	0.13	Full Application (any stage)	As per submitted application - which was withdrawn. Demolition Of Existing Buildings And Construction Of 14 Flats With Car Parking And Associated Works			14
S0015	15/0957/FUL	74 Essex Way, Benfleet	0.03	As per approved planning consent - Construction of 1 No. 2 Bed chalet bungalow and formation of new vehicle crossover.	As per approved planning consent - Construction of 1 No. 2 Bed chalet bungalow and formation of new vehicle crossover.			1
S0016	15/0911/FUL	Land adjacent 2 Wensley Road, Benfleet	0.01	As per approved planning consent - Construction of 1No detached house with detached garage.	As per approved planning consent - Construction of 1No detached house with detached garage.			1
S0017	PGB30(C)	Land South of Jotmans Lane, Benfleet	14.76	Full Application (any stage)	265 for eastern part of site, as per submitted planning consent (30dph). 135 for western part of site at 30dph.			400

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0018	2014/3	Land to the north & west of The Hoy & Helmet Public House, High Street, Benfleet	0.94	Local Plan Representation	Heavily wooded site & presence of drainage ditches, & consideration of flood risk matters & impact on Conservation Area likely to severely restrict number of dwellings, that could be constructed.			14
S0019	16/0266/PREAPP	65 Thundersley Park Road, 1 & 1a Clarence Road, Benfleet	0.26	Pre-application Proposal	Design & layout needs to achieve the RDG standards within the context of site & surroundings. Likely to accommodate 3 to 6 dwellings on site			1
S0020	16/0765/FUL	71 Watlington Road, Benfleet	0.1	As per approved planning consent - Demolish existing bungalow and construct 3 No. houses.	As per approved planning consent - Demolish existing bungalow and construct 3 No. houses.			2
S0021	16/0494/FUL	1 Wincoat Close, Benfleet	0.06	As per approved planning consent - Demolish detached garage and construct 1 No. house with integral garage, detached garage and associated parking	As per approved planning consent - Demolish detached garage and construct 1 No. house with integral garage, detached garage and associated parking			1
S0022	15/0952/FUL	117-123 London Road, Benfleet	0.17	As per approved planning consent - Covert existing first floor storage into 5 x 1 bed flats & new 2nd floor with 5 x 1 bed flats	As per approved planning consent - Covert existing first floor storage into 5 x 1 bed flats & new 2nd floor with 5 x 1 bed flats			10
S0023	CPT/684/12/FUL	Land between 117 & 123 Lionel Road, Canvey Island	0.05	Full Application (any stage)	As per approved planning consent - Erection Of 2 No 4 Bed Linked Houses With Integral Garages.			2
S0024	CPT/446/13/FUL	Land adjacent 134 Cedar Road, Canvey Island	0.04	Full Application (any stage)	As per approved planning consent - Construct of 1 No. 3 bed chalet and two detached garages.			1
S0025	14/0095/PREAPP	Land R/o 3 Vaagen Road, Canvey Island	0.03	Pre-application Proposal	RDG requirements - likely to be able to accommodate 1 dwelling on site.			1
S0026	ELR02 SITE 2	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	1.58	CFS 2018 submission	RDG requirements - likely to be able to accommodate up to 55 dwellings on site. There is a small river on the site which would act as a small constraint on the capacity due to drainage.			50
S0027	CPT/315/13/FUL	Land to East of Wall Road, Canvey Island	0.07	Full Application (any stage)	As per approved planning consent - Construct of 1 No. 3 Bed Detached House and 2 No. Semi-detached 3 Bed Houses			1
S0028	CTC/019	125-127 High Street, Canvey Island	0.19	Full Application (any stage)	As per planning consent - Erection Of Part Two/part Three Storey Building Containing 14no. 2 Bed Flats With Associated Parking			14
S0029	2007/145	R/O 149-153 High Street, Canvey Island	0.07	Full Application (any stage)	As per approved application. Three number live/work units (pre-app). Site now reduced in size from previous SHLAA entries. Front of site now redeveloped for retail & drinking establishment & has been removed from site area & timber yard to rear now separate entry into SHLAA.			3
S0030	14/0015/FUL	19 Larup Avenue, Canvey Island	0.07	Full Application (any stage)	As per planning application - Construction of 4 No. 2 bedroom link detached chalets			3
S0031	GB05 (A1)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 1	5.47	Full Application (any stage)	As per submitted planning application - Residential development comprising of 89 detached dwellings and 24 flats, including access, landscaping and associated facilities			113
S0032	CPT/484/12/FUL & CPT/671/12/FUL	Thames Court, Western Esplanade, Canvey Island	0.07	Full Application (any stage)	As per approved planning consent - Additional third floor containing 2no. Flats.			2
S0033	14/0016/FUL	23 May Avenue, Canvey Island	0.04	Full Application (any stage)	As per approved planning consent - Construction of 2 No. detached houses with integral garages.			1

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0034	CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	0.01	Full Application (any stage)	As per approved planning consent - Change Of Use Of Ground Floor Into Part Sandwich Bar (a1) & Part Restaurant (a3), Conversion Of Existing First Floor Into 1no. 2 Bedroom And 1no. 1 Bedroom Flats And Front Elevation Alterations			1
S0035	GB02	East of Canvey Road, Canvey Island	25.25	Full Application (any stage)	As per submitted planning application. Application withdrawn.			275
S0036	CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	0.08	As per Full Application pending decision - 11 flats.	As per Full Application pending decision - 11 flats.			11
S0037	CPT/498/12/FUL	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	0.08	Full Application (any stage)	As per approved planning consent - 4 No. two bed flats in two storey block with associated parking			4
S0038	16/0504/FUL	King Canute PH & Land Adjacent Canvey Road, Canvey Island	0.3	As per approved planning consent - Demolition of existing retail unit and garage and construction of veterinary unit and 2 No. houses, the continued use of the former public house as a retail unit including single storey rear extensions and the change of use of upper floors to 2 No. flats, with associated landscaping, parking, and cycle and refuse storage	As per approved planning consent - Demolition of existing retail unit and garage and construction of veterinary unit and 2 No. houses, the continued use of the former public house as a retail unit including single storey rear extensions and the change of use of upper floors to 2 No. flats, with associated landscaping, parking, and cycle and refuse storage			4
S0039	17/0071/FUL	29 Denham Road, Canvey Island	0.05	As per approved planning consent - Demolition of existing bungalow and detached garage and construction of 3no terraced houses with off-street parking	As per approved planning consent - Demolition of existing bungalow and detached garage and construction of 3no terraced houses with off-street parking			2
S0040	16/0053/FUL	34 Gafzelle Drive, Canvey Island	0.04	As per approved planning consent - Demolish existing dwelling and construct two detached houses with partially integral garages and vehicular access to Gafzelle Drive	As per approved planning consent - Demolish existing dwelling and construct two detached houses with partially integral garages and vehicular access to Gafzelle Drive			1
S0041	16/0051/FUL	1 Northfalls Road, Canvey Island	0.04	As per approved planning consent - Demolish existing dwelling and construct two semi-detached two bedroom houses with associated facilities including parking, garden areas and fencing	As per approved planning consent - Demolish existing dwelling and construct two semi-detached two bedroom houses with associated facilities including parking, garden areas and fencing			1
S0042	14/0465/FUL	7 Kollum Road, Canvey	0.03	Full Application (any stage)	As per approved planning consent - Construction of two link detached two bedroomed chalets			1
S0043	PGB05	Land between Felstead Road and Catherine Road, Benfleet	1.41	Refused - Details only	Planning application (net 168) refused on grounds of overdevelopment of site. More appropriate layout considered could deliver around 140 dwellings. Site area has been reduced further to landownership information coming forward and the capacity has been amended accordingly.			22
S0044	16/0783/FUL / 18/0677	Land adj 64 Winterswyk Avenue, Canvey Island	0.02	As per approved planning consent - Erect detached dormer bungalow	As per approved planning consent - Erect detached dormer bungalow			1
S0045	15/0423/FUL	58 Central Wall Road, Canvey Island	0.07	As per approved planning consent - Demolition of existing dwelling and construction of 2 No 3 bed semi-detached houses	As per approved planning consent - Demolition of existing dwelling and construction of 2 No 3 bed semi-detached houses			1
S0046	15/0595/FUL	109 Long Road, Canvey Island	0.2	As per approved planning consent - Demolition of existing house and erection of three storey block of eight self-contained flats with associated parking and landscaping, closure of existing vehicular accesses and formation of new vehicular access to Long Road	As per approved planning consent - Demolition of existing house and erection of three storey block of eight self-contained flats with associated parking and landscaping, closure of existing vehicular accesses and formation of new vehicular access to Long Road			7

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0047	14/0446/FUL	25 Craven Avenue, Canvey	0.04	Full Application (any stage)	As per approved planning consent. Demolition of existing dwelling and construction of Two No. Three Bedroom Detached Houses with integral garage			1
S0048	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	0.07	Full Application (any stage)	As per approved planning consent. Demolition of detached house and construction of three storey block of 6 self-contained flats with parking			5
S0049	GF02B	Land off Scrub Lane, Hadleigh	1.58	Pre-application Proposals	RDG requirements - likely to be able to accommodate up to 49 dwellings on site.			49
S0050	2013/8	The Island Site, High Street / London Road, Hadleigh	0.59	Pre-application Proposals	Residential development is likely to be provided above ground floor non-residential development.			52
S0051	CPT/193/07/FUL	4-12 Park Chase, Hadleigh	0.31	Full Application (any stage)	As per approved planning consent. 4 existing dwellings on site have been demolished. Twenty nine apartments with associated parking & hard and soft landscaping			21
S0052	2007/111	Tower Radio, 573-581 London Road, Hadleigh	0.15	Full Application (any stage)	As per approved planning consent. Demolition of existing buildings and construction of part 2/part 4 storey block of 14 self-contained flats with car parking, refuse and cycle storage and alteration of vehicular access			14
S0053	CPT/99/08/FUL	325-339 London Road, Hadleigh	0.12	Full Application (any stage)	As per approved planning consent. Demolition of existing building and construction of three storey building containing 6 no. flats and associated parking			13
S0054	15/0858/FUL	106 Rectory Road, Benfleet	0.1	As per approved planning consent. Two four bedroom detached houses with intergral garage.	As per approved planning consent. Two four bedroom detached houses with intergral garage.			1
S0055	16/0057/FUL	14 St Marks Road, Hadleigh	0.1	As per approved planning consent. Demolition of existing house and construct 1 No. four bedroom detached house and 2 No. three bedroom semi-detached houses	As per approved planning consent. Demolition of existing house and construct 1 No. four bedroom detached house and 2 No. three bedroom semi-detached houses			2
S0056	16/0589/FUL	643-645 London Road, Hadleigh	0.06	As per approved planning consent. Refurbish existing first floor apartments and change the use of ground floor from offices (Class B1) to residential (Class C3a) to form 2No. additional apartments	As per approved planning consent. Refurbish existing first floor apartments and change the use of ground floor from offices (Class B1) to residential (Class C3a) to form 2No. additional apartments			2
S0057	15/0793/FUL	363 London Road, Hadleigh	0.05	As per approved planning consent. Conversion of first and second floor to form 4 No flats with roof terrace, single storey side extension and external alterations. Retention of retail unit and creation of undercroft parking at ground floor.	As per approved planning consent. Conversion of first and second floor to form 4 No flats with roof terrace, single storey side extension and external alterations. Retention of retail unit and creation of undercroft parking at ground floor.			4
S0058	CPT/600/12/FUL	121 Church Road, Hadleigh	0.04	Full Application (any stage)	As per approved planning consent. Demolition Of Existing Bungalow And Construction Of 2 No. Semi Detached 3 Bed Dwellings With Integral Garages			1
S0059	15/0715/CPA	82 High Street, Hadleigh	0.04	As per applications.	As per applications.			6
S0060	16/0069/FUL	231 London Road, Hadleigh	0.04	As per approved planning consent. Conversion of existing first floor to form 4 No. one bedroom flats and lowering of existing main roof and construction of second floor to form 2 No. one bedroom flats. Alterations to ground floor including access/egress from flats, cycle storage, plant room and bin storage together with associated alterations to shop front and rear elevation.	As per approved planning consent. Conversion of existing first floor to form 4 No. one bedroom flats and lowering of existing main roof and construction of second floor to form 2 No. one bedroom flats. Alterations to ground floor including access/egress from flats, cycle storage, plant room and bin storage together with associated alterations to shop front and rear elevation.			6
S0061	14/0028/FUL	Land Rear Of Holbrook House, Church Road, Hadleigh	0.03	Full Application (any stage)	As per approved planning consent. Demolition of existing garages and erection of two bed bungalow.			1

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0062	16/0190/CPA	387 London Road, Hadleigh	0.02	As per Prior Approval application. Prior approval for a change of use from office use (Class B1a) to a dwellinghouse (Class C3) to provide 4 No. 2 bed flats	As per Prior Approval application. Prior approval for a change of use from office use (Class B1a) to a dwellinghouse (Class C3) to provide 4 No. 2 bed flats			4
S0063	16/0527/CPA & 16/0729/FUL	88 High Street, Hadleigh	0.02	As per approved planning consent. Conversion of ground floor, two storey rear extension, loft conversion including rear dormer and alterations to fenestration to provide 5 No. flats	As per approved planning consent. Conversion of ground floor, two storey rear extension, loft conversion including rear dormer and alterations to fenestration to provide 5 No. flats			5
S0064	16/0014/FUL	2A Castle Road, Hadleigh	0.01	As per approved planning consent. Change of use from ground floor workshop to one dwelling with integral garage and external parking and amenity space.	As per approved planning consent. Change of use from ground floor workshop to one dwelling with integral garage and external parking and amenity space.			1
S0065	16/0088/CPA	80 High Street, Hadleigh	0.01	Prior Approval not required.	As per Prior Approval application. Change of use from Office to Residential to form 3 flats.			3
S0066	GB06	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	27.52	Local Plan Representation	As per Local Plan Representations.			430
S0067	2012/7	Solby Wood Farm, Daws Heath Road, Hadleigh	0.71	SHLAA Submission	As per SHLAA submission			46
S0068	PGB40	Brook Farm (east of Daws Heath Road), Hadleigh	6.86	SHLAA Submission	As per SHLAA submission			125
S0069	PGB45	Nashlea Farm, Poors Lane North, Hadleigh	1.01	Full Application (any stage)	As per approved planning consent. Demolition of existing buildings & construction of 6 x detached dwellings			6
S0070	FP03 SITE 3	60 Daws Heath Road, Hadleigh	0.36	Planning consent & Residential Design Guidance / Context Based	As per planning consent & Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Construct 2 no. detached bungalows at rear of property including associated parking and amenity.			2
S0071	FP04 SITE 6	Land r/o 14-28 Moorcroft Avenue, Hadleigh	0.31	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0072	15/0698/PREAPP	450 Rayleigh Road, Benfleet	0.11	Full Application (any stage)	As per approved planning consent. Erect dormer windows and porch to front and ground and roof level extensions to rear of existing bungalow to form four-bedroomed dwelling and erect two detached three-bedroomed houses to rear			2
S0073	CPT/556/09/FUL	81 Daws Heath Road, Hadleigh	0.1	Full Application (any stage)	As per approved planning consent. Construct 1 No. dwellinghouse with associated parking			1
S0074	PGB47	Junction of Grasmere Road & Thirlmere Road, Thundersley	1.16	SHLAA Submission	Site is currently considered unsuitable for development given the dense tree coverage across the whole site. A landowner would need to undertake extensive tree & ecological surveys to establish if there is scope to develop the site, & if so what the developable area would be.			4
S0075	CPT/655/11/FUL	Land adj 49 Hall Crescent, Hadleigh	0.04	Full Application (any stage)	As per approved planning consent.			1
S0076	16/0038/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	0.04	Prior Approval not required.	As per Prior Approval application. Change of use of an agricultural building to a dwelling.			1
S0077	16/0684/FUL	Land Adjacent 270 Daws Heath Road, Hadleigh	0.03	As per approved planning consent. Demolish existing garage and construct 1No. Detached single storey house and extend vehicular crossover.	As per approved planning consent. Demolish existing garage and construct 1No. Detached single storey house and extend vehicular crossover.			1

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0078	PGB09B	Land East of Cedar Hall School, Hart Road, Thundersley	1.69	Residential Design Guidance / Context Based / Ecological & Tree constraints.	Design & layout seeks to achieve the RDG standards within the context of site & surroundings & any constraints.			35
S0079	PGB09C	Nursery North of The Chase, Thundersley	1.56	Residential Design Guidance / Context Based / Ecological & Tree constraints.	Design & layout seeks to achieve the RDG standards within the context of site & surroundings & any constraints.			54
S0080	2017/1	277-279 & 283 Rayleigh Road, Benfleet	1.42	CFS 2018	Site forms part of LoWS CPT23 & contains number of TPO & mature trees, which could restrict number of dwellings capable of being accommodated on site.	1	50	20
S0081	16/0913/FUL	Land at rear of 219 Kiln Road, Thundersley	0.35	As per approved planning consent. Demolition of existing buildings and construction of 5No. houses with integral garage, and new private road	As per approved planning consent. Demolition of existing buildings and construction of 5No. houses with integral garage, and new private road			5
S0082	2013/5	Weir House, Arterial Road, Thundersley	0.34	Full Application (any stage)	As per approved planning consent. Erection Of 13 Residential Units Comprising 1 No. Detached Bungalow, 7 No. Detached Houses And 5 No. Flats (outline).			12
S0083	FJ01 SITE 12	20-22 Kingsley Lane, Thundersley	0.16	As per approved planning consent. Demolition of existing bunglaow and erection of two semi-detached dormer bunglaows.	As per approved planning consent. Demolition of existing bunglaow and erection of two semi-detached dormer bunglaows.			2
S0084	GB07	Land West of Glebelands, Thundersley	7.51	Outline	As per currently submitted outline planning application.			140
S0085	16/0983/FUL	50 Albert Road, Thundersley	0.02	As per approved planning consent. Demolish detached garage and construct 1No. bungalow to rear of property, with associated parking and vehicle crossover.	As per approved planning consent. Demolish detached garage and construct 1No. bungalow to rear of property, with associated parking and vehicle crossover.			1
S0086	PGB14	Brickfields, Great Burches Road, Thundersley	2	Full Application (any stage)	As per approved planning consents.			12
S0087	PGB24	Whitegate, Goldfinch Lane, Thundersley	0.27	Full Application (any stage)	As per planning consent.			5
S0088	PGB28	R/o 122 Stanley Road, Thundersley	0.19	Full Application (any stage)	Application for 3 dwellings had issues with meeting residential space standards. However consider could still accommodate 3 dwellings & meet RDG standards if designed carefully.			3
S0089	16/0513/FUL	14 Downer Road North, Thundersley	0.12	As per approved planning consent. Alterations and extensions to existing dwelling to create 2No. Semi-detached houses including first floor extension with dormers and single storey extension to front and rear.	As per approved planning consent. Alterations and extensions to existing dwelling to create 2No. Semi-detached houses including first floor extension with dormers and single storey extension to front and rear.			1
S0090	14/0151/FUL	7 The Sorrells, Benfleet	0.07	Full Application (any stage)	As per approved planning consent. Construction of 1 No. 3 bed detached dwelling and detached garage.			1
S0091	2010/2/MR	Beaver Doors, 211-213 London Road, Thundersley	0.07	Full Application (any stage)	As per approved planning consent. Demolish existing commercial building and construct three storey building with undercroft parking, comprising of 8 No. one bed flats and 2 No. two bedroom flats			10
S0092	2007/66	331 London Road, Thundersley	0.06	As per approved planning consent.	As per approved planning consent. Construction of 1No. House and vehicle crossover.			1
S0093	16/0547/FUL	Land adjacent 5 Shrewsbury Drive, Thundersley	0.04	As per approved planning consent. 1No. House with integral garage.	As per approved planning consent. 1No. House with integral garage.			1
S0094	16/0954/FUL	40 Park Road, Benfleet	0.03	As per approved planning consent. Side/rear extensions and roof alterations to form 2No. Bungalows.	As per approved planning consent. Side/rear extensions and roof alterations to form 2No. Bungalows.			1

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0095	CPT/197/13/FUL	Rear of 179-181 Church Road, Thundersley	0.31	Full Application (any stage)	As per approved planning consent			40
S0096	16/0649/FUL	412a Kents Hill Road North, Thundersley	0.01	As per approved planning consent. Demolition of existing workshop and construction of 1 detached bungalow.	As per approved planning consent. Demolition of existing workshop and construction of 1 detached bungalow.			1
S0097	PGB30 (A)	Land south east of Sadlers Farm, Benfleet	7.77	Outline Application (any stage) / SHLAA submission	Site capacity determined looking at capacity considerations for sites to the south. Existing allotments to east relocated into site as part of larger master plan approach to development, which reduces developable area. PGB30(C) has capacity determinate of 30dph as per planning application CPT/122/13/OUT, including incorporating a landscaped buffer to the western boundary. Site PGB30(B) also has a capacity of 30dph & has to accommodate the landscaped buffer, additional open space, a nursery and one form of entry primary school with associated play space and a health care centre, reducing the amount of land available for residential development & number of dwellings accommodated on this site.			175
S0098	2014/6	Ellis House, Felstead Road, Benfleet	0.4	SHLAA Submission	Design Case Study 8. Site could be included within site PGB05.			5
S0099	2012/3	Benfleet Police Station, 90-92 High Road, Benfleet	0.13	As per planning application - pending decision.	As per planning application - pending decision.			13
S0100	PGB32	Wheelers Takeaway, 458 London Road, Benfleet	0.16	Planning application - 17/0765/FUL Demolish existing building and construct four storey building containing 14No. apartments with associated parking, bin and cycle store (Refused).	Planning application - 17/0765/FUL Demolish existing building and construct four storey building containing 14No. apartments with associated parking, bin and cycle store (Refused).			14
S0101	PGB30(B)	Land North of Jotmans Lane, Benfleet	15.48	SHLAA submission	Site to south PGB30(C) has capacity determinate of 30dph as per planning application CPT/122/13/OUT, including incorporating a landscaped buffer to the western boundary. This site (PGB30(B) has to accommodate the landscaped buffer, additional open space, a nursery and one form of entry primary school with associated play space and a health care centre. This would reduce the amount of land available for residential development and thus reduce the number of dwellings that could be accommodated on this site.			300
S0102	PGB30(B)	Land North of Jotmans Lane, Benfleet	1.19	SHLAA submission	Site to south PGB30(C) has capacity determinate of 30dph as per planning application CPT/122/13/OUT, including incorporating a landscaped buffer to the western boundary. This site (PGB30(B) has to accommodate the landscaped buffer, additional open space, a nursery and one form of entry primary school with associated play space and a health care centre. This would reduce the amount of land available for residential development and thus reduce the number of dwellings that could be accommodated on this site.			25
S0103	CPT/205/11/FUL	36 Brook Road, Benfleet	0.13	Full Application (any stage)	As per approved planning consent. Partition Existing Ground Floor Flat To Form 2 No. 1 Bedroom Flats.			1
S0104	CPT/3/11/FUL	Rear of 3 Hope Road, Benfleet	0.05	Full Application (any stage)	As per approved planning consent. New Detached Dwelling With Attached Garage.			1

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0105	2014/4	Land East of Downer Road North, Benfleet	1.1	Residential Design Guidance / Context Based	Site is heavily wooded & vegetated & the whole site is subject to an area TPO. This significantly restricts number of dwellings capable of being accommodated on site. Would need arboricultural report of site & woodland trees before appropriate capacity, if any, can be assessed.			30
S0106	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	0.32	SHLAA Submission	Retention of retail uses at ground floor level is required. This impacts on residential capacity. (Previously 4 separate sites - CTC/001, CTC/002, CTC/003 & CTC/004)			20
S0107	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	0.07	SHLAA Submission	Retention of retail uses at ground floor level is required. This impacts on residential capacity. (Previously 4 separate sites - CTC/001, CTC/002, CTC/003 & CTC/004)			4
S0108	2007/164	Outpatients centre, Long Road, Canvey Island	0.3	SHLAA Submission	Site could accommodate 7 single dwellings, in varied layout, with access taken from both Long Road & Rembrandt Close, or could accommodate up to 12 flats in 'L' shaped block facing out onto Long Road & Sydervelt Road.	7	12	10
S0109	CTC/009	South of Haron Close, Canvey Island	0.25	Design Case Study 1F	Case Study 1F designs a scheme that takes into account the site constraints - TPO's & Flood Risk.			20
S0110	FG04 SITE 13	Adjacent to 10 Green Avenue, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0111	ELR02 SITE 1	Prout Industrial Estate, Point Road, Canvey Island	1	Pre application Proposal	Comparable dwellings per hectare as ELR02 SITE 2.			35
S0112	2007/152	Admiral Jellico Public House, High Street, Canvey Island	0.35	Planning application - Demolition of existing building, replacement with 40 Unit Residential Flats with parking and associated access & facilities.	Planning application - Demolition of existing building, replacement with 40 Unit Residential Flats with parking and associated access & facilities.			40
S0113	FD02 SITE 10	Land at junction of Gifhorn & Holbeck, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0114	FE09 SITE 13	9 Goirle Avenue, Canvey Island	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0115	2014/7	Timber Yard, R/O 149-153 High Street, Canvey Island	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
S0116	CTC/014	43 High Street, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
S0117	GB05(A2)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 2	15.36	Full Application (any stage)	As per approved planning consent.			487
S0118	CTC/005	West of Venebles Close, Canvey Island	0.4	Planning application for north and south parts of site.	Planning application for north and south parts of site.			34
S0119	CTC/011	Haystack car park, Long Road, Canvey Island	0.18	Residential Design Guidance / Context Based	Design & layout seeks to address the RDG & to reflect the surrounding pattern of development.			14
S0120	CTC/012	Job Centre, 140 Furtherwick Road, Canvey Island	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Ground floor residential accommodation requires safe refuse above the floor levels, such provision would reduce unit numbers on the upper floors.			15
S0121	2007/115	258 Furtherwick Road, Canvey Island	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			5

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0122	CTC/017	116-132 High Street, Canvey Island	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			8
S0123	CTC/016	108-112 High Street & 2 Florence Road, Canvey Island	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Seek to retain retail element to ground floor. Previous SHLAA considerations had 9 flats, consider more appropriate to have 2 floor of 4 flats each.			8
S0124	FF01 SITE 21	45 Welbeck Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0125	FE13 SITE 7	2 Delgada Road, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0126	PGB	Land between Canvey Road, Roscommon Way & Northwick Road (Triangle Site), Canvey Island	9.39	SHLAA Submission	Landowner has indicative scheme layout with 2 parcels of land, divided by Pantile Dyke which would be incorporated into an ecological corridor, thus reducing the land available for development. Each parcel of land has an average housing density of 35dph.			199
S0127	GB03	West Canvey Road (Frontage), Canvey Island	0.5	SHLAA Submission	As per SHLAA submission	40		50
S0128	CPT/596/12/FUL	27 Craven Avenue, Canvey Island	0.06	Full Application (any stage)	As per approved planning consent. 2no. 3 bedroom detached houses with integral garages.			1
S0129	FG02 SITE 5	Land adj 7 Holland Avenue, Canvey Island	1.21	Full Application (any stage)	27 new build houses; 7 detached and 20 semi detached.			27
S0130	GF02A	Hadleigh Junior School, Church Road, Hadleigh	0.6	Pre-application Proposals	RDG requirements - likely to be able to accommodate up to 22 dwellings on site.			22
S0131	2013/9	244-258 London Road (Garston Block), Hadleigh	0.33	Pre-application Proposals	RDG requirements - likely to be able to accommodate 57 residential units on site.			49
S0132	2010/4/MR	Garden Centre, 555 London Road, Hadleigh	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			6
S0133	2012/4	Hadleigh Police Station, Hadleigh	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0134	2013/6	20 The Avenue, Hadleigh	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
S0135	PE/00039/2013	296 London Road, Hadleigh	0.02	Pre-application Proposal	RDG requirements - likely to be able to accommodate 2 flats on site.			2
S0136	CPT/430/12/FUL	391-391a London Road, Hadleigh	0.01	Full Application (any stage)	As per approved planning consent. Change of use from offices to 2x residential flats.			2
S0137	2013/10	Land south of Daws Heath Road, Hadleigh	4.7	SHLAA Submission	Capacity reduced to avoid Ancient Woodland & LoWS constraints to south eastern part of site.			90
S0138	PGB10	Oak Tree Farm (North field) and Southfield Close Extension, Hadleigh	3.66	SHLAA Submission	SHLAA Submission			60
S0139	2012/1	20 Haresland Close, Hadleigh	0.56	Design Case Study 5	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			9
S0140	PGB21	Land east of 174 Bramble Road, Hadleigh	0.46	SHLAA Submission	As per SHLAA submission			10
S0141	PGB22(B)	164-240 Daws Heath Road, Hadleigh	0.46	SHLAA Submission	As per SHLAA submission			8
S0142	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	0.14	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0143	14/0422/PREAPP	116 Rayleigh Road, Hadleigh	0.03	Pre-application Proposal	RDG requirements - likely to be able to accommodate 3 to 5 net dwellings on site.	3	5	4
S0144	CPT/389/11/FUL	Land r/o 491-493 Rayleigh Road, Thundersley	0.1	Full Application (any stage)	As per approved planning consents. Four semi detached houses.			4

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0145	2014/2	Land East of Manor Trading Estate, Thundersley	4.17	Local Plan Representation	As per Local Plan submission.			100
S0146	PGB46	North of Grasmere, Thundersley	2.88	SHLAA Submission.	Site contains number of TPO & mature trees, which could restrict number of dwellings capable of being accommodated on site.	30	40	40
S0147	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	1.8	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			54
S0148	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	0.83	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			25
S0149	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	0.05	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0150	FN06 SITE 16	Canvey Supply, 223 London Road, Thundersley	0.66	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			31
S0151	14/0303/PREAPP	Bowercombe, Great Burches Road, Thundersley	0.5	Pre-application Proposal	RDG requirements & constraints on site due to TPO's - likely to be able to accommodate net 2 dwellings on site.			2
S0152	PGB31	Extension to Silverdale, Thundersley	0.13	SHLAA Submission	Site is heavily wooded & vegetated, this could significantly restrict number of dwellings capable of being accommodated on site.			2
S0153	2014/5	Land to the West of Borrowdale Road, Thundersley	0.32	CFS 2018	Site is heavily wooded & vegetated, this could significantly restrict number of dwellings capable of being accommodated on site.	4	6	6
S0154	PGB48	West of Bassenthwaite Road, Thundersley	0.33	CFS 2018	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.	2	5	2
S0155	FN02 SITE 2	Marimba, Goldfinch Lane, Thundersley	0.28	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0156	2012/14	34 Linden Road, Thundersley	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0157	FN10 SITE 14	Land adj 2 Thundersley Grove, Thundersley	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0158	CPT/148/07/FUL	131 London Road, Thundersley	0.02	Full Application (any stage)	As per previously approved planning consent. 2 x one bed flats			1
S0159	FA08 SITE 4	6 Merton Road, Benfleet	0.27	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
S0160	FA10 SITE 13	110 Kents Hill Road, Benfleet	0.17	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
S0161	FA11 SITE 2	83 Thundersley Park Road, Benfleet	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0162	2007/54	14 London Road, Benfleet	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
S0163	FA09 SITE 20	39 Felstead Road, Benfleet	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0164	2010/7	11 Highfield Avenue, Benfleet	0.32	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0165	FB02 SITE 14	Valee Casa, 62 Hill Road, Benfleet	0.27	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			5
S0166	2007/22	South Benfleet Social Club, 8 Vicarage Hill, Benfleet	0.17	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			12
S0167	FB01 SITE 10	162 Thundersley Park Road, Benfleet	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0168	FB01 SITE 3	188 Thundersley Park Road, Benfleet	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0169	FB11 SITE 11	70 St Marys Road, Benfleet	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0170	2007/21	3 Vicarage Hill, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
S0171	FB09 SITE 31	Land adj 41 Greenwood Avenue, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0172	FB07 SITE 34	19 Hillside Road, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0173	2007/15	Benfleet Tavern Public House (formerly Appleton Arms), High Road, Benfleet	0.25	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			14
S0174	FM04 SITE 7	116 Cumberland Avenue, Benfleet	0.15	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0175	2007/23	Willow Funeral Services, 61 High Road, Benfleet	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			8
S0176	FM10 SITE 4	72 Brook Road, Benfleet	0.12	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0177	2007/10	Benfleet Clinic, 513 High Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
S0178	FC03 SITE 21	62 Thisselt Road, Canvey Island	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previously considered 4 properties appropriate, but need to retain appropriate space to boundary with Vaulx Road, therefore 3 properties (2 net) considered appropriate.			2
S0179	FC03 SITE 8	174 Waarden Road, Canvey Island	0.07	Full Application (any stage)	Previously approved planning consent was for 3 bungalows. Bungalows no longer acceptable in flood risk terms, would need to be 2 storey dwellings only. To meet RDG requirements site has capacity is now 2 net additional dwelling.			2
S0180	FC10 SITE 26	65 Lionel Road, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0181	FC10 SITE 14	52 Vaagen Road, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0182	FC06 SITE 5	46 Delfzul Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0183	FC09 SITE 14	33 Roosevel Avenue, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0184	FC10 SITE 18	28 Thelma Avenue, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0185	FD06 SITE 11	10 Woodville Road, Canvey Island	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0186	FD12 SITE 15	34 Beck Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0187	FD10 SITE 4	36 Holbek Road, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0188	FD06 SITE 25	61 Taranto Road, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0189	FD06 SITE 37	29 St. Annes Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0190	FD01 SITE 30	Land adj 15 Stevens Close, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0191	FD07 SITE 19	44 Gafzelle Drive, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0192	FD05 SITE 8	Land north 42 Zelham Drive, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0193	FD04 SITE 11	4 Buren Avenue, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0194	FE03 SITE 29	Land adj 63 Nevada Road, Canvey Island	0.12	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
S0195	CTC/013	11-23 High Street, Canvey Island	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			6
S0196	FD01 SITE 17	The Manse, Woodville Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0197	FE06 SITE 3	55 Heilsburg Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0198	FE09 SITE 26	The Haven, Korndyk Avenue, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0199	FD01 SITE 20	84 Westerland Avenue, Canvey Island	0.02	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0200	FF03 SITE 6	17 Poplar Road, Canvey Island	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0201	2007/113/193A	Rear of Monico Club & car park, Eastern Esplanade, Canvey Island	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			8
S0202	2012/15	2-6 May Avenue, Canvey Island	0.07	SHLAA Submission	RDG requirements - likely to be able to accommodate up to 3 dwellings on site, resulting in 1 net additional dwelling.			1
S0203	2007/126	2 Elm Road, Canvey Island	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0204	FF03 SITE 3	2 Labworth Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0205	FF03 SITE 14	18 Elm Road, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0206	2007/143	Canvey Club, 162 High Street, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0207	FE08 SITE 40	1 Bramble Road, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0208	FF01 SITE 24	11 Cottesmore Close, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0209	FE08 SITE 41	2 Bramble Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0210	CTC/015	78-88 High Street, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Seek to retain retail element to ground floor.			6
S0211	FE12 SITE 8	25 Florence Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0212	FE13 SITE 1	22 Odessa Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0213	2012/24	Land to rear of 29-51 St Agnes Drive, Canvey Island	0.17	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0214	2012/18	Land between 12 & 14 St Johns Crescent, Canvey Island	0.11	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0215	2012/19	Land to rear of 12-18 St Peters Road, Canvey Island	0.08	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
S0216	2012/22	Land to rear of 3-15 St Davids Walk, Canvey Island	0.06	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
S0217	2012/23	Land to rear of 25-37 St Marks Road, Canvey Island	0.05	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previously considered 2 properties appropriate, but flood risk & character implications, therefore 1 house/chalet considered more appropriate.			1
S0218	FG09 SITE 11	1 Coniston Road, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0219	2010/8	Cheriton, Stroma Avenue, Canvey Island	0.35	Outline Application (any stage) / revised due to change in size of site	Outline planning consent CPT/522/97/OUT proposed 12 dwellings. Some of land to east of site has now been incorporated into rear gardens of properties in The Fallows. This results in a revised layout needing to be achieved & reduced numbers of dwellings.			10
S0220	FH05 SITE 17	Land between 15-23 Tabora Avenue, Canvey Island	0.14	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0221	2014/1	Land South of Eastwood Old Road, Eastwood	7.2	Design Case Study 6	Site not promoted by land owners, developers or housebuilders. Design Case study 6 provides for 30dph on developable area of the site (excluding SSSI buffer and areas covered by TPO's). Low capacity would allow for retention of all existing, non designated landscape features, high capacity would not.	100	125	112
S0222	2012/8	Garage court at Brindles, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
S0223	2013/11	Land north of Eastwood Old Road, Hadleigh	1.27	Design Case Study 6	Site not promoted by land owners, developers or housebuilders. Design Case study 6 provides for 30dph on developable area of the site (excluding heavily wooded areas). This capacity would allow for retention of all existing, non designated landscape features.			46
S0224	2013/11	Land north of Eastwood Old Road, Hadleigh	0.55	Design Case Study 6	Site not promoted by land owners, developers or housebuilders. Design Case study 6 provides for 30dph on developable area of the site (excluding heavily wooded areas). This capacity would allow for retention of all existing, non designated landscape features.			46
S0225	2013/11	Land north of Eastwood Old Road, Hadleigh	0.63	Design Case Study 6	Site not promoted by land owners, developers or housebuilders. Design Case study 6 provides for 30dph on developable area of the site (excluding heavily wooded areas). This capacity would allow for retention of all existing, non designated landscape features.			46
S0226	2012/11	Land adj 430 & 460 Daws Heath Road, Hadleigh	0.42	SHLAA Submission / Residential Design Guidance / Context Based	Site is heavily treed along its boundaries & heavily vegetated, this could restrict number of dwellings capable of being accommodated on site.			5
S0227	2007/99	81 London Road, Hadleigh	0.23	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			10

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0228	2007/96	Thames Loose Leaf, 289 Kiln Road, Hadleigh	0.18	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			12
S0229	PGB09	Land south of The Chase, Thundersley	7.54	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings & any constraints.			180
S0230	2007/52	Halfords, 543-557 Rayleigh Road, Thundersley	0.41	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			32
S0231	2007/51	Glendale International Ltd, 533 Rayleigh Road, Thundersley	0.27	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			18
S0232	2007/40	343 Rayleigh Road, Thundersley	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			10
S0233	2007/92	201-205 Kiln Road, Thundersley	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Site GF01B has planning application under consideration (14/0602/FUL), which proposes footpath between Nos. 201 & 205. This would not affect the capacity of this site, but would mean 2 small blocks of flats (2 & 4 dwellings) rather than 1 block (6 dwellings).			6
S0234	2012/5	Land to rear of 125-139 Roseberry Avenue, Thundersley	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0235	FK10 SITE 16	Adj 6 Albert Road, Thundersley	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings & having consideration of any trees worthy of retention on site.			1
S0236	2017/2	Land to the south of A127, Thundersley	3.82		Access requirements. Space for school, GP, shops and community facilities.			20
S0237	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	0.57	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			25
S0238	FN09 SITE 18	49-51 Rhoda Road North, Thundersley	0.15	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0239	FN04 SITE 9	18 Grasmere Road, Thundersley	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0240	FN07 SITE 2	45 Manor Road, Thundersley	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0241	FN04 SITE 14	22 Borrowdale Road, Thundersley	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0242	FN06 SITE 20	30 Linden Road, Thundersley	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0243	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	3.67	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previous SHLAA submission had 2 blocks of flats, viability issues has resulted in one block being replaced with single dwellings. This has resulted in a reduction in net dwellings provided on site.			88
S0244	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	0.18	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previous SHLAA submission had 2 blocks of flats, viability issues has resulted in one block being replaced with single dwellings. This has resulted in a reduction in net dwellings provided on site.			4

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0245	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	0.4	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previous SHLAA submission had 2 blocks of flats, viability issues has resulted in one block being replaced with single dwellings. This has resulted in a reduction in net dwellings provided on site.			9
S0246	CPT/147/07/FUL	11 Clifton Avenue, Benfleet	0.11	Full Application (any stage)	As per approved planning consent. Demolition Of Existing Dwelling And Construct 2 X Four Bed Houses With Integral Garages			1
S0247	CPT/486/09/OUT	166-168 Kiln Road, Benfleet	0.09	Outline Application (any stage)	As per approved planning consent. Demolition Of Existing Dwellings And Construction Of Block Of Nine Flats With Associated Parking. Reduced to 3 to reflect more recent decisions .			3
S0248	FH09 SITE 27	19-23 Third Avenue, Canvey Island	0.05	Full Application (any stage)	As per approved planning consent. Ground And First Floor Rear Extension And Convert First Floor Into 2 Self - Contained One Bedroomed Flats			2
S0249	CPT/24/05/FUL	320 London Road, Hadleigh	0.13	Full Application (any stage)	As per approved planning consent (32 dwellings). 12 completed in 2006, therefore 20 remaining to be constructed.			20
S0250	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	0.17	Residential Design Guidance / Context Based	Design & layout seeks to retain commercial floor space at ground floor level, on High Road frontage, with residential above, addressing the RDG & reflecting the surrounding pattern of development to the north. Residential at ground & 1st floor level on London Road frontage reflecting development to the west.			8
S0251	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	0.38	Residential Design Guidance / Context Based	Design & layout seeks to retain commercial floor space at ground floor level, on High Road frontage, with residential above, addressing the RDG & reflecting the surrounding pattern of development to the north. Residential at ground & 1st floor level on London Road frontage reflecting development to the west.			17
S0252	FA05 SITE 12	286 London Road, Benfleet	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			5
S0253	2007/67	Maharaja Restaurant, 358 London Road, Benfleet	0.12	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			6
S0254	FA08 SITE 11	23 Clifton Avenue, Benfleet	0.12	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0255	FA02 SITE 7	15 Homefields Avenue, Benfleet	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0256	FA11 SITE 15	30 Avondale Road, Benfleet	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0257	FA02 SITE 5	76 Homefields Avenue, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0258	FA11 SITE 24	179 Thundersley Park Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0259	FA01 SITE 17	19 Romsey Road, Benfleet	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Building line to north not an issue, as dwelling to east has extended almost right up to boundary.			1

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0260	2007/8	620 High Road, Benfleet	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0261	2013/3	295, 297, 297A Benfleet Road, Benfleet	2.04	SHLAA Submission	CPT/559/10/FUL - completed 01/02/2012 for Replacement bungalow at No.295. CPT/591/13/FUL - expires 27/02/2017 - Replacement house at No.297. 14/0051/BR - plans rejected 30/05/2014. Unlikely to be redeveloped in near future, given recent investment in replacement dwellings on site.			3
S0262	2007/89	174-176 Kiln Road, Benfleet	0.18	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			11
S0263	FB03 SITE 21	21 Netherfield, Benfleet	0.16	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0264	FB03 SITE 31	62 Kiln Road, Benfleet	0.15	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
S0265	FB03 SITE 17	14 Hermitage Avenue, Benfleet	0.12	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0266	2007/80	36 Kiln Road, Benfleet	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previous SHLAA's considered replacement of dwelling with 4 flats, but raised concerns regarding parking, turning & access. Currently consider would be more appropriate to have pair of semi-detached houses on site, which reflect pattern & character of streetscene & would present less highway concerns.			1
S0267	FB05 SITE 9	60 Benfleet Road, Benfleet	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0268	FB03 SITE 16	18 Hermitage Avenue, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0269	FB07 SITE 31	29 Kings Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0270	FB07 SITE 5	72 Underhill Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0271	2007/81	2 Cherrymeade, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0272	FB05 SITE 2	254 Kiln Road, Benfleet	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0273	FB09 SITE 39	40 St Marys Drive, Benfleet	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0274	FB09 SITE 37	25 Greenwood Avenue, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0275	FB07 SITE 35	Land adj 18 Alexandra Road, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0276	FB06 SITE 20	19 Grove Road, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0277	FB07 SITE 27	11 St Marys Drive, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0278	FM01 SITE 7	66 Wavertree Road, Benfleet	0.19	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0279	FA10 SITE 16	195-201 Oakfield Road, Benfleet	0.17	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0280	FM01 SITE 15	44 Uplands Road, Benfleet	0.17	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0281	FM04 SITE 8	122 Cumberland Avenue, Benfleet	0.12	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0282	2007/20	R/o 81-87 High Road, Benfleet	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Need to also allow for retention of parking / servicing for adjacent businesses, which reduces capacity of site.			3
S0283	FA10 SITE 15	187 Oakfield Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0284	FM12 SITE 11	16 Green Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0285	FM12 SITE 20	40 Hall Farm Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0286	FM10 SITE 3	R/o 36-38 Hope Road, Benfleet	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0287	2007/155/56/57	54 Long Road, Canvey Island	0.15	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0288	2007/175	302-304 Long Road, Canvey Island	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0289	FC03 SITE 11	78 Thisselt Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
S0290	FC02 SITE 16	64 Urmond Road, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0291	FC10 SITE 28	18 Sydervelt Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0292	FD04 SITE 20	57 Point Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0293	FD11 SITE 17	7 Park Road, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0294	FD05 SITE 7	31 Aalten Avenue, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0295	FD06 SITE 5	234 High Street, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0296	FD01 SITE 27	29 Geylen Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0297	FD06 SITE 7	16 Hope Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0298	FD09 SITE 20	46 Marine Avenue, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0299	FD06 SITE 28	58 Hope Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0300	FD09 SITE 3	38 Weel Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0301	FD05 SITE 10	11 Chapman Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0302	FD09 SITE 25	3 Marine Avenue, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0303	FD09 SITE 26	28 Station Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0304	FD01 SITE 15	10 Yamburg Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0305	FE03 SITE 20	11 Miltsin Avenue, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0306	2007/122/123	204-206 Furtherwick Road, Canvey Island	0.22	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			5
S0307	FF04 SITE 19	58 Leigh Road, Canvey Island	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0308	FF05 SITE 34	23-25 Meynell Avenue, Canvey Island	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0309	2007/120	1 Marine Approach, Canvey Island	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0310	FF01 SITE 1	85 Long Road, Canvey Island	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0311	FG09 SITE 5	20 Rose Road, Canvey Island	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0312	FF04 SITE 25	Rear gardens of 31 & 33 Marine Approach, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0313	2007/118	2 Meynell Avenue, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0314	FF01 SITE 20	29 Welbeck Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0315	FG09 SITE 4	22 Rose Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0316	2007/150	1 Gafzelle Drive, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0317	FF02 SITE 27	176 Furtherwick Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0318	FF01 SITE 16	4 Welbeck Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0319	FF01 SITE 11	6 Westwood Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0320	FE12 SITE 15	19 Juliers Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0321	FE12 SITE 3	Land between 5 & 7 Oxford Road, Canvey Island	0.02	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0322	GB05(B)	Thorney Bay Park West, Thorney Bay Road, Canvey Island (Park Homes)	9.6	None	Site not being promoted, strictly constrained due to HSE middle consultation zone.			0
S0323	CPT/111/02/FUL	Holehaven Caravan Park, Haven Road, Canvey Island	0.8	Full Application (any stage)	As per approved planning consents (17 dwellings). 10 dwellings completed in 2006/2007. Only 7 now remaining to be constructed. Site reduced in size to reflect remaining land left to develop.			7
S0324	2007/189	186 Canvey Road, Canvey Island	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0325	FG05 SITE 4	393 Long Road, Canvey Island	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0326	2007/167	Whiteways, 1 Thorney Bay Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0327	2007/178	Canvey Village Surgery, 391 Long Road, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0328	2007/181	1 Village Hall Close, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0329	FG08 SITE 1	211 Long Road, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0330	2007/195	1a Hawkesbury Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0331	2007/196	Doctors Surgery, 409 Long Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0332	FH05 SITE 16	Rosary, Tabora Avenue, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0333	FH03 SITE 3	Adj to Syringa, Somnes Avenue, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0334	2010/6	25-31 & 37-39 Scrub Lane, Hadleigh	0.6	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			16
S0335	2012/5/MR	1-3 Park Chase, Hadleigh	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
S0336	2010/3/MR	683-687 London Road, Hadleigh	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			5
S0337	PE/00010/2014	Land to rear of 50 & 52 Seymour Road, Hadleigh	0.02	Pre-application Proposal	RDG requirements - likely to be able to accommodate 1 dwelling on site.			1
S0338	2007/41	394-402 Rayleigh Road, Hadleigh	0.22	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			14
S0339	FP01 SITE 22	73 Daws Heath Road, Hadleigh	0.17	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0340	FP03 SITE 14	284 Rayleigh Road, Hadleigh	0.15	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0341	CPT/174/07/FUL	319 Daws Heath Road, Hadleigh	0.11	Full Application (any stage)	As per previously approved planning consent.			1
S0342	FP04 SITE 1	419 Daws Heath Road, Hadleigh	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0343	CPT/70/13/OUT	80 Daws Heath Road, Hadleigh	0.1	Outline Application (any stage)	As per approved planning consent			1
S0344	FA11 SITE 18	141 Thundersley Park Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0345	2007/46/47	477-489 Rayleigh Road, Thundersley	0.33	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			9
S0346	FN11 SITE 9	37 Kiln Road, Thundersley	0.18	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0347	2007/94	Rear of 221-229 Kiln Road, Thundersley (previously known as 221-235 Kiln Road, Thundersley)	0.16	Residential Design Guidance / Context Based	Previously SHLAA entries included properties to front of site & large gardens to the rear, allowing for a greater net capacity. Given the current situation on the site, it is considered more realistic that the SHLAA site should comprise of parts of rear gardens to these properties & retaining the existing properties to the front with smaller gardens. Consideration is also given to the constraint of mature trees which are located within the site, This reduces the net capacity of the site considerably. Design & layout seeks to achieve the RDG standards within the context of site.			4
S0348	FJ08 SITE 7	243 Hart Road, Thundersley	0.12	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0349	FJ07 SITE 14	68 The Chase, Thundersley	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0350	FJ08 SITE 5	205 Hart Road, Thundersley	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0351	2007/50	529 Rayleigh Road, Thundersley	0.07	Residential Design Guidance / Context Based	Given building is locally listed & TPO trees on site, more realistic to convert existing building. Would still need to seeks to achieve the RDG standards within the context of site & surroundings.			3
S0352	2007/85	1 Warren Chase, Thundersley	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
S0353	FJ04 SITE 14	R/o 4-5 Deerhurst Close, Thundersley	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previously considered 3 dwellings appropriate, however need to ensure appropriate privacy & amenity space levels for both existing & any new dwelling in accordance with the RDG. Need to therefore reduce size of site to ensure this, which would accommodate 2 new dwellings.			2
S0354	2007/58	101 & 105 London Road & 1 Rushbottom Lane, Thundersley	0.15	Residential Design Guidance / Context Based	Design & layout seeks to retain commercial floor space at ground floor level, with residential above, addressing the RDG & reflecting the surrounding pattern of development, particularly the block immediately to the west of the site.			11
S0355	FK10 SITE 28	12 Ivy Road, Thundersley	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0356	FK08 SITE 4	Formosa, Roseberry Avenue, Thundersley	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0357	2007/79	Ex Social services building, 535 London Road, Thundersley	0.19	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			8
S0358	FN10 SITE 5	64 Kenneth Road, Thundersley	0.16	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0359	FN10 SITE 12	164 Kenneth Road, Thundersley	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0360	FN09 SITE 25	Birchwood, Thundersley Grove, Thundersley	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0361	FN10 SITE 3	18 Coombewood Drive, Thundersley	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0362	2007/68	Benfleet Dental Clinic, 3 Downer Road North, Thundersley	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0363	FN04 SITE 5	1 Langford Crescent & r/o 27 & 29 Raymonds Drive, Thundersley	0.02	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0364	PGB05	Land between Felstead Road and Catherine Road, Benfleet	0.28	Refused - Details only	Planning application (net 168) refused on grounds of overdevelopment of site. More appropriate layout considered could deliver around 140 dwellings as a whole site.			4
S0365	PGB05	Land between Felstead Road and Catherine Road, Benfleet	0.61	Refused - Details only	Planning application (net 168) refused on grounds of overdevelopment of site. More appropriate layout considered could deliver around 140 dwellings as a whole site.			9

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0366	PGB05	Land between Felstead Road and Catherine Road, Benfleet	0.67	Refused - Details only	Planning application (net 168) refused on grounds of overdevelopment of site. More appropriate layout considered could deliver around 140 dwellings as a whole site.			10
S0367	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			8
S0368	N/A	Recycling Centres for Household Waste (RCHW), Canvey Road, Canvey Island	2.11	CFS 2018 - site is not proposed for residential use.	CFS 2018 - site is not proposed for residential use.			0
S0369	PGB20	Land west of Keswick Road, Thundersley	0.41	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			7
S0370	PGB20	Land west of Keswick Road, Thundersley	0.12	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0371	2012/16	Land to rear of 187-209 Link Road, Canvey Island	0.1	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previously considered 4 properties appropriate, but need to retain access to electricity sub station, therefore 3 properties considered appropriate.			3
S0372	2012/17	Land between 43 & 45 Benderloch, Canvey Island	0.09	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previously considered 3 properties appropriate, but flood risk & character implications, therefore 2 properties considered more appropriate.			2
S0373	2012/20	Land r/o 56-80 North Avenue, Canvey Island	0.43	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Will need to demolish at least one existing property to gain appropriate access to site.			10
S0374	2012/25	Land adjacent 2 Cedar Road, Canvey Island	0.07	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0375	2012/26	Land between 20 & 26 Marine Avenue, Canvey Island	0.03	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0376	2012/27	Land between 64 & 68 Kingsmere, Hadleigh	0.07	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
S0377	2012/28	Land between 12 & 14 Merrivale, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previously considered 2 properties appropriate, but flood risk & character implications, therefore 1 properties considered more appropriate.			1
S0378	2012/29	Land between 37 & 45 Merrivale, Benfleet	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0379	2012/31	Land between 14 & 16 Tilburg Road, Canvey Island	0.03	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0380	2012/32	Land adj 31 St Christopher's Close, Canvey Island	0.13	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previously considered 6 flats appropriate, but flood risk & character implications, therefore 3 houses considered more appropriate.			3
S0381	2013/1	Land adj 24 Windsor Gardens, Hadleigh	0.06	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0382	FC01 SITE 23	Land adj 38 Maple Way, Canvey Island	0.04	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0383	FC01 SITE 26	Land opposite 77-83 Maple Way, Canvey Island	0.11	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0384	FC01 SITE 4	Land adj 16 Pine Close, Canvey Island	0.07	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0385	FC04 SITE 11	Land adj 13 Linden Way, Canvey Island	0.05	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0386	FC04 SITE 17	Land adj 15 Little Gypps Road, Canvey Island	0.11	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0387	FC01 SITE 19	Land adj 21 Cherry Close, Canvey Island	0.03	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0388	FC04 SITE 8	Land adj 32 Linden Way, Canvey Island	0.04	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0389	FC05 SITE 1	Land between 18 & 20 Little Gypps Road, Canvey Island	0.04	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
S0390	FD08 SITE 3	173 Eastern Esplanade, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
S0391	FD08 SITE 4	Land between Shell Beach Road, Margareten Avenue & Eastern Esplanade, Canvey Island	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
S0392	PGB09	Land off Kiln Road/North of The Chase, Thundersley	0.97	Planning application. Demolition and development of eleven houses (six x 5 bedroom houses and five x 4 bedroom houses), with determination of access, scale and layout.	Planning application. Demolition and development of eleven houses (six x 5 bedroom houses and five x 4 bedroom houses), with determination of access, scale and layout.			11
S0393	N/A	Land east of Bassentwaite Road, Thundersley	0.34	CFS 2018. Context based.	Based on character of the area the site could potentially accommodate 3 dwellings.			3
S0394	N/A	Land to the east of Consiton Road, Thundersley	0.63	CFS 2018. Context based.	Should be able to split the site to provide 2 additional dwelling units.			2
S0395	N/A	Christmas Tree Farm, Rhoda Road, Benfleet	0.43	CFS 2018. Residential Design Guidance.	Estimated capacity 12 dwellings.			12
S0396	N/A	160 Clifton Avenue, Benfleet	0.1	CFS 2018.	Should be able to split the site to provide 1 additional dwelling.			1
S0397	N/A	Playing field north of The Chase, Thundersley	3.24	CFS 2018. Residential Design Guidance.	Estimated capacity 90 dwellings.			90
S0398	N/A	Kings Park, Canvey Island	1.9	CFS 2018.	Estimated capacity 50-75 residential dwellings to cater for the over 50s.	50	75	50
S0399	N/A	61-69 Hart Road, Thundersley	0.11	CFS 2018.	Estimated capacity 6-10 flats.	6	10	2
S0400	N/A	Land between Essex Way and Vicarage Hill, Benfleet	3.37	CFS 2018.	Estimated capacity is 100 units.			100
S0401	N/A	Land between Essex Way and 234 Vicarage Hill, Benfleet	0.76	CFS 2018.	Estimated capacity is 10+ units.			10
S0402	N/A	Land adjacent 37 The Dale, Benfleet	0.19	CFS 2018.	Estimated capacity is 2 dwellings.			2
S0403	N/A	210 & 212 High Road, Benfleet	0.04	CFS 2018.	Estimated capacity is 5 dwelling units.			5
S0404	N/A	Land to the rear of 201 Vicarage Hill, Benfleet	0.15	CFS 2018.	Estimated capacity is 1 dwelling.			1
S0405	N/A	Land to the east of Borrowdale Road, Thundersley	0.41	CFS 2018. Context based.	Site is heavily wooded & vegetated, this could significantly restrict number of dwellings capable of being accommodated on site. Estimated capacity is 5 dwellings.			5

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0406	N/A	191-193 High Road, Benfleet	0.12	CFS 2018. Planning application.	18/0035/FUL Demolition of existing buildings and erection of three storey building containing 14No. sheltered flats, with communal rooms and recessed roof garden in the roof, new cross-over and driveway, and off-street parking at rear			14
S0407	N/A	Land on the south side of London Road, Benfleet	1.11	CFS 2018. Context based.	Based on character of the area the site could potentially accommodate 7 dwellings.			7
S0408	N/A	Land on the east side of Thundersley Park Road, Benfleet	0.31	CFS 2018. Context based.	Based on character of the area the site could potentially accommodate 2 dwellings.			2
S0409	N/A	Land at the junction of Thundersley Park Road and Hill road, South Benfleet	0.78	CFS 2018. Context based.	Based on character of the area the site could potentially accommodate 3 dwellings.			3
S0410	N/A	Land to the east of Church View Road, Thundersley, Benfleet	0.08	CFS 2018. Context based.	Based on character of the area the site could potentially accommodate 1 dwelling.			1
S0411	N/A	Land to the west of Church View Road, Thundersley, Benfleet	0.74	CFS 2018. Context based.	Based on character of the area the site could potentially accommodate an additional dwelling.			1
S0412	N/A	Land at the rear of 301 Rayleigh Road, Benfleet	0.56	CFS 2018. Planning application.	17/0032/OUT Sixteen dwellings and new estate road			16
S0413	N/A	Russell House and Theo Hall, Canvey Road, Canvey Island	0.43	CFS 2018.	Estimated capacity is 12 dwellings.			12
S0414	N/A	Thatch Farm, Bramble Crescent, Hadleigh	1.05	CFS 2018. Planning application.	18/0235/FUL Demolition of 5 buildings and construction of three 4-bedroom houses			3
S0415	N/A	Burches Livery Centre, 1 Caversham Villas, Great Burches Road, Thundersley	2.58	CFS 2018.	Estimated capacity is 12 dwellings.			12
S0416	N/A	Howard Hall, 231 Benfleet Rd, Benfleet	3.65	CFS 2018.	Estimated capacity is 35 units as part of a care village.			35
S0417	N/A	Birches View, Great Burches Road, Thundersley	1.5	CFS 2018. Planning application.	16/0890/FUL Single storey rear extension to provide ancillary accommodation			1
S0418	N/A	157 Chesterfield Avenue, Benfleet	0.68	CFS 2018.	Estimated capacity is 20 dwelling units.			20
S0419	N/A	27 - 29 Geylen Road, Canvey Island	0.04	CFS 2018.	Estimated capacity is 2 additional dwelling units.			2
S0420	N/A	Land to the rear of 2 Badgers Way, Benfleet	0.16	CFS 2018.	Estimated capacity is 4 dwelling units.			4
S0421	N/A	The Lodge, Rhoda Road, Benfleet	0.29	CFS 2018.	Estimated capacity is 8 additional dwelling units.			8
S0422	N/A	High Warren Farm, Vicarage Hill, Benfleet	9.84	CFS 2018.	Estimated capacity is 60 dwelling units.			60
S0423	N/A	30-32 Essex Way, Benfleet	0.1	CFS 2018.	Estimated capacity is 14 dwelling units.			14
S0424	N/A	59 South View Road, Benfleet	0.06	CFS 2018.	Estimated capacity is 3 additional dwelling units.			3
S0425	N/A	430 London Road, Benfleet	0.14	CFS 2018.	Estimated capacity is 13 additional dwelling units.			13
S0426	N/A	Stafford Court Care Home, Venables Close, Canvey Island	0.33	CFS 2018.	Estimated capacity is like for like (28 flats).			0
S0427	N/A	Coniston Farm, Coniston Road, Benfleet	2.81	CFS 2018. Residential Design Guidance.	17/0473/FUL Demolish existing dwelling and outbuildings, and construct detached bungalow (retrospective) permissioned. Estimated additional capacity 75 dwellings.			75
S0428	N/A	Land at London Road and east of Downer Road North, South Benfleet	0.5	CFS 2018.	Estimated capacity is 16 additional dwelling units.			16
S0429	N/A	Land at Oakleigh Nurseries, Goldfinch Lane, Benfleet	2.07	CFS 2018.	Estimated capacity is 60 additional dwelling units.			60
S0430	N/A	Land to the east of Coniston Farm, Coniston Road, Benfleet	0.77	CFS 2018. Residential Design Guidance.	Estimated capacity is 21 dwelling units.			21

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0431	N/A	Land south of Roscommon Way & west of Haven Road, Canvey Island	7.66	CFS 2018 - site is not proposed for residential use.	CFS 2018 - site is not proposed for residential use.			0
S0432	N/A	Land south of Roscommon Way, Canvey Island	0.56	CFS 2018 - site is not proposed for residential use.	CFS 2018 - site is not proposed for residential use.			0
S0433	N/A	Land at the Deanes Academy, Daws Heath Road, Benfleet	5.77	CFS 2018.	Estimated capacity is 100 dwelling units.			100
S0434	N/A	Land adjoining Greenacre, 156 Bowers Road, Benfleet	0.44	CFS 2018.	Estimated capacity is 9 dwelling units.			9
S0435	N/A	Brookside Cottage, Hilltop Avenue, Benfleet	0.95	CFS 2018.	Estimated capacity is 20 dwelling units.			20
S0436	14/0525/PREAPP	364 London Road, Hadleigh	0.01	Planning officer recommendation.	Planning officer recommendation.			9
S0437	18/0661/OUT	54 Beech Road, Hadleigh	0.12	Planning application - Demolition of existing warehouse and construction of three/four storey building comprising twelve 2 bedroom apartments and two 3 bedroom apartments and gym	Planning application - Demolition of existing warehouse and construction of three/four storey building comprising twelve 2 bedroom apartments and two 3 bedroom apartments and gym			14
S0438	17/0778/OUT	Land adjacent 573 High Road, Benfleet	0.06	Pre-application advice	Pre-application advice			1
S0439	N/A	9/17 Kent Hill Road, Benfleet	0.16	Planning officer recommendation.	Planning officer recommendation.			11
S0440	N/A	19-27 Kents Hill Road, Benfleet	0.26	Planning officer recommendation.	Planning officer recommendation.			23
S0441	N/A	Walsingham House, Lionel Road, Canvey Island	1.57	Planning officer recommendation.	Planning officer recommendation.			32
S0442	14/0668/FUL	396 London Road, Benfleet	0.23	Planning application - Part two/part three storey block of 22 self-contained flats with associated parking and landscaping	Planning application - Part two/part three storey block of 22 self-contained flats with associated parking and landscaping			22
S0443	N/A	90 High Street, Canvey Island	0.02	Residential Design Guidance / Context Based	Replace like for like, no increase in number of dwellings.			0
S0444	17/1028/FUL	Land adjacent 14 Thundersley Park Road, Benfleet	0.02	Planning application - detached 2 bed house	Planning application - detached 2 bed house			1
S0445	N/A	246-250 High Road, Benfleet	0.09	Planning officer recommendation.	Planning officer recommendation.			11
S0446	N/A	Land at Northwick Stables & Northwick Poultry Farm, Northwick Road, Canvey Island	1.07	Planning officer recommendation.	Planning officer recommendation.			12
S0447	PGB42	Copperfield Stables, Fane Road, Thundersley	2.84	CFS 2018. Residential Design Guidance.	Estimated capacity is 85 dwelling units.			85
S0448	PGB42	Land south of Copperfield Stables CFS92	2.01	CFS 2018. Residential Design Guidance.	Estimated capacity is 60 dwelling units.			60
S0449	N/A	Hillview, Windermere Road, Benfleet	0.63	CFS 2018. Residential Design Guidance.	Estimated capacity is 17 additional dwelling units.			17
S0450	PGB42	Tideways, Great Burches Road, Thundersley	0.4	CFS 2018.	Estimated capacity is 20 dwelling units.			20
S0451	N/A	Land to the west of Consiton Road, Thundersley	0.26	CFS 2018.	Estimated capacity is 16 dwelling units.			16
S0452	N/A	Land to the west of Consiton Road, Thundersley	2.43	CFS 2018. Residential Design Guidance.	Estimated capacity is 72 dwelling units.			72
S0453	PGB42	Land lying to the south side of Burches Road, Thundersley	3.81	CFS 2018. Residential Design Guidance.	Estimated capacity is 113 additional dwelling units.			113
S0454	PGB42	Land lying to the south west of Fane Road, Thundersley	5.7	CFS 2018. Residential Design Guidance.	Estimated capacity is 170 additional dwelling units.			170
S0455	PGB09	Land south of The Chase, Thundersley	1.65	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings & any constraints.			30

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE C – CAPACITY

SITE DETAILS				CAPACITY CONSIDERATIONS				
New Reference	Previous Reference	Name	Size (ha)	Capacity Determinant	Comments on Capacity	Low Capacity	High Capacity	CAPACITY
S0456	PGB09	Land north of The Chase, Thundersley	2.27	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings & any constraints.			40
S0457	PGB42	Land at Regamey, Fane Road, Thundersley	2	CFS 2018. Residential Design Guidance.	Estimated capacity is 59 additional dwelling units.			59
S0458	PGB42	Land at Wyoming, Fane Road, Thundersley	0.8	CFS 2018. Residential Design Guidance.	Estimated capacity is 23 additional dwelling units.			23
S0459	PGB42	Workshops, Homestead Farm, Great Burches Road, Benfleet	1.08	CFS 2018. Residential Design Guidance.	Estimated capacity is 31 additional dwelling units.			31
S0460	PGB42	Oak Farm, Arterial Road, Thundersley	0.83	CFS 2018.	Estimated capacity is 80 dwellings.			80
S0461	PGB42	Land at Allingham, Fane Road, Thundersley	2.47	CFS 2018.	Estimated capacity is 60 dwellings.			60
S0462	PGB42	The Nook, Arterial Road, Thundersley	0.06	CFS 2018.	Estimated capacity is 1 which would not create an increase in the number of dwellings.			0
S0463	N/A	Land east of Windermere Road, Thundersley	0.11	CFS 2018. Context based.	Estimated capacity is 1 additional dwelling.			1
S0464	PGB42	Land including and surrounding Lynchgate Farm, Arterial Road, Thundersley	26.05	CFS 2018.	Estimated capacity is 1000 dwelling units.			1000
S0465	PGB42	Land on the North Side of Fane Road, Thundersley	0.81	CFS 2018. Residential Design Guidance.	Estimated capacity is 24 dwelling units.			24
S0466	PGB42	Long Acre Nursery, Great Burches Road, Thundersley	0.36	CFS 2018.	Estimated capacity is 6 dwelling units.			6
S0467	N/A	Land north of Grange Road, Thundersley	1.1	CFS 2018. Residential Design Guidance.	Estimated capacity is 33 dwelling units.			33
S0468	N/A	Land north of Grange Road, Thundersley	0.97	CFS 2018. Residential Design Guidance.	Estimated capacity is 29 dwelling units.			29
S0469	N/A	Land west of Great Burches Farm, Great Burches Road, Thundersley	0.79	CFS 2018. Residential Design Guidance.	Estimated capacity is 23 dwelling units.			23
S0470	PGB42	Janda Fields, Fane Road, Thundersley	0.81	CFS 2018. Residential Design Guidance.	Estimated capacity is 23 additional dwelling units.			23
S0471	N/A	Land south of Grange Road, Thundersley	0.32	CFS 2018. Residential Design Guidance.	Estimated capacity is 3 additional dwelling units.			3
S0472	PGB42	Land north of Burches Road, Thundersley	0.84	CFS 2018. Residential Design Guidance.	Estimated capacity is 21 dwelling units.			21
S0473	N/A	Land to the east of 451 Daws Heath Road, Hadleigh	0.66	CFS 2018. Residential Design Guidance.	Estimated capacity is 19 dwelling units.			19
S0474	N/A	Former Hall site, Richmond Avenue, Benfleet	1.33	CFS 2018. Residential Design Guidance.	Estimated capacity is 39 dwelling units.			39
S0475	PGB42	Land north of Allingham, Fane Road, Thundersley	1.53	CFS 2018. Residential Design Guidance.	Estimated capacity is 44 additional dwelling units.			44
S0476	N/A	Poplars, Windermere Road, Thundersley	0.54	CFS 2018. Context based.	Estimated capacity is 2 additional dwelling units.			2
S0477	N/A	Land to the east of Coniston Road, Thundersley	0.63	CFS 2018. Context based.	Estimated capacity is 2 dwelling units.			2

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0001	316 London Road, Benfleet	FRZ1 & CDA 2. No flood risk implications raised as part of planning process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / Commercial	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning process.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	50m to 60m from nearest bus stop.	High - limited mitigation required
S0002	64 Kimberley Road, Benfleet	FRZ1 & CDA1. No flood risk implications raised during planning application process. Condition requiring SUDs for hardsurfacing attached to consent.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	Site not identified as significant in respect of wildlife.	No TPO's on site. No implications relating to trees raised as part of planning application process.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	315m to 475m from nearest bus stops.	High - limited mitigation required
S0003	20 Gifford Road, Benfleet	FRZ1 & CDA2. No flood risk implications raised as part of planning application processes. Condition attached to consents requiring hardstanding to be SUDs.	No contamination issues raised during planning application processes.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application processes.	Residential	No archaeological implications raised during planning application processes.	No nature conservation implications raised as part of planning application processes.	No TPO's on site. Condition attached to planning consent requiring landscaping scheme to be submitted.	Condition attached to planning consent requiring landscaping scheme to be submitted.	Not located on open space.	No objections from Highway Authority, subject to standard highway conditions & condition relating to creating vehicle crossovers.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 300m to nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0004	12 Avondale Road, Benfleet	FRZ1 & CDA1. Planning condition attached to consent requiring parking to be provided using SUDs principles.	No contamination issues raised as part of planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No ecological issues raised as part of planning application process.	No TPO's on site. Oak tree at front not considered worthy of protection as part of planning application process.	Topography considered as part of planning application process.	Not located on open space.	Planning consent requires parking to be provided for both existing and new dwelling, a new vehicular crossover for the new dwelling & parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	620m to 710m from nearest bus stops.	Medium - mitigation required to ensure suitability
S0005	679 High Road, Benfleet	FRZ 1 & CDA2. Flooding & drainage issues considered at planning application stage.	Flats proposed above existing commercial development. No contamination issues.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town Centre uses. Consideration of noise mitigation measures.	Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests.	No TPO's or woodland in vicinity of site.	No impact on landscape interests.	Not located on open space.	Highway implications considered at application stage. No objections outstanding.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Located in Town Centre with immediate proximity to public transport & amenities.	High - limited mitigation required
S0006	Site adjacent 26 Gifford Road, Benfleet	FRZ1 & CDA2. No flood risk implications raised as part of planning application process. Condition attached to consent requiring hardstanding to be SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No TPO's on site. No tree implications resulting from planning application.	No landscape implications resulting from planning application.	Not located on open space.	No objections from Highway Authority, subject to standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	146m to 256m to nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0007	Land between Felstead Road and Catherine Road, Benfleet	FRZ1 & CDA1. Site specific FRA submitted with application. AW & EA raised concerns over surface water drainage proposals. Need to consider carefully such issues, particularly given topography of site.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	The site is not on one of major road routes through the Borough, although most of site is within 400m of the A13. Air quality data from diffusion tubes to the North on London Road indicates that annual mean nitrogen dioxide levels were outside objective limits for 2009 and 2010. Indicating that there might be poor air quality in the area with risks to health.	Residential & school	No known archaeological records within site, however Iron Age, Roman & Medieval finds in surrounding area. Conditions requiring trial trenching & open area excavation were recommended by ECC as part of planning application process.	NE considered that there would be no impact on statutory protected sites. Significant ecological implications given wooded nature of parts of the site. Badgers setts present on site, bats, birds, invertebrates & reptiles also present / suitable habitat for. Appropriate integration, mitigation required. LoWS Review 2012 indicates development should seek to retain older woodland blocks & larger trees to retain overall wooded character & maintain connectivity with adjacent woods.	Areas of significant woodland, inc. 1/80 (Mixed hardwood and softwood deciduous trees) & 26/92 (Trees consisting of mainly Ash, Oak & Hawthorn). Also other significant trees and wood areas contained with the site. Need to consider designing to incorporate into any development and protection.	NE considered that there would be no impact on statutory landscapes. Need to consider landscape impacts within site and view from outside, particularly given topography of site.	Not located on open space. Community woodland proposed as part of application. Maintenance and management would need to be secured through S106.	No objections from Highway Authority. Standard planning conditions & requirement for Residential Travel Plan & £3,000 monitoring fee, £5,000 towards parking restrictions around Felstead & Bowers Roads, & improvements to bus stop infrastructure. LPA concerns over permeability.	NHS Property Services requested as part of planning process £48,000 of capital expenditure to accommodate additional health care demands.	No education contributions requested as part of planning application process.	300-400m from nearest bus stops	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0008	Wall Wood & 291 Benfleet Road, Benfleet	FRZ1. Need to consider suitable drainage for the site, and in particular minimising the impact of surface water run-off given the significant land level changes.	No indication of possible contamination issues, given existing residential uses on the site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of main road routes through Borough.	Residential	Within archaeological consultation zone. Archaeological field evaluation & investigation will be required.	Northern part of site is LoWS41 a remaining fragment of an ancient woodland. Without positive woodland management the ground flora will decline. Garden creep & development pressure will have negative impact on the LoWS. This would severely restrict the number of dwellings if any that could be provided on site.	Northern part of site is woodland (LoWS41) & to north of site is TPO 36/96. Other significant trees cover large areas of the remainder of the site. Plan in Root Protection Zones. Woodland within site may severely restrict number/if any dwellings being constructed.	Site is located on significantly elevated position. Land level drop away considerably from north to south & site would be highly visible across long views from the south. Any scheme would need to be designed to integrate into the existing landscape and to be substantially screened, particularly along the southern boundary, in order to protect the landscape features in this location.	Not located on open space.	Need to consult with Highway Authority. Possible implications with an intensification of access onto Benfleet Road.	Removed from the existing urban area and healthcare provision. Scale of development unlikely to impact on the capacity of provision.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	1400-1500m from nearest bus stops.	Low - significant environmental impacts and poor accessibility difficult to mitigate

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0009	Land to south of Essex Way, Benfleet	FRZ1 & CDA1. FRA would need to be submitted, with particular concentration on surface water drainage, and its management on & adjacent to the site, ensuring no increase in risk of surface water flooding, particularly given the steeply sloping topography of the site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be poor in the area, given site is not on one of main road routes through Borough.	Residential & agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	34m from Benfleet & Southend Marshes SSSI & 273m from Benfleet & Southend Marshes SPA & Ramsar site. Potential LoWS 9 - grassland community present is of conservation significance. An improvement in management, light grazing & removal of invading scrub could allow selection as LoWS. Given undeveloped nature of site need to consider integration of biodiversity. Require appropriate ecological assessments/surveys.	No TPO's on site, however TPO 2/84 covers 1 Ash & 1 Oak tree to the south of the site. There is bank of hedgerow tress running north-south through middle of site.	Castle Point Green Belt Landscape Assessment 2010 - High Visual sensitivity. Site would be highly visible when viewed from Essex Way & Vicarage Hill due to steeply sloping topography & is in close proximity to Historic Natural Landscape . Any development needs to appropriately integrated into the landscape & visual impacts mitigated.	Not within existing open space. Need to consider provision of additional green space to offset increased pressure on these sites.	Transport Assessment required. Engage with Highway Authority. Need to consider impact of additional traffic onto Essex Way.	The scale of development on this site will require a contribution towards primary healthcare provision in South Benfleet to ensure sufficient capacity.	The scale of development on this site will impact on early years and primary school capacity in South Benfleet. A contribution towards expansion of local early years and primary provision in South Benfleet will be required to ensure sufficient capacity.	750m-850m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0010	44 Badger Hall Avenue, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Site not identified as potentially contaminated & given existing use on site unlikely to be present on site.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS43 immediately to west of site. Block of secondary woodland on site of ancient Jervis Wood. Eastern edge is steep valley slope with number of very large Pedunculate Oaks. Site in reasonable condition despite lack of conservation management. Encroachment of adjacent gardens is primary threat, although quality of wood will decline without positive management. Development likely to have impact on trees, substantial buffer & protection from any development needs to be sought. Site is heavily wooded & appropriate ecological surveys would need to be undertaken to evaluate impact of any development on nature conservation interest of site.	ECC 5/70 (area of trees of various species) Heavily wooded site, likely to severely restrict number of dwellings, that could be constructed. If development did take place, need to design to integrate the trees within scheme & plan in Root Protection Zones. Landowner has indicated arboricultural assessment would be undertaken to demonstrate how development could proceed without undue harm to existing trees.	Landscape features predominantly consist of mature trees. Any development should seek to retain and integrate such landscape features.	Not located on open space.	Implications for access off of a narrow access road & onto highway network in close proximity to a sharp bend. Consultation with Highway Authority required prior to any planning submission.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	300-400m from nearest bus stop.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0011	84 Vicarage Hill, Benfleet	FRZ1 & CDA1. Condition attached to planning consent requiring parking to be constructed using SUDs principles.	No contamination issues raised as part of planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	Ecological Report submitted with planning application recommending precautionary approach during construction in relation to badgers & nesting birds. Condition attached to consent requiring development to be undertaken in accordance with Ecological Report.	Site heavily wooded in places, some trees noted to have been removed at time of site visit (February 2016). No further tree implications raised at planning application, apart from those contained in Ecological Report.	No landscape implications resulting from planning application.	Not located on open space.	No objections raised by Highway Authority to planning application, subject to conditions - vehicular access, visibility splays, parking - SUDs.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	410m to 455m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0012	240-244 High Road, Benfleet	FRZ2 & CDA1. ECC LLFA, EA & AW all consulted as part of planning application. Conditions relating to foul & surface water drainage systems, flood response plan, hydrostatic & hydrodynamic pressures, flood resilient & resistant measures attached to planning consent.	Phase 1 Geo Environmental Site Assessment submitted with planning application. Standard contamination conditions attached to consent & requirement for scheme to dispose of asbestos.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Site completely developed. No nature conservation implications raised as part of planning application process.	No TPO's on site. No implications raised as part of planning application process.	No impact on landscape interests.	Not located on open space.	Highway Authority conditions placed on planning consent - providing new & extinguishing old vehicular crossovers, widening a public footpath & providing Residential Travel Information Packs, including 6 x 1 day travel vouchers.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 250m from nearest bus stops.	High - limited mitigation required
S0013	Land between 24-34 Crescent Road, Benfleet	FRZ1 & CDA1. No flood risk implications affecting this site. Surface water conditions attached to planning consent.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality diffusion tubes near site.	Residential & Golf course	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	Impact on ecology raised during planning application process. Conditions on planning consent requiring badger fencing & ramps.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300-400m from nearest bus stops	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0014	87-97 High Street, Benfleet	FRZ1, 2 & 3 & CDA1. EA raised no objection on flood risk grounds. Any development needs to consider surface water drainage, safe refuge, flood proofing measures & flood resilience & flood resistance measures & flood response plan.	Contamination on site is likely given the existing commercial uses on site. Standard conditions required.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / commercial	Within Conservation Area & close proximity to Listed Buildings, should consider impacts on Listed Buildings & Conservation Area & their setting. Within archaeological consultation zone. Historic Officer advises archaeological potential for Roman & medieval features. Recommended Phased full condition - trail trenching, written scheme of investigation, mitigation strategy, post excavation assessment analysis & full site archive.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	Highway Authority raised no objection to CPT/555/13/FUL subject to standard conditions & provision of Residential Travel Information Pack with 6 1 day travel cards.	Within existing urban area. Limited impact on capacity due to scale of development.	ECC Infrastructure Planning Officer advised under planning application that likely to be sufficient early years, primary & secondary school places to serve needs of development & therefore make request for S106 contribution for education purposes.	Within 100m of nearest bus stops & 50 from nearest train station.	High - limited mitigation required
S0015	74 Essex Way, Benfleet	FRZ1 & CDA1. No flooding implications raised at the planning application stage.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Within archaeological consultation zone. No implications raised during planning application process.	No nature conservation issues raised as part of planning application process.	No TPO's on site.	No landscape implications resulting from planning application.	Not located on open space.	No objections raised by Highway Authority to planning application, subject to conditions - vehicular access - existing to extinguished & new created.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	343m to 455m to nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0016	Land adjacent 2 Wensley Road, Benfleet	FRZ1 & CDA3. Condition attached to consent requiring hardsurfacing to be constructed using SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	Condition attached to consent requiring unmade road across width of site plot to be made up.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	260m to 315m from nearest bus stops.	High - limited mitigation required
S0017	Land South of Jotmans Lane, Benfleet	Site is within FRZ1, however FRZ2 & 3 are in close proximity to southern boundary. Site specific FRA submitted with application. AW advise there is capacity at STW and sewerage systems. AW & EA request conditions relating to surface water drainage. Need to consider carefully such issues, particularly given topography of site.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Need to consider impact of proximity to A130 and railway line. No assessment submitted with planning application. Air quality in respect of construction and operation of development considered as part of planning process. No objection raised in this respect, subject to the proposed mitigation.	Residential & agricultural	No known archaeological records within site, however Roman & Medieval finds in surrounding area. Conditions requiring trial trenching & open area excavation, post excavation assessment/analysis & full site archive were recommended by ECC as part of planning application process.	Close to SSSI's & SPA. NE consider not likely to have adverse impacts on these if strictly in accordance with details submitted as part of planning process. Site relatively low ecological value due to past agricultural activities, but are limited numbers of Great Crested Newts, adders, slow worms, birds, bats & invertebrates. Application accompanied by ecological enhancement plan, including translocation, mitigation & range of habitat & biodiversity. LoWS Review 2012 indicates marginal & less intensively grazed	Limited trees on site, mainly restricted to along boundaries of site. None covered by TPO's.	Site highly visible and landscape will be fundamentally altered. Design of development should seek to retain existing landscape features and minimise the landscape and visual impacts.	1.52ha proposed in application part of site. 1 ha deficient SANGS on-site. Application process requested upgrade to footpaths & cycle routes to west and direct access to South Benfleet playing fields, financial contributions to improve facilities at SB playing fields & Hadleigh Castle Country Park.	No objections from Highway Authority. Standard planning conditions & requirement for Residential Travel Plan & Information Packs, improvements to bus stop infrastructure, junction improvements (High Road/Jotmans Lane/Benfleet Park Road), & footpath on southern side of Jotmans Lane	The scale of development on this site will require a contribution towards primary healthcare provision in the South Benfleet area to ensure sufficient capacity.	ECC Education commented on planning application. Sufficient primary and secondary provision. Insufficient early years & childcare provision, require £282,980 indexed April 2013.	450m-950m from nearest bus stops	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
								grassland could support reptiles. potential to incorporate significant greenspace infrastructure within any development. Should be ample space to accommodate any reptile populations by setting aside area of grassland enhanced to provide for their requirements.								

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0018	Land to the north & west of The Hoy & Helmet Public House, High Street, Benfleet	FRZ's 2 & 3 (a & b) & CDA1. Part of site within South Benfleet Flood Storage Area which is an EA flood risk critical asset. Main River (Benfleet Hall Sewer) bisects site & has fluvial flood risk associated with it.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality on the site may not be significant issue given site's location, but impact of additional traffic could impact on surrounding area, given its linkages to main road routes through Borough.	Residential, commercial, leisure / open space, church	Site located to west of 3 Listed Buildings including Grade I Church & Grade II tombstones, & to north of Grade II Listed Building pub. Site within South Benfleet Conservation Area. Site within archaeological zone & records of finds exist on site potential for further archaeological interest. Should undertake historic environment assessment & archaeological investigation to consider impacts on Listed Buildings, Conservation Area & their setting, & any archaeological interest on site.	LoWS37 located immediately to west of site. Is grazing marsh with plant species representing a typical grazing marsh community. A less intensive management regime would allow grazing marsh community to become more apparent. Any development on site would need to undertake ecological surveys to assess whether any grazing marshes community species present. Any development should consider impact on such habitat both on & adjacent to site.	TPO 6/2001 (Group - 11 Sycamore, 1 Hawthorn. Individual trees - 4 Ash, 4 Sycamore, 1 Apple) TPO 11/94 (Group - 2 Beech, 29 Maple, 4 Ash, 5 Birch, 2 M. Ash, 3 Elder). Presence of TPO's of mature trees across large sections of the site is likely to reduce the area of land available for development. Any development on site should seek to retain trees & include root protection zones.	The topography of the site, with higher land to north & east & lower ground to west & south result in site being viewed over long distances. Site includes variety of landscape features, including wooded areas, scrub, marsh & open land & drainage ditches, all of which are clearly visible over long distances & viewed directly in connection with Conservation Area. Any development would need to address the visual impact development would have on these landscape features.	Allocated as Public Open Space in 1998 Adopted Local Plan.	Unclear where / how vehicular access will be achieved to the site. Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with All Essex scratch cards & may require S106 financial contribution for highways improvement works & public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	150m to 350m from nearest bus stops & railway station.	Low - significant environmental impacts which would be difficult to mitigate and in FRZ3b.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0019	65 Thunder sley Park Road, 1 & 1a Clarence Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on a major route through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Are a number of trees within the rear of the site. Need arboricultural report to establish health & longevity of trees & should seek to integrate trees within any scheme, including root protection zones.	Landscape features comprise trees on site. Any development should seek to retain & integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Need to consult Highway Authority.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	350m to 440m from nearest bus stops.	High - limited mitigation required
S0020	71 Watlington Road, Benfleet	FRZ1 & CDA1. No flood risk implications raised as part of planning process. Parking to be provided using SUDs principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Condition requiring parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	970m to 990m from nearest bus stops.	High - limited mitigation required
S0021	1 Wincoat Close, Benfleet	FRZ1 & CDA1. No flood risk implications raised as part of planning process. Parking to be provided using SUDs principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Condition requiring parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	385m to 500m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0022	117-123 London Road, Benfleet	FRZ1 & CDA2. No flood risk implications raised as part of planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town Centre	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Condition attached to consent requiring parking to be provided & retained.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Bus stops immediately outside and opposite site.	High - limited mitigation required
S0023	Land between 117 & 123 Lionel Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to flood response plan, flood resistant and resilient measures.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	Application was considered satisfactory in terms of highway implications & parking provision. Standard planning conditions applied on the consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150-200m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0024	Land adjacent 134 Cedar Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to building in accordance with FRA, Flood Response Plan, flood proofing measures, & demonstrating ability to withstand hydrostatic & hydrodynamic pressures.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objection from Highway Authority to planning application. Standard conditions on planning consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	400m to 450m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0025	Land R/o 3 Vaagen Road, Canvey Island	FRZ3 & adjacent to CDA6. Site specific FRA required & consideration of sequential & exception tests. Dwellings to be flood resistant & resilient & provide safe on-site refuge facilities. Need Flood Response Plan. Surface water needs to be managed to ensure no increase in risk of surface water flooding to site or nearby properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for only one dwellings, unlikely to be any air quality issues.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Site is undeveloped & comprises dense vegetation & trees. Main badger sett located to south of site. Detailed ecological surveys will be required to assess impact on such interest & whether mitigation is appropriate.	No TPO's on site, but other mature trees on site, which restrict developable area. Need to integrate these into any design & layout of development. Need to plan in root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0026	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	FRZ3a & CDA6. Site specific FRA is required with any planning application submission. Conditions will be required relating to flood response plan & flood resilience and resistance measures, & buildings being able to withstand hydrodynamic & hydrostatic pressures. EA buffer zone for future flood defence works needs to be designed into any scheme. Surface water drainage should be designed into scheme from the outset.	Contamination considered during planning application process. Standard conditions required.	Not within vicinity of hazardous installations.	Indices of Deprivation 'Outdoors Living Environment' sub-domain shows that area is relatively less deprived. Therefore, indicating air quality may not be significant issue in area. Site is not on one of major road routes through Borough. Nearest air quality monitoring diffusion tube on San Remo Road indicated that urban background levels of NOx in this part of Canvey were well below national threshold of 40 µg m-3.	Residential and commercial uses	Within archaeological consultation zone. Standard archaeological condition required.	Ecological survey data submitted with planning application concluded that very low habitat ecology. Contained avoidance/mitigation measures, including nest boxes and landscaping for birds & bats.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions, together with new footpath to north side of Point Road, Residential travel information packs, including travel vouchers & £20,000 for passenger transport improvements.	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient capacity.	ECC Education confirmed it did not require contributions towards additional primary and secondary school places, or early years and childcare provision.	100m-150m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0027	Land to East of Wall Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to building in accordance with FRA & specific finished floor levels, & surface water drainage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential & commercial	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objection from Highway Authority to planning application. Standard conditions on planning consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0028	125-127 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to Flood Response Plan, flood resistance & resilience measures, demonstration of buildings ability to withstand hydrodynamic & hydrostatic pressures, surface water drainage,	Potential contamination identified during planning application process. Conditions requiring site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality monitoring diffusion tubes near site. Automatic monitoring station that was sited at Furtherwick Park School until 2010 regularly showed NOx levels well below the national threshold of 40µg m-3.	Residential / commercial	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	1 tree located to rear of industrial units, not covered by TPO. Consideration given to tree during planning application process, tree not considered of such significance to wider public amenity that it merits TPO or would justify refusal of consent.	No impact on landscape interests.	Not located on open space.	Highway Authority raised no objections to planning application, subject to standard highway conditions & provision of Residential Travel Packs, including 6 All Essex Scratchcards.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Within 50m of nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0029	R/O 149-153 High Street, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to flood response plan, flood resistant and resilient measures & demonstration that building can withstand hydrodynamic & hydrostatic pressures.	Contamination considered during planning application process. Standard conditions placed on consent. Condition requiring noise assessment attached to planning consent & requirement of noise attenuation measures where appropriate.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential, commercial	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objection to planning application from Highway Authority. Standard planning conditions applied on the consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	160m to 230m from nearest bus stops.	Medium - mitigation required to ensure suitability

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New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0030	19 Larup Avenue, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to finished floor levels, Flood Response Plan, flood resilience & resistance & requirement to demonstrate dwellings can withstand hydrodynamic & hydrostatic pressures.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	Adequate parking provided on site. Standard highway conditions placed on planning consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	220m to 240m from nearest bus stops.	Medium - mitigation required to ensure suitability

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New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0031	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 1	FRZ3a & CDA6.Site specific FRA & extensive tidal & fluvial flooding info & modelling submitted with planning application. EA satisfied with rationale, methodology & assumptions. No objection subject to conditions & further detailed modelling. Provision & maintenance of 19m protection zone and £100,000 indexed linked towards tidal defence improvements.	No contamination issues raised during planning application process.	Less than 10% of site within middle consultation zone, with remainder within outer consultation zone and outside of the consultation zone. HSE PADHI methodology process for planning application produced 'do not advise, on safety grounds, against granting of planning permission.	Air quality may be poor in the area. However, air quality data from nearest diffusion tubes on Thames Road show that annual mean nitrogen dioxide levels are within objective limits. Site is not on one of major road routes through Borough.	Residential & sewerage works	Site lies in area of reclaimed salt marsh, in vicinity of late Iron Age or Roman Red Hills. Further archaeological remains likely. ECC Archaeologist recommended full archaeological work and investigation condition.	Far northern part of site is LoWS CP35. 1.9km from Benfleet & Southend Marshes SSSI, SPA 7 Ramsar site. LoWS 35 immediately to north of site. NE during planning process advise sufficient level of green space proposed. Submitted species surveys acceptable. Mitigation strategy would need to be provided.	26/96(2 groups, Almond x 3, Poplar x 14,Cypress x 6, Whitebeam x 1), 22/96(10 groups of Oak & Willow), 3/92(Poplar x 47,Willow x 25,Hawthorn x 2,Hornbeam x 4, Elm x 4). Need to design to integrate within scheme & plan in Root Protection Zones.	No impact on landscape interests.	Part of site would incorporate some of Council owned public open space. Additional open space required to offset this loss.	No objections from Highway Authority. Standard conditions & detailed technical conditions including provision of second access and junction into site. S106 requirements include protected line for Roscommon Way Phase 2 Extension, financial contribution for bus service and infrastructure 7 residential travel packs.	South East Essex Primary Care Trust (PCT) advised during planning process that financial contribution between £580 to £750 per dwelling, depending on the size.	ECC Education responding to planning application indicated sufficient primary and secondary places & no need for contribution, but did require a contribution towards early years and childcare places.	100m-700m from nearest bus stops	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0032	Thames Court, Western Esplanade, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to flood response plan.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300-400m from nearest bus stops.	Medium - mitigation required to ensure suitability
S0033	23 May Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA submitted with planning application. Conditions attached to consent relating to finished floor levels, flood response plan, flood resistant & resilient measures & surface water drainage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	Standard highway conditions attached to planning consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300m to 450m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0034	48-50 Furtherwick Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to flood response plan & flood resilience and resistance measures.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town centre uses.	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No highway implications.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200-300m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0035	East of Canvey Road, Canvey Island	FRZ3 & CDA6. Hill Hall Dyke to south of site is reliant upon Dutch Village Pumping Station to lift flows to drain away from site. Development may be deemed to require funding contributions towards future surface water drainage infrastructure refurbishment or replacement. Site specific Flood Risk Assessment & Flood Warning & Evacuation Plans submitted with planning application.	Not a site previously associated with potential contamination. Ground Investigation Report submitted with planning application.	Not within vicinity of hazardous installations.	Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010. The site is close to one of the major road routes through the Borough.	Residential, school, agricultural	Within archaeological consultation zone & Scheduled Ancient Monument located to north of site. Site relatively undisturbed, with potential for archaeological interest. Heritage Conservation Strategy submitted with planning application & advice sought from English Heritage prior to submission of application.	Site is undeveloped in nature & within proximity of Local Wildlife Site LoWS CP4. LoWS review 2012 identifies site's habitat as highly suitable for reptiles & scrub suitable for nesting birds. Environmental Statement submitted with planning application.	No TPO's on site. Number of trees located along northern & eastern boundary. Arboricultural Constraints Report & Tree Survey submitted with planning application.	Site is highly visible, particularly when viewed from the north. Significant mitigation would be required to limit impact of development on the landscape. Site also adjacent to SAM & the impact of any development on its setting should also be considered. Landscape Strategy submitted with planning application.	Used informally as open space, but not a designated public open space. Open Space Assessment submitted with planning application. Application indicates provision of public open space & a LEAP.	Require new access to Canvey Road to serve site, Dyke Crescent access only for emergency vehicles. Safe pedestrian crossing route across Canvey Road, 2nd vehicle access to secondary school, improvements to public transport waiting facilities & services. Transport Assessment submitted with planning application.	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient capacity.	The scale of development on this site will impact on early years and primary school capacity on Canvey Island. A contribution towards expansion of local early years and primary provision at west Canvey will be required to ensure sufficient capacity.	250-750m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0036	Briar Cottage, Leige Avenue, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to, safe refuge, finished floor levels, Flood Response Plan, flood resilience & resistance & demonstrating ability to withstand hydrostatic & hydrodynamic pressures & surface water drainage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	Adequate parking provided on site. Standard highway conditions placed on planning consent & requirement to provide residential travel information packs to include 6 all Essex scratch card tickets.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 90m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0037	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to, safe refuge, Flood Response Plan, flood resilience & resistance & demonstrating ability to withstand hydrostatic & hydrodynamic pressures & surface water drainage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential, college	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	Adequate parking provided on site. Standard highway conditions placed on planning consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	25m to 100m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0038	King Canute PH & Land Adjacent Canvey Road, Canvey Island	FRZ3 & CDA6. FRA submitted with planning application. EA no objection subject to conditions - flood response plan, hydrostatic & hydrodynamic pressures, finished floor levels, flood resistant measures. Scheme for surface water drainage also required.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Extended Phase 1 Ecological Assessment submitted with planning application - concluded relatively low ecological value. Conditions relating to providing suitable lighting for bats, bat features in gables of dwellings & consideration of bird nesting season attached to consent.	Some trees on site, not considered suitable to keep. Conditions attached to planning consent to consider bird nesting season when site clearance & replacement trees.	No landscape implications resulting from planning application.	Not located on open space.	No objections raised by Highway Authority to planning application, subject to conditions - vehicular access to be created.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	30m to 50m from nearest bus stops.	High - limited mitigation required
S0039	29 Denham Road, Canvey Island	FRZ3 & CDA6. EA no objection subject to conditions - enacting of flood plan & finished floor levels. Also condition attached to consent requiring parking to be provided to SUDs principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No objections from Highway Authority.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	335m to 360m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0040	34 Gafzelle Drive, Canvey Island	FRZ3 & CDA6. EA no objection subject to conditions - enacting of flood plan, details of hydrodynamic & hydrostatic pressures. Also condition attached to consent requiring parking to be provided to SUDs principles.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No impact on trees raised during planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No objections from Highway Authority to planning application subject to standard conditions, and parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	290m to 350m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0041	1 Northfalls Road, Canvey Island	FRZ3 & CDA6. Site specific FRA submitted with planning application. No objection from EA subject to conditions on consent relating to enacting Flood Response Plan, flood resistance & resilience measures, demonstration of buildings ability to withstand hydrodynamic & hydrostatic pressures, finished floor levels & parking constructed to SUDs principles.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No impact on trees raised during planning application process. No TPO's on site.	No landscape implications resulting from planning application.	Not located on open space.	No objections from Highway Authority to planning application subject to standard conditions, and parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0042	7 Kollum Road, Canvey	FRZ3 & CDA6. Flood Risk Statement submitted with planning application. Conditions attached to consent relating to flood response plan, hydrostatic & hydrodynamic pressures, flood mitigation measures & hardstandings to be constructed using SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No TPO's on site. No implications relating to trees raised as part of planning application process.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	65m to 120m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0043	Land between Felstead Road and Catherine Road, Benfleet	FRZ1 & CDA1. Site specific FRA submitted with application. AW & EA raised concerns over surface water drainage proposals. Need to consider carefully such issues, particularly given topography of site.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	The site is not on one of major road routes through the Borough, although most of site is within 400m of the A13. Air quality data from diffusion tubes to the North on London Road indicates that annual mean nitrogen dioxide levels were outside objective limits for 2009 and 2010. Indicating that there might be poor air quality in the area with risks to health.	Residential & school	No known archaeological records within site, however Iron Age, Roman & Medieval finds in surrounding area. Conditions requiring trial trenching & open area excavation were recommended by ECC as part of planning application process.	NE considered that there would be no impact on statutory protected sites. Significant ecological implications given wooded nature of parts of the site. Badgers setts present on site, bats, birds, invertebrates & reptiles also present / suitable habitat for. Appropriate integration, mitigation required. LoWS Review 2012 indicates development should seek to retain older woodland blocks & larger trees to retain overall wooded character & maintain connectivity with adjacent woods.	Areas of significant woodland, inc. 1/80 (Mixed hardwood and softwood deciduous trees) & 26/92 (Trees consisting of mainly Ash, Oak & Hawthorn). Also other significant trees and wood areas contained with the site. Need to consider designing to incorporate into any development and protection.	NE considered that there would be no impact on statutory landscapes. Need to consider landscape impacts within site and view from outside, particularly given topography of site.	Not located on open space. Community woodland proposed as part of application. Maintenance and management would need to be secured through S106.	No objections from Highway Authority. Standard planning conditions & requirement for Residential Travel Plan & £3,000 monitoring fee, £5,000 towards parking restrictions around Felstead & Bowers Roads, & improvements to bus stop infrastructure. LPA concerns over permeability.	NHS Property Services requested as part of planning process £48,000 of capital expenditure to accommodate additional health care demands.	No education contributions requested as part of planning application process.	300-400m from nearest bus stops	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0044	Land adj 64 Winters wyk Avenue, Canvey Island	FRZ3 & CDA6. FRA submitted with planning application. No objection from EA subject to conditions on consent relating to submission & enaction of flood response plan, demonstration of buildings ability to withstand hydrodynamic & hydrostatic pressures & parking constructed to SUDs principles.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No impact on trees raised during planning application process.	No landscape implications resulting from planning application.	Not located on open space.	Standard conditions, and parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0045	58 Central Wall Road, Canvey Island	FRZ3 & CDA6. No objection to application from EA. Conditions attached to consent in respect of hardsurfacing to be constructed to SUDs, finished floor levels, hydrostatic & hydrodynamic pressures, & enacting the submitted flood response plan, including flood proofing measures.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	Badger survey submitted as part of planning application process indicated no badger activity on site.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Conditions attached to consent requiring parking to be retained and hardsurfacing to be constructed to SUDs.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Bus stops immediately to north and opposite site.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0046	109 Long Road, Canvey Island	FRZ3 & CDA6. No objection from EA on flood risk grounds. Conditions attached to planning consent relating to hydrodynamic & hydrostatic pressures, flood response plan and flood resilience & resistance, as well as hardsurfacing required to be constructed according to SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	Planning condition attached to consent requiring ecological survey, to be submitted prior to any removal of trees, demolition or site clearance.	TPO 3/81 - T1, T2, T3, G1 & G2 proposed to be removed as recommended in arboricultural report.	Condition requiring landscaping & tree planting scheme to be submitted to compensate for removal of trees.	Not located on open space.	No highway implications raised as part of planning application process, subject to standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	23m to 77m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0047	25 Craven Avenue, Canvey	FRZ3 & CDA6. Flood Risk Statement submitted with planning application. Conditions attached to consent relating to flood response plan, finished floor levels, hydrostatic & hydrodynamic pressures & flood resistant & resilient measures.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No TPO's on site. No implications relating to trees raised as part of planning application process.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200-300m from nearest bus stops.	Medium - mitigation required to ensure suitability
S0048	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	FRZ3 & CDA6. FRA submitted with planning application. No objection from EA subject to conditions. These attached to consent relating to finished floor levels, SUDs, Flood response plan, hydrodynamic & hydrostatic pressures.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / Shopping / Education	No archaeological implications raised during planning application process.	No nature conservation issues raised as part of planning application process.	No TPO's on site. No implications relating to trees raised as part of planning application process.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No objection raised by Highway Authority to planning application, subject to standard highway conditions & provision of Residential Travel Information Packs including 6 x 1 day travel vouchers.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	170m to 240m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0049	Land off Scrub Lane, Hadleigh	FRZ1 & CDA 4. Any development must deliver surface water drainage & management on and adjacent to the site to ensure no increase in risk of surface water flooding to site or adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be an issue in area. However, site is not on one of major road routes through Borough. Monitoring information from diffusion tube on Seymour Avenue, Hadleigh shows that urban background levels of NOx in area are well below national threshold. Seymour Avenue is nearby this site.	Residential & school	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given undeveloped nature of site, need to consider potential nature conservation interests on site. Old established badger sett zone covers north eastern corner of site. Require appropriate ecological assessments/surveys.	Number of mature trees on site, particularly along the boundaries. Consideration should be given to their integration into any scheme and protection during any excavation or construction.	No impact on landscape interests.	Site was previously school playing field, but has been fenced off, not used for such purposes & considered surplus to requirements for approximately 15 years.	Need to produce Transport Assessment & consult Highway Authority.	The scale of development on this site will require a contribution towards primary healthcare provision in the Hadleigh area to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in the Hadleigh area. A contribution towards expansion of local primary provision in Hadleigh may be required to ensure sufficient capacity.	500m - 800m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0050	The Island Site, High Street / London Road, Hadleigh	FRA1 & CDA4. Require on-site management of surface water in order to ensure that Southend Waste Water Treatment Works has sufficient capacity to accommodate development on site without exceeding water quality targets.	Potential for contamination on parts of site from previous or existing uses. Site investigation should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be an issue in area, given that A13 runs directly through town centre, along both frontages of site & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring station & diffusion tube indicate that levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential areas of the	Commercial	The Crown Public House is currently a Locally Listed Building.	Given the site's existing developed nature, wildlife interests are likely to be confined to small garden area which is overgrown & limited trees.	No TPO & limited trees on site.	No impact on landscape interests.	Not located on open space.	Transport Assessment required, consult Highway Authority. Likely to require S106 contributions towards junction / highway improvements & public transport infrastructure improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in the Hadleigh area to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in the Hadleigh area. A contribution towards expansion of local primary provision in Hadleigh may be required to ensure sufficient capacity.	within 150m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
					borough reflecting its more urban nature & are likely to increase as result of additional development.											

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0051	4-12 Park Chase, Hadleigh	FRZ1 & CDA4. No flooding implications raised under either planning application. Conditions relating to surface water drainage on planning consent CPT/193/07/FUL & proposed for consent under CPT/327/11/FUL.	No contamination implications raised by Environmental Health during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application processes.	Residential / commercial	No archaeological recommendations raised during planning application process.	Amphibian survey required under CPT/193/07/FUL, to include mitigation measures to safeguard identified fauna & its habitat. Survey undertaken & in 2008 - no evidence of amphibians. NE raised no objection 15/05/2008 to discharge of condition. No wildlife implications raised under CPT/327/11/FUL.	CPT/327/11/FUL has condition requiring survey of extent of Japanese Knotweed & scheme for eradication / control.	No impact on landscape interests.	Not located on open space.	Highway Authority raised no objection to CPT/327/11/FUL subject to standard conditions & provision of Residential Travel Information Pack with 10 (ten) x All Essex Scratch cards per unit, & S106 financial contribution of £20,000 towards public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	ECC advised under planning application CPT/327/11/FUL in 2011 that S106 contribution towards additional primary or secondary school places or early years provision not required.	220m to 300m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0052	Tower Radio, 573-581 London Road, Hadleigh	FRZ1 & CDA4. No flood risk implications raised as part of planning application process. Condition attached to consent requiring hardsurfacing to be constructed using SUDs principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No TPO's on site. No tree implications raised as part of planning application process.	No impact on landscape interests raised as part of planning application process. Condition requiring landscaping scheme to be submitted.	Not located on open space.	No objections raised by Highway Authority subject to standard conditions, the permanent closure of the existing access on London Road & provision of Residential Travel Information Packs, including 6 one day travel vouchers.	No contribution towards primary healthcare provision requested under planning application process.	ECC advised under planning application 15/0013/FUL that since there were number of 1 beds proposed & net increase only 9 including these 1 beds there would not be a significant impact on education services.	Nearest bus stop is outside front of site.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0053	325-339 London Road, Hadleigh	FRZ1 & CDA4. Consent awaiting S106 agreement signing had proposed planning conditions included requiring hardsurfacing to be permeable.	Site previously identified under consent awaiting S106 signing as potentially contaminated as result of past uses. Standard conditions placed on consent requiring site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Air quality many be issue in area. A13 runs directly through town centre & past site, & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring station & diffusion tube outside Hadleigh Library both indicates levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential	Commercial / residential	Within archaeological consultation zone. No archaeological recommendations raised as part of planning application process.	No impact on wildlife interests raised during planning application process. Situation in respect of wildlife unlikely to have changed as uses still in operation on site.	No TPO or other trees on site.	No impact on landscape interests.	Under consent awaiting S106 signing requirement for £10,000 towards provision / improvement of recreation facilities at John H Burrows recreation ground.	Highway Authority did not objection to CPT/99/08/FUL, subject to standard conditions & provision of Transport Information & marketing scheme, including vouchers for 12 months free bus travel. Under 14/0001/FUL standard highway conditions & close redundant length of vehicular crossover.	The scale of development on the whole site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	The scale of development on the whole site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local primary provision in Hadleigh will be required to ensure sufficient capacity.	Within 150m of nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
					areas of borough reflecting its more urban nature.											

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0054	106 Rectory Road, Benfleet	FRZ1 & CDA4. No flood risk implications raised as part of planning application process. Condition attached to consent requiring hardsurfacing to be SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	400-500m from nearest bus stops.	High - limited mitigation required
S0055	14 St Marks Road, Hadleigh	FRZ1. No flood risk implications raised as part of planning process. Condition requiring parking to be provided using SUDs principle.	No contamination issues raised at the planning stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation implications raised as part of planning process.	TPO 7/93. Condition requiring Holly tree to be protected during construction.	No landscape interests on site.	Not located on open space.	No objection from Highway Authority, subject to conditions to provide parking using SUDs principles & existing vehicular crossover being closed.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	390m to 430m from nearest bus stops.	High - limited mitigation required
S0056	643-645 London Road, Hadleigh	FRZ1 & CDA4. No flood risk implications raised as part of planning process.	No contamination issues raised at the planning stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation implications raised as part of planning process.	No impact on trees raised during planning process.	No landscape implications resulting from planning process.	Not located on open space.	Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	25m to 110m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
S0057	363 London Road, Hadleigh	FRZ1 & CDA4. No flood risk implications raised as part of planning process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town centre / commercial	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No objections from Highway Authority.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	45m to 275m from nearest bus stops.	High - limited mitigation required
S0058	121 Church Road, Hadleigh	FRZ1 & CDA4. No flooding implications raised at planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No highway implications. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100-200m from nearest bus stops.	High - limited mitigation required
S0059	82 High Street, Hadleigh	FRZ1 & CDA4. No flood risk implications affecting this site.	Is change of use from offices to flats, unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues.	Town centre uses	Within archaeological consultation zone. No archaeological implications as is change of use above ground floor level.	No nature conservation issues.	No TPO's on site.	No impact on landscape.	Not located on open space.	No highway implications.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	185m to 235m from nearest bus stops.	High - limited mitigation required
S0060	231 London Road, Hadleigh	FRZ1 & CDA3. No flood risk implications raised as part of planning process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town Centre	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No objections from Highway Authority.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Bus stop immediately outside site.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
S0061	Land Rear Of Holbrook House, Church Road, Hadleigh	FRZ1 & CDA4. No flood risk implications raised during planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / Town centre uses	No archaeological implications raised during planning application process.	No nature conservation issues raised as part of planning application process.	No TPO's on site. No implications relating to trees raised as part of planning application process.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	Appeal Inspector considered no highway implications.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	85m to 160m from nearest bus stops.	High - limited mitigation required
S0062	387 London Road, Hadleigh	FRZ1 & CDA4. No flood risk implications raised as part of planning process.	Site not within an area identified as contaminated land.	Not within vicinity of hazardous installations.	No air quality issues raised during planning process.	Shopping / commercial / residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation interests on site.	No TPO's on site.	No landscape interests on site.	Not located on open space.	No objection from Highway Authority, subject to conditions to provide & retain vehicle & cycle parking.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	115m to 265m from nearest bus stops.	High - limited mitigation required
S0063	88 High Street, Hadleigh	FRZ1 & CDA4. No flood risk implications raised as part of planning process. Parking to be provided using SUDs principles.	Site not within an area identified as contaminated land.	Not within vicinity of hazardous installations.	No air quality issues raised during planning process.	Shopping / commercial / residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation interests on site.	No impact on trees raised during planning process.	No landscape interests on site.	Not located on open space.	No objection from Highway Authority, subject to conditions to provide & retain vehicle & parking.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 320m from nearest bus stops.	High - limited mitigation required
S0064	2A Castle Road, Hadleigh	FRZ1 & CDA4. No flood risk implications raised as part of planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town Centre	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Condition attached to consent requiring parking to be provided & retained.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	130m to 310m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0065	80 High Street, Hadleigh	FRZ1 & CDA4. Parking to be constructed using SUDs principles.	No contamination issues raised at the planning stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning process.	Shopping / commercial / residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation implications raised as part of planning process.	No impact on trees raised during planning process.	No landscape implications resulting from planning process.	Not located on open space.	No highway implications raised as part of planning process. Standard highway conditions and parking to be provided using SUDs principles	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	130m to 290m from nearest bus stops.	High - limited mitigation required
S0066	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Potential for contamination on parts of site from previous or existing uses (farm buildings). Geoenvironmental assessment submitted under CPT/356/10/OUT identified Standard Risk Mitigation Measures. Development would need to update this & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is on A129 through Borough. Air quality data from 3 diffusion tubes monitoring NOx levels in area show that 1 at 127 Daws Heath Road is within objective limits as is tube near A127 at 2 Kingsley Lane. 3rd tube at 320 Hart Road (near junction with	Residential & commercial	Within archaeological consultation zone. Site relatively undisturbed in parts, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application. Archaeological field evaluation submitted with CPT/356/10/OUT.	Thundersley Great Common SSSI 140m to west. Need to provide SANGS within any scheme. LoWS CP28 adjacent to eastern boundary. Area within Hadleigh & Daws Heath Complex Living Landscapes Area. Ecological survey submitted under CPT/356/10/OUT identified various protected & unprotected species & 4 badger setts including a main sett. NE agreed a mitigation strategy. Surveys will need updating.	1/2010 (group of Oak x 12 & Sycamore x 1). 12/91 (Various deciduous in woodland, groups & individuals). Survey submitted under CPT/356/10/OUT. All TPOs to be retained. Design to integrate within scheme. Plan in Root Protection Zones	Site is mainly open farmland, compartmentalised by established hedge and tree lined field boundaries, & undulating topography. Eastern part of site forms part of Ancient Landscape Area. Need to consider how development integrates into the landscape.	Not located on open space. Pre-application submission indicates public recreational access to 13ha of green space within the site.	Transport Assessment required. Engage with Highway Authority. Require access arrangements for site to relieve peak time congestion at Woodmans Arms junction. Require improvements to public transport waiting facilities.	The scale of development on this site will require a contribution towards primary healthcare provision in the Hadleigh area to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in the Hadleigh area. A contribution towards expansion of local primary provision in Hadleigh may be required to ensure sufficient capacity.	30m-900m from nearest bus stops. Pre-application submission indicates site's capability to provide network of public footpaths, green links with the site and connecting to existing	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
					Rayleigh Road) slightly exceeding objective limits in 2010. Traffic generated air pollution is a risk.											

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0067	Solby Wood Farm, Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Flood Risk Assessment & SuDS drainage plan submitted with planning application.	Potential for contamination on parts of site from previous or existing uses (farm buildings). Site investigation should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough. No air quality monitoring diffusion tubes near site.	Residential & agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Area lies within Hadleigh & Daws Heath Complex Living Landscape Area. Hedgerows bordering site are strong, particularly to the north adjacent to properties in Wyburn Road. Landowner undertaken Phase 1 ecological surveys for both Solby Wood Farm (2012/7) & Brook Farm (PGB40) prior to consultation submission on New Local Plan & show no substantive constraints to effective delivery. Further studies will need to accompany planning application submissions & any mitigation/compensation taken into consideration. Ecology report submitted with planning application.	Some significant trees located in field boundaries & hedgerows. Need to ensure these integrate within scheme. Plan in Root Protection Zones. Tree constraint plan & tree survey submitted with planning application.	Site is agricultural land, subdivided by clear field boundaries defined by trees & hedgerows. Need to retain such features to aid integration of development into landscape. Topography survey submitted with planning application.	Not located on open space.	Need to produce Transport Assessment & consult Highway Authority. Consideration needs to be given to junction/access improvements onto Daws Heath Road. Requirement to extend public transport services along Daws Heath Road. Transport Assessment submitted with planning application.	The scale of development on this site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local primary provision in Hadleigh will be required to ensure sufficient capacity.	100m-200m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0068	Brook Farm (east of Daws Heath Road), Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Potential for contamination on parts of site from previous or existing uses (farm buildings). Site investigation should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough. No air quality monitoring diffusion tubes near site.	Residential & agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Phase 1 ecological surveys undertaken for both Solby Wood Farm (2012/7) & Brook Farm (PGB40) prior to consultation submission on New Local Plan & show no substantive constraints to effective delivery. Studies will need to accompany planning application submissions & any mitigation/compensation taken into consideration. LoWS Review 2012 indicates site is within Hadleigh & Daws Heath Complex Living Landscape Area. Grassland habitat is suitable for reptiles & boundary trees should be assessed for potential to support roosting bats. Stronger hedgerows & tree lines on site, which correspond to field boundaries of	TPO ECC 74/72 (Group 1-1 Oak, 1 Field Maple, 1 Hawthorn Group 2-1 Oak, 1 Ash, 1 Willow). Other significant trees located in field boundaries & hedgerows. Need to ensure these integrate within scheme. Plan in Root Protection Zones.	Site is agricultural land, subdivided by clear field boundaries defined by trees & hedgerows. Need to retain such features to aid integration of development into landscape.	Not located on open space.	Need to produce Transport Assessment & consult Highway Authority. Consideration needs to be given to junction/access improvements onto Daws Heath Road. Requirement to extend public transport services along Daws Heath Road.	The scale of development on this site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local primary provision in Hadleigh will be required to ensure sufficient capacity.	150m-600m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
								significant age should be preserved & protected, together with appropriate habitat buffers.								

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0069	Nashlea Farm, Poors Lane North, Hadleigh	FRZ1. Planning application indicated that no main drainage facilities within vicinity of site, application proposed sealed cesspool arrangements.	Site previously associated with potential contamination, given existing & past commercial uses on the site. No site surveys provided as part of planning application.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Agricultural, residential	Within archaeological consultation zone. No archaeological implications raised during planning application process.	SSSI & Ancient Woodland immediately to south of site. No implications raised in response to this matter as part of planning application process.	No TPO's directly on site, however TPO 11/86 (Mixed deciduous woodland - Oak, Birch & Hornbeam) & TPO 10/86 (Mixed deciduous woodland - Oak, Birch & Hornbeam) located immediately to east of site & Ancient Woodland & SSSI to south of site. Conditions attached to planning application requiring trees & shrubs on northern boundary of site to be protected during demolition & construction works, & no works to the these trees without prior consent.	Landscape features are restricted to the trees & vegetation which adjoin the site. Conditions attached to planning application requiring trees & shrubs on northern boundary of site to be protected during demolition & construction works & no works to the these trees without prior consent.	Not located on open space.	Access would be off of unmade road, over 700m from nearest adopted road. No comments were received from Highway Authority as part of the planning application process.	Removed from the existing urban area and healthcare provision. Scale of development unlikely to impact on the capacity of provision.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	1650m to 2000m from nearest bus stops.	Low - significant environmental impacts and poor accessibility difficult to mitigate

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0070	60 Daws Heath Road, Hadleigh	FRZ1 & CDA3. No flood risk implications raised at planning application stage. Hard surfacing to be provided using SUDs principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / education	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees in rear of site & hedging around boundary of site, which could provide a habitat for birds or bats. Planning application retained boundary planting (note approved planning consent sites only extend along rear of Nos. 60/62/64.)	No TPO's on site, but number of mature trees in rear front garden of No.60 & rear gardens of Nos. 68, 70 & 72. Need to be integrated into any scheme & need to plan in root protection zones. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones. (note approved planning consent sites only extend along rear of Nos. 60/62/64.)	Landscape features exist in form of trees & hedging. Any development should seek to retain and integrate such landscape features. Planning application retained boundary planting (note approved planning consent sites only extend along rear of Nos. 60/62/64.)	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0071	Land r/o 14-28 Moorcroft Avenue, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on a major route through Borough.	Residential	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site is overgrown, with trees, scrub & other vegetation, but landowner is process of clearing the site. Main badger sett in southern corner of site. Need to consider potential for nature conservations interests on site by undertaking ecological assessments to assess impact on any potential interests & whether mitigation is appropriate.	TPO 2/89 (6 x Oak & 1 x Hornbeam) & TPO 17/90 (5 Oak) located along western boundary of site. Need to plan in root protection zones. Other trees some mature locate across site. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority regarding implications for access. Existing narrow entrance to site from Moorcroft Avenue, not much scope to widen.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m from nearest bus stops. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0072	450 Rayleigh Road, Benfleet	FRZ1 & CDA3.No flood risk implications raised at the planning application stage. Condition requiring parking & vehicle areas to be constructed using SUDs principles.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation implications raised as part of planning application process.	No TPO's on site. No tree implications raised as part of planning application process.	No landscape implications raised as part of planning application process.	Not located on open space.	No objections from Highway Authority, subject to conditions - construction management plan & parking & vehicular areas to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	20m to 40m from nearest bus stops.	High - limited mitigation required
S0073	81 Daws Heath Road, Hadleigh	FRZ1 & CDA3. No flooding implications raised at the planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No highway implications. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300-400m from nearest bus stop. However service is only every 2 hours. Bus service improvements are therefore required.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0074	Junction of Grasmere Road & Thirlmere Road, Thundersley	FRZ1 & CDA2 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality monitoring points near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS Review 2012 identified Potential LoWS 8 which covers whole site. 2 groups of horse-grazed pastures & several blocks of woodland & scrub. Grassland species present. Period without horse grazing quality & character of grassland may allow selection as LoWS. Given undeveloped nature of site need to consider integration of biodiversity. Require appropriate ecological assessments/surveys.	No TPO's but site is heavily wooded & forms part of wider wooded area. Need to consider retention & integration into any scheme. Require arboricultural report & root protection zones. Woodland likely to severely restrict number/if any dwellings being constructed.	Site is in elevated location & any development would be highly visible, particularly if trees are removed from site. Green Belt Landscape Assessment 2010 states that in this area the emphasis should be on conserving character of area, including maintaining hedgerows, field boundary trees & belts of woodland.	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including making up the unmade parts of the road, & possible public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	650m to 700m from nearest bus stops.	Low - significant environmental impacts difficult to mitigate
S0075	Land adj 49 Hall Crescent, Hadleigh	FRZ1 & CDA3. No flooding implications at the planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	Presence of badgers raised during planning application process. Conditions on planning consent relating to appropriate surveys and mitigation.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200-300m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0076	Oak Tree Farm, Sherwood Crescent, Hadleigh	FRZ1. No flood risk implications raised as part of planning application process.	No contamination issues raised.	Not within vicinity of hazardous installations.	No air quality issues raised.	Residential / agricultural	Is change of use only. No archaeological implications raised.	No nature conservation issues as is change of use only.	No impact on trees as is change of use only.	No impact on landscape as is change of use only.	Not located on open space.	No highway implications.	Limited impact on capacity due to scale of development.	Limited impact on capacity due to scale of development.	250m-500m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	High - limited mitigation required
S0077	Land Adjacent 270 Daws Heath Road, Hadleigh	FRZ1 & CDA3. No flood risk implications raised as part of planning process. Parking to be provided using SUDs principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No objection from Highway Authority, subject to standard conditions & to close redundant parts of existing vehicular crossover.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	35m-65m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0078	Land East of Cedar Hall School, Hart Road, Thunder sley	FRZ1 & CDA3. Would require conditions relating to foul and surface water drainage strategies & S106 requiring financial contribution towards improvements to surface water drainage system of Prittle Brook, as per GF01A site.	Contamination considered during planning application process for adjacent site GF01A & standard conditions placed on consent. Possibility that this could also affect this site. Therefore consideration needs to be given to contamination on this site.	Not within vicinity of hazardous installations.	Some parts are in worst 10 -20% nationally. An Air Quality Management Area may need to be designated on the A13.	Residential / Education	Essex Historic Environment Record - area may contain features associated with historical site of medieval deer park. Also potential for earlier archaeological deposits. Historic Environment Characterisation for area - potential for below ground archaeological deposits. Condition required to secure implementation of programme of archaeological works including written scheme of investigation.	LoWS's 16 & 23. Ecological surveys, impact assessments & mitigation strategy would need to be undertaken. Need to consider how biodiversity can be effectively integrated into any development to satisfy the nature conservation hierarchy in the NPPF. LoWS Review 2012 indicates any planning application should be accompanied by master plan based around strong green infrastructure network.	No TPO's on site, however TPO 4/2009 (W1 & G6) located along south eastern boundary of site. Other trees located along all boundaries of site, which any development should seek to integrate. Require arboricultural report & plan in root protection zones.	Mature trees enclosing a paddock comprise the landscape. Any development should seek to retain & enhance this landscape.	Not located on existing open space. Additional open space & children's play equipment needs to be provided within site commensurate with number of dwellings.	Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with All Essex scratch cards & S106 financial contribution for highways improvement works, including junction improvements at Woodmans Arms junction & passenger transport improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in Thundersley to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early years provision and primary provision in Thundersley will be required to ensure sufficient capacity.	190m to 530m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0079	Nursery North of The Chase, Thundersley	FRZ1 & CDA3. Would require conditions relating to foul and surface water drainage strategies & S106 requiring financial contribution towards improvements to surface water drainage system of Prittle Brook, as per GF01A site.	Contamination considered during planning application process for adjacent site GF01A & standard conditions placed on consent. Possibility that this could also affect this site. Therefore consideration needs to be given to contamination on this site.	Not within vicinity of hazardous installations.	Some parts are in worst 10 -20% nationally. An Air Quality Management Area may need to be designated on the A13.	Residential / Education	Essex Historic Environment Record - area may contain features associated with historical site of medieval deer park. Also potential for earlier archaeological deposits. Historic Environment Characterisation for area - potential for below ground archaeological deposits. Condition required to secure implementation of programme of archaeological works including written scheme of investigation.	LoWS's 16 & 23. Whilst understand site has been extensively farmed, would still require ecological surveys, impact assessments & mitigation strategy. Need to consider how biodiversity can be effectively integrated into any development to satisfy the nature conservation hierarchy in the NPPF. LoWS Review 2012 indicates any planning application should be accompanied by master plan based around strong green infrastructure network.	TPO's 4/2009 (G6 & G4) located within north eastern part of site & TPO 8/92 located adjacent to north western boundary of site. Other trees located along all boundaries of site, which any development should seek to integrate. Require arboricultural report & plan in root protection zones.	Mature trees enclosing a paddock comprise the landscape. Any development should seek to retain & enhance this landscape.	Not located on existing open space. Additional open space & children's play equipment needs to be provided within site commensurate with number of dwellings.	Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with All Essex scratch cards & S106 financial contribution for highways improvement works, including junction improvements at Woodmans Arms junction & passenger transport improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in Thundersley to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early years provision and primary provision in Thundersley will be required to ensure sufficient capacity.	450m to 740m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0080	277-279 & 283 Rayleigh Road, Benfleet	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be issue in area. Site is on A129 one of main routes through Borough. Air quality data from diffusion tube monitoring NOx levels in area at 320 Hart Road (near site) slightly exceeding objective limits in 2010. Traffic generated air pollution is a risk.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site forms north eastern part of LoWS CPT23 - Thundersley Plotlands, comprising a mosaic of grassland, woodland and scrub, with a characteristic suite of habitats and species with conservation interest in their own right.	Site heavily wooded in places, with much of the southern part of the site covered by TPO's 2/2009 & 4/2009. Other parts of site have some mature trees. Need arboricultural survey to assess health & longevity of trees. Trees should be integrated into any development & root protection zones planned in. Wooded areas may restrict number/if any dwellings being constructed.	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features.	Not located on open space.	Need to consult Highway Authority regarding additional access onto main road & intensification of access onto a main road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	5m to 155m from nearest bus stops.	Low - significant environmental impacts difficult to mitigate

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0081	Land at rear of 219 Kiln Road, Thunder sley	FRZ1 & CDA3. Condition requiring surface water drainage system to be implemented as part of planning consent.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	Extended Phase 1 habitat survey submitted with planning application - concluded development does not directly affect badgers or setts.	Retained trees to be protected during construction .	No landscape implications resulting from planning application.	Not located on open space.	Standard highway conditions, and requirement for construction management plan, and adjustment of signal head hood of pedestrian crossing.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	55m to 110m from nearest bus stops.	High - limited mitigation required
S0082	Weir House, Arterial Road, Thunder sley	FRZ1 & CDA1. No flooding implications raised at the planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site adjacent to A129 & A127. Air quality data from diffusion tubes monitoring NOx levels in area show that 1 near A127 at 2 Kingsley Lane is within objective limits in 2010. However this area suffers from high congestion, particularly at peak times. Traffic generated	Residential & commercial	Within archaeological consultation zone. No archaeological recommendations raised as part of planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	50-100m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
					air pollution is a risk.											
S0083	20-22 Kingsley Lane, Thunder sley	FRZ1. Condition attached to consent requiring SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No TPO's on site.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications raised as part of planning application process.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 170m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0084	Land West of Glebelands, Thunder sley	FRZ1 & partly CDA2. Submitted drainage report & FRA for CPT/7/12/OUT - surface water run-off attenuated through system of ponds, to enable controlled discharged to existing network. AW & EA raised no objections & Appeal Inspector & SoS considered development not likely to materially exacerbate any existing flooding problems. Conditions considered appropriate. 14/0304/OUT has FRA - current scheme reduction in dwellings from previous. Very little new development occurred	No contamination or likely contamination revealed in Phase 1 ground investigation report. Appeal Inspector CPT/7/12/OUT considered contamination conditions unreasonable & unnecessary.	Not within vicinity of hazardous installations.	Site not within Air Quality Management Area. Air quality not raised as objection under CPT/7/12/OUT. Assessment submitted with 14/0304/OUT - not anticipated development will have significant impact with regard to additional road traffic, background pollutant concentrations 'well below' annual mean air quality objectives. Air quality may be poor in area, although road traffic injuries could be contributing to this deprivation	Residential and school	No designated assets on site or in vicinity of site. However site is within an area with some archaeological potential. Under planning application CPT/7/12/OUT Appeal Inspector & SoS considered condition requiring written scheme of investigation and programme of works to be appropriate.	CPT/7/12/OUT - SoS & Appeal Inspector - proposed development would be capable of making adequate provision for protection & enhancement of wildlife and biodiversity. SoS had regard to any potential impact on Benfleet and Southend Marshes SPA/ Ramsar site & requirements of Habitats Regulations. Satisfied provision of green space would be proportionate to development in terms of the recreational & amenity needs of future occupiers as well as any requirement for offsetting in relation to SPA.	No TPO's on site, but mature trees located within existing hedgerows. Appeal Inspector for CPT/7/12/OUT considered a condition for a tree and hedgerow protection scheme to be appropriate. 14/0304/OUT seeks to retain these within green infrastructure.	Castle Point Green Belt Landscape Assessment 2010 - medium to high landscape and visual sensitivity. CPT/7/12/OUT Appeal Inspector & SoS considered development of site would lose openness & harm visual appearance of site. 14/0304/OUT incorporates landscaped buffer along whole of western edge incorporating green infrastructure.	Provision of green space for recreation & amenity to cater for needs of future occupiers of site & to offset against increased impact on Benfleet & Southend Marshes SSSI & SPA. 14/0304/FUL - Green infrastructure included in landscaped buffer. LEAP also included within scheme.	No objections from Highway Authority to CPT/7/12/OUT (165 dwellings). Appeal Inspector & SoS considered development could be accommodated without harm to highway safety & without unduly exacerbating existing incontinence or hazards. Considered bus stop facility improvements & residential travel packs acceptable for inclusion in S106, but no evidence to justify junction improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in the Hadleigh area to ensure sufficient capacity.	No education contributions requested as part of planning application process.	200m-650m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
		since previous application to impact on surface or foul water drainage systems.			n score. Western boundary of site is A130 one of major road routes through Borough, where air quality may be poor at peak times. Diffusion tube monitoring air quality at Sadlers Villas, London Road indicates that nitrogen dioxide levels are just within objective levels in 2009 and 2010. Air Quality Management System may be needed on A130 to help deal with air quality in area.											

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0085	50 Albert Road, Thundersley	FRZ1 & CDA 2. No flood risk implications raised as part of planning process. Hardsurfacing to be provided using SUDs principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No TPO's on site. Arborcultural Impact Assessment submitted with planning application. Mature Oak tree to be retained on site.	No landscape implications resulting from planning application.	Not located on open space.	No objections from Highway Authority. Hardsurfacing to be constructed using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	340m from nearest bus stops.	High - limited mitigation required
S0086	Brickfields, Great Burches Road, Thundersley	FRZ1 & CDA5. Consent includes conditions relating to foul and surface water drainage strategies.	Contamination considered during planning application process. Standard conditions placed on consent.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process. Air quality may not be significant issue in area. There are no nitrogen dioxide monitoring tubes near the site. Site is not on one of major road routes through Borough.	Residential and animal husbandry uses.	Within archaeological consultation zone. Standard archaeological condition placed on planning consent.	Close to Thundersley Great Common SSSI. LoWS40 covers northern & western parts of site. Natural England - development not likely to have adverse effect on site if carried out in strict accordance with submitted detailed ecological surveys. Conditions & S106 relate to management of woodlands & mitigation measures in respect of ecology/biodiversity/nature conservation/trees.	TPO 43/96 (Woodland consisting of ash, oak, hawthorn, hazel, silver birch). These are all to be retained as they are located within the site, but outside the development area. Resident access will be provided to woodland, but carefully managed in accordance with management and mitigation strategies and plans.	Existing trees surrounding site are to be retained this retaining the existing landscape qualities of the area. Conditions on the consent require the submission of landscaping schemes to be submitted and implemented for the areas associated with the development area of the site.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Remote from existing urban area. No contribution towards primary health care sought as part of planning application process.	Remote from existing urban area. No contribution towards education provision sought as part of planning application process.	900-1000m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0087	Whitegate, Goldfinch Lane, Thunderley	FRZ1 & adjacent to CDA5. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Air quality data from nearest diffusion tubes on Prestwood Drive show that annual mean nitrogen dioxide levels are within objective limits. Site is not on one of main road routes through Borough.	Residential	Within archaeological consultation zone. No archaeological recommendations raised as part of planning application process.	Extended Phase 1 habitats survey submitted with planning application - did not identify any habitats suitable for supporting protected species & no evidence of protected species active on site. Site is opposite SSSI, development needs to provide SANGS in order to off-set likely increased pressure on SSSI from activities.	No TPO's on site, but mature trees located within/adjacent to site, particularly along eastern & southern boundaries. Development should seek to integrate within any scheme & plan in root protection zones.	Site within Great Burches Landscape Improvement Area. Development would remove existing storage containers & stables, but would replace with dwelling, however substantial belt of trees and landscaping could screen development, which would result in a neutral impact on the Landscape Improvement Area.	Not within existing open space. Need to consider provision of additional green space (SANGS) to offset increased pressure on SSSI opposite.	No objections from Highway Authority. Standard planning conditions.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	600m to 750m from nearest bus stops.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0088	R/o 122 Stanley Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no diffusion tubes to monitor nitrogen dioxide levels in area.	Residential	Within archaeological consultation zone. No archaeological implications or recommendations raised during planning application process.	Site in close proximity to SSSI. NE advise satisfied that there is unlikely to be adverse effect on SSSI as result of the proposal. Indication that variety of wildlife could be present on site. prior to any application ecological surveys required to highlight species present, impact of development on those species & any mitigation that may be necessary.	No TPO's on site & much of site cleared at time of planning application (2012). Landscaping conditions suggested to include details of retention of trees & provision of additional.	Site is in elevated location & any development would be highly visible, particularly with trees & vegetation removal. Need to ensure any development is appropriately integrated into the existing landscape.	Not located on open space.	No objections from Highway Authority during planning application process. Standard highway conditions requested.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	360m from nearest bus stops.	Medium - mitigation required to ensure suitability
S0089	14 Downer Road North, Thunder sley	FRZ1 & CDA2. Condition requiring parking to be provided using SUDs principles.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation implications raised as part of planning application process.	No impact on trees raised during planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	270m to 390m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0090	7 The Sorrells, Benfleet	FRZ1 & CDA2. No flood risk implications affecting this site. Condition attached to planning consent for surface water drainage to be SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No TPO's on site. No implications relating to trees raised as part of planning application process.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications raised as part of planning application process.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	110m to 140m from nearest bus stops.	High - limited mitigation required
S0091	Beaver Doors, 211-213 London Road, Thundersley	FRZ1 & CDA2. No flood risk implications raised during planning application process.	Not a site previously associated with potential contamination. No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential, commercial	Not within Historic Landscape or archaeological consultation zone.	No wildlife issues raised as part of the planning application process.	Limited vegetation 'squeezed' between buildings on boundaries with limited amenity value. Not retained as part of planning consent.	No impact on landscape interests.	Not located on open space.	No objection from Highway Authority, subject to standard conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	75m to 100m from nearest bus stops.	High - limited mitigation required
S0092	331 London Road, Thundersley	FRZ1 & CDA2. Parking areas to be constructed using SUDs principles.	No contamination issues raised as part of planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape issues raised as part of planning application process.	Not located on open space.	No objections from Highway Authority, subject to standard conditions. Redundant Vehicular crossovers to be closed.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 130m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0093	Land adjacent 5 Shrewsbury Drive, Thunder sley	FRZ1 & CDA2. Condition requiring parking to be provided using SUDs principles.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation implications raised as part of planning application process.	No impact on trees raised during planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	180m to 210m from nearest bus stops.	High - limited mitigation required
S0094	40 Park Road, Benfleet	FRZ1 & CDA3. No flood risk implications raised as part of planning process. Parking to be provided using SUDs principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Condition requiring parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	270m to 335m from nearest bus stops.	High - limited mitigation required
S0095	Rear of 179-181 Church Road, Thunder sley	FRZ1 & CDA2. No flooding or drainage implications raised during planning application process. Condition requiring hardsurfacing for parking to be permeable.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / Shopping	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objection from Highway Authority to planning application. Standard conditions on planning consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	30m to 75m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
S0096	412a Kents Hill Road North, Thunder sley	FRZ1 & CDA2. Condition requiring parking to be provided using SUDs principles.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation implications raised as part of planning application process.	No impact on trees raised during planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Standard highway conditions and parking to be provided using SUDs principles	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	25m to 65m from nearest bus stops.	High - limited mitigation required
S0097	Land south east of Sadlers Farm, Benfleet	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques, particularly given site's topography & close proximity to CDA1 & CDA2, in order to ensure surface water is managed appropriately & no increase in risk of surface water flooding to site or nearby properties.	No contamination issues raised during planning application process for land to the south (PGB30(C)). However would still require initial contamination investigation to be undertaken prior to submission of any planning application.	Not within vicinity of hazardous installations.	Air quality may be poor in area, although road traffic injuries could be contributing to this poor score. Site is adjacent to Sadlers Farm junction. This is strategic junction for A130 & A13. Nearby diffusion tube CP016 monitored NOx levels close to limit of 40µg m-3 throughout 2011. Additional	Residential & agricultural	No known archaeological records within site, however Roman & Medieval finds in surrounding area. Conditions requiring trial trenching & open area excavation, post excavation assessment/analysis & full site archive were recommended by ECC as part of CPT/122/13/0 UT (PGB30(C)). Consider these appropriate in this case.	Close to SSSI's & SPA. Site is undeveloped in nature, & there is a need to consider ecological implications. Appropriate ecological surveys/studies/assessments need to be undertaken. LoWS Review indicates open areas of northern field & margins of southern field suitable for reptiles, badger activity on site & scrub suitable for nesting birds.	TPO 5/84 (32 Oak trees) located along eastern & northern field boundaries. Other significant trees along western boundary of site and along field boundaries. Need to ensure these integrate within scheme. Plan in Root Protection Zones.	Design of development should seek to retain existing landscape features and minimise the landscape and visual impacts.	Need to include additional open space to meet needs of development & to meet SANGS requirements in respect of off-setting impact on SSSI & SPA.	No access to be taken to or from north of site. Transport Evidence for New Local Plan - junctions in proximity expected to exceed capacity. New access & egress onto A130, duelling of Canvey Way from Sadlers Farm to new junction & widening of Somnes Avenue proposed as solution. Expect delivery by development on this site & PGB30(C) & PGB30(A).	The scale of development on this site will require a contribution towards primary healthcare provision in South Benfleet to ensure sufficient capacity.	The scale of development on this site will impact on early years and primary school capacity in South Benfleet. A contribution towards expansion of local early years and primary provision in South Benfleet will be required to ensure sufficient capacity.	650m-1100m from nearest bus stops	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
					<p>traffic generate by site may increase NOx levels. Additionally, this level of pollution may affect health of residents of this development site. Air Quality Management System may be needed on A130 to help deal with air quality in area.</p>											

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0098	Ellis House, Felstead Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential, school	Not within archaeological consultation zone.	Whilst majority of site comprises garden to a residential property, there are areas of mature trees and vegetation within & adjacent to the site, which have potential nature conservation interests. Ecological & tree surveys would be required prior to submission of planning application to fully assess potential impact on such interests.	No TPO's on site, but mature tree located centrally within the site, and along northern & eastern boundaries of site. Any development should seek to retain and integrate these into its layout.	Landscape features predominantly consist of mature trees. Any development should seek to retain and integrate such landscape features.	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including making up the unmade parts of the road, & possible public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	350m to 450m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0099	Benfleet Police Station, 90-92 High Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Shopping, commercial, residential	Site north of archaeological consultation zone. Given existing developed nature of site, possibly no archaeological deposits, however should consider initial investigation prior to any development & watching brief during any excavation or construction.	Site is almost completely developed. Unlikely to be any nature conservation impacts.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Within 150m of nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0100	Wheeler's Takeaway, 458 London Road, Benfleet	FRZ1 & CDA2. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination. However immediately to east & south are areas of land previously identified as potentially contaminated. Require site investigation of nature & extent of potential contamination & remediation measures.	Not within vicinity of hazardous installations.	Site is on A13 a major road route through Borough. This raises the risk of poor air quality on the site at peak times. This is borne out by nitrogen oxide data from nearby diffusion tubes on the A13, where nitrogen dioxide has exceeded objective levels in both 2009 and 2010. Consideration needs to be given to establishing an Air Quality Management Area.	Residential	Adjacent to archaeological consultation zone. However site is completely developed with a building & hardsurfacing. Unlikely to be potential for archaeological interest.	Given site is developed with building & hardsurfacing, unlikely to be any nature conservation interests on site. However could be nature conservation interests in trees surrounding site to south, east & west. Need to consider impact of any development on these interests.	No TPO's on site, however mature trees located immediately to south, east & west of site. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority & need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions & may require S106 contribution towards public transport infrastructure improvements.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	Within 75m of nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0101	Land North of Jotmans Lane, Benfleet	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques, particularly given site's topography & close proximity to CDA1 & CDA2, in order to ensure surface water is managed appropriately & no increase in risk of surface water flooding to site or nearby properties.	No contamination issues raised during planning application process for land to the south (PGB30(C)). However would still require initial contamination investigation to be undertaken prior to submission of any planning application.	Not within vicinity of hazardous installations.	Air quality may be poor in area, although road traffic injuries could be contributing to poor score. Western boundary of site is A130 one of major road routes through Borough, where air quality may be poor at peak times. No diffusion tubes near site therefore levels of nitrogen dioxide are not known. Air Quality Management System may be needed on A130 to help deal with air quality in area	Residential & agricultural	No known archaeological records within site, however Roman & Medieval finds in surrounding area. Conditions requiring trial trenching & open area excavation, post excavation assessment/analysis & full site archive were recommended by ECC as part of CPT/122/13/0 UT. Consider these appropriate in this case.	Close to SSSI's & SPA. Site is fairly undeveloped in nature, & whilst acknowledged that there have been past agricultural activities, there is a need to consider ecological implications. Appropriate ecological surveys/studies/assessments need to be undertaken. LoWS Review 2012 indicates marginal & less intensively grazed grassland could support reptiles. potential to incorporate significant greenspace infrastructure within any development. Should be ample space to accommodate any reptile populations by setting aside area of grassland enhanced to provide for their requirements.	Limited trees on site, mainly restricted to along boundaries of fields & edge of site. None covered by TPO's.	Site highly visible and landscape will be fundamentally altered. Design of development should seek to retain existing landscape features and minimise the landscape and visual impacts.	Need to include additional open space to meet needs of development & to meet SANGS requirements in respect of off-setting impact on SSSI & SPA.	Transport Evidence for New Local Plan - junctions in proximity expected to exceed capacity. New access & egress onto A130, dualling of Canvey Way from Sadlers Farm to new junction & widening of Somnes Avenue proposed as solution. Expect delivery by development on this site & PGB30(C) & PGB30(A).	The scale of development on this site will require a contribution towards primary healthcare provision in South Benfleet to ensure sufficient capacity.	The scale of development on this site will impact on early years and primary school capacity in South Benfleet. A contribution towards expansion of local primary provision in South Benfleet will be required to ensure sufficient capacity.	400m-1100m from nearest bus stops	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0102	Land North of Jotmans Lane, Benfleet	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques, particularly given site's topography & close proximity to CDA1 & CDA2, in order to ensure surface water is managed appropriately & no increase in risk of surface water flooding to site or nearby properties.	No contamination issues raised during planning application process for land to the south (PGB30(C)). However would still require initial contamination investigation to be undertaken prior to submission of any planning application.	Not within vicinity of hazardous installations.	Air quality may be poor in area, although road traffic injuries could be contributing to poor score. Western boundary of site is A130 one of major road routes through Borough, where air quality may be poor at peak times. No diffusion tubes near site therefore levels of nitrogen dioxide are not known. Air Quality Management System may be needed on A130 to help deal with air quality in area	Residential & agricultural	No known archaeological records within site, however Roman & Medieval finds in surrounding area. Conditions requiring trial trenching & open area excavation, post excavation assessment/analysis & full site archive were recommended by ECC as part of CPT/122/13/0 UT. Consider these appropriate in this case.	Close to SSSI's & SPA. Site is fairly undeveloped in nature, & whilst acknowledged that there have been past agricultural activities, there is a need to consider ecological implications. Appropriate ecological surveys/studies/assessments need to be undertaken. LoWS Review 2012 indicates marginal & less intensively grazed grassland could support reptiles. potential to incorporate significant greenspace infrastructure within any development. Should be ample space to accommodate any reptile populations by setting aside area of grassland enhanced to provide for their requirements.	Limited trees on site, mainly restricted to along boundaries of fields & edge of site. None covered by TPO's.	Site highly visible and landscape will be fundamentally altered. Design of development should seek to retain existing landscape features and minimise the landscape and visual impacts.	Need to include additional open space to meet needs of development & to meet SANGS requirements in respect of off-setting impact on SSSI & SPA.	Transport Evidence for New Local Plan - junctions in proximity expected to exceed capacity. New access & egress onto A130, dualling of Canvey Way from Sadlers Farm to new junction & widening of Somnes Avenue proposed as solution. Expect delivery by development on this site & PGB30(C) & PGB30(A).	The scale of development on this site will require a contribution towards primary healthcare provision in South Benfleet to ensure sufficient capacity.	The scale of development on this site will impact on early years and primary school capacity in South Benfleet. A contribution towards expansion of local primary provision in South Benfleet will be required to ensure sufficient capacity.	400m-1100m from nearest bus stops	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0103	36 Brook Road, Benfleet	FRZ 2 & FRZ 3a & CDA1. FRA submitted with planning application. No objection from the EA to the planning application - SFRA confirms flood waters would not reach the site.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200-300m from nearest bus stops	High - limited mitigation required
S0104	Rear of 3 Hope Road, Benfleet	FRZ1 & CDA1. Planning consent required details of method to prevent discharge of surface onto shared access from proposed hard surfaced forecourt.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential, shopping, commercial	Within Archaeological consultation zone. No archaeological recommendations raised during planning application process.	No impact on wildlife interests raised during planning application process.	No TPO's on site. Is large Willow tree at south eastern corner. No objection to removal if required under planning application.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	220m to 260m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0105	Land East of Downer Road North, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Site is close to one of strategic routes through Borough. This raises the risk of poor air quality on the site at peak times.	Residential, open space, cemetery.	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given undeveloped nature of site & heavily wooded & vegetated state, & site's close proximity to a SSSI to the east, there is potential for nature conservation interest on the site. Full ecological surveys would need to be undertaken to assess impact on such interests & whether they could be mitigated against.	Whole site covered by TPO 4/94 (Area consisting of Oak, Ash, Sycamore, Beech, Maple & Hawthorn). This may severely restrict number/if any dwellings being constructed. Need to provide arboricultural report to assess woodland & potential impact of any development on woodland order.	The site comprises a dense area of trees & underlying scrub, with views into the site obscured by them. They create a distinct landscape feature & their removal would significantly change the landscape. Consider that any development of the site would result in removal of trees	Not located on open space. Cemetery & open space immediately to east of site.	Need to consult with Highway Authority. Possible highway & junction improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	350-500m from nearest bus stops.	Low - significant environmental impacts which would be difficult to mitigate.

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0106	Lake Link Block Waarden Road / Further Wick Road / Knights Wick Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Potential contamination given existing & past uses. Require site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location adjacent to one of main road routes through Borough.	Shopping / residential	Not within Historic Landscape or archaeological consultation zone.	Majority of site is developed with buildings & hardsurfacing, however there is area of overgrown land to north western part of site, which may have potential nature conservation interests. Require appropriate ecological assessments / surveys, to assess impact on such interests & whether mitigation is appropriate.	TPO 4/98 (1 x Sycamore) located at north western corner of site. TPO 2/98 (Sycamore) located immediately to north of site. Require arboricultural report to assess health / longevity of trees & impact of removal & retention of trees. Need to include root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Likely to require S106 contribution towards improvements to public transport infrastructure improvements & possible highway improvements.	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient capacity.	The scale of development on this site will impact on early years and primary school capacity on Canvey Island. A contribution towards expansion of local early years and primary provision on Canvey Island will be required to ensure sufficient capacity.	40m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0107	Lake Link Block Waarden Road / Further Wick Road / Knights Wick Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Potential contamination given existing & past uses. Require site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location adjacent to one of main road routes through Borough.	Shopping / residential	Not within Historic Landscape or archaeological consultation zone.	Majority of site is developed with buildings & hardsurfacing, however there is area of overgrown land to north western part of site, which may have potential nature conservation interests. Require appropriate ecological assessments / surveys, to assess impact on such interests & whether mitigation is appropriate.	TPO 4/98 (1 x Sycamore) located at north western corner of site. TPO 2/98 (Sycamore) located immediately to north of site. Require arboricultural report to assess health / longevity of trees & impact of removal & retention of trees. Need to include root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Likely to require S106 contribution towards improvements to public transport infrastructure improvements & possible highway improvements.	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient capacity.	The scale of development on this site will impact on early years and primary school capacity on Canvey Island. A contribution towards expansion of local early years and primary provision on Canvey Island will be required to ensure sufficient capacity.	40m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0108	Outpatients centre, Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Shopping / Residential	Not within Historic Landscape or archaeological consultation zone.	Given the site's existing developed nature, wildlife interests are likely to be confined to trees on site.	2 trees to front of site.	Landscape features limited to a few trees to the front of the site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to the 2 frontages of the site.	Not located on open space.	Transport Assessment required, consult Highway Authority. Likely to require S106 contributions towards junction / highway improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Within 150m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0109	South of Haron Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Residential / Shopping	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	Given undeveloped nature of site ecological surveys required to consider implications of development on nature conservation interests on site. CPT/81/04/FUL - condition requiring surveys to be undertaken, including mitigation measures to safeguard identified fauna & flora & habitats.	TPO 1/94 (Lombardy Poplar x 5) TPO 9/95 (Pine x 2, Ash x 2, Hawthorn x 2, Poplar x1). Other trees also on site. Need to integrated into design & layout of scheme & plan in root protection zones.	Landscape features are restricted to the trees & vegetation on site. Any development should seek to integrate & enhance such features.	Not located on open space.	CPT/84/04/FUL was only change of use, no detailed design of highway access / junctions were considered. CPT/750/07/FUL Highway Authority objected - restricted junction visibility, inadequate parking & turning facilities & highway encroachment. Need to consult Highway Authority on any new scheme.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Nearest bus stops directly outside / opposite site.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0110	Adjacent to 10 Green Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site previously contained a few trees & was overgrown. It has been cleared & now covered in long, wild grass. Should consider potential for nature conservation interests on site, associated with grassland habitats.	No TPO's. Other trees removed from site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0111	Prout Industrial Estate, Point Road, Canvey Island	FRZ3a & CDA6. Site specific FRA is required with any planning application submission. Conditions will be required relating to flood response plan & flood resilience and resistance measures. EA buffer zone for future flood defence works needs to be designed into any scheme. Surface water drainage should be designed into scheme from the outset.	Contamination on site is likely given the existing commercial uses on site. Standard conditions required.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. Nearest air quality monitoring diffusion tube on San Remo Road indicated that urban background levels of NOx in this part of Canvey were well below national threshold of 40 µg m-3.	Residential and commercial uses	Within archaeological consultation zone. Standard archaeological condition required.	Unlikely to have any on site wildlife implications given the nature of the uses on site, however some trees present on site, therefore surveys would need to be undertaken. Implications of impact of development given close proximity to SSSI, SPA & Ramsar sites should be considered.	Some trees located to northern part of site. Need to consider these during any planning submission.	No impact on landscape interests.	Not located on open space.	Should be in consultation with Highway Authority. Transport Assessment required. Likely to require new footpath to north side of Point Road, Residential travel information packs & financial contribution to passenger transport improvements, as per adjacent site (ELR02 SITE 2).	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient capacity.	The scale of development on this site will impact on early years provision and primary school capacity on Canvey Island. A contribution towards expansion of local early years provision and primary provision on Canvey Island will be required to ensure sufficient capacity.	250m-350m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0112	Admiral Jellico Public House, High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough. No air quality monitoring diffusion tubes near site.	Residential / Shopping	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given the site's existing developed nature, wildlife interests are likely to be confined to trees on site.	No TPO's, but number of trees along northern & eastern boundaries of the site.	Landscape features limited to trees to northern & eastern boundaries of site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to the 2 frontages of the site.	Not located on open space.	Need to consult Highway Authority. Possible implications with potential multiple accesses onto High Street.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Nearest bus stops directly outside / opposite site.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0113	Land at junction of Gifhorn & Holbeck, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site unoccupied by built development & is overgrown. Need to consider potential for nature conservations interests on site by undertaking ecological assessments to assess impact on any potential interests & whether mitigation is appropriate.	No TPO's on site. Some trees along southern & eastern boundaries. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, if such trees exist these should be integrated into any development & root protection zones planned in.	Landscape interests comprise trees to southern & eastern boundaries of site. Any development should seek to integrate these where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	190m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0114	9 Goirle Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & hedges in gardens of site, which could provide habitat for birds or bats.	No TPO's on site, but number of mature trees along boundaries of site boundary. Need to consider impact of any development on these trees with arboricultural report & should seek to integrate into any scheme & plan in root protection zones.	Landscape interests relate to trees & hedges located along boundaries, which any development should seek to enhance, given the corner location of the site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	290m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0115	Timber Yard, R/O 149-153 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Site previously identified as potentially contaminated, given existing & past uses of site. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process for land immediately to south of this site. Unlikely to be raised for this site.	Residential, commercial	No archaeological implications raised during planning application process for site immediately to south of this site & is further away from archaeological consultation zone. Unlikely to be any archaeological interest on site.	No impact on wildlife interests raised during planning application process for site immediately to south of this site. Is completely hardsurfaced & used as timber yard. Unlikely to be any nature conservation interests.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	180m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0116	43 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Site not previously identified as potentially contaminated land, however given existing & past uses there is possibility that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of busy routes through Borough.	Residential, shopping, commercial	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Unlikely to be any impact on nature conservation interests given site is completely developed with buildings & hardsurfacing.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access & parking arrangements. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	70m to 90m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0117	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 2	FRZ3a & CDA6.Site specific FRA & extensive tidal & fluvial flooding info & modelling submitted with planning application. EA satisfied with rationale, methodology & assumptions. No objection subject to conditions & further detailed modelling. Provision & maintenance of 19m protection zone and £100,000 indexed linked towards tidal defence improvements.	No contamination issues raised during planning application process.	Less than 10% of site within middle consultation zone, with remainder within outer consultation zone and outside of the consultation zone. HSE PADHI methodology process for planning application produced 'do not advise, on safety grounds, against granting of planning permission.	Air quality may be poor in the area. However, air quality data from nearest diffusion tubes on Thames Road show that annual mean nitrogen dioxide levels are within objective limits. Site is not on one of major road routes through Borough.	Residential & sewerage works	Site lies in area of reclaimed salt marsh, in vicinity of late Iron Age or Roman Red Hills. Further archaeological remains likely. ECC Archaeologist recommended full archaeological work and investigation condition.	Far northern part of site is LoWS CP35. 1.9km from Benfleet & Southend Marshes SSSI, SPA 7 Ramsar site. NE during planning process advise sufficient level of green space proposed. Submitted species surveys acceptable. Mitigation strategy would need to be provided.	26/96(2 groups, Almond x 3, Poplar x 14,Cypress x 6, Whitebeam x 1), 22/96(10 groups of Oak & Willow), 3/92(Poplar x 47,Willow x 25,Hawthorn x 2,Hornbeam x 4, Elm x 4). Need to design to integrate within scheme & plan in Root Protection Zones.	No impact on landscape interests.	Part of site would incorporate some of Council owned public open space. Additional open space required to offset this loss.	No objections from Highway Authority. Standard conditions & detailed technical conditions including provision of second access and junction into site. S106 requirements include protected line for Roscommon Way Phase 2 Extension, financial contribution for bus service and infrastructure 7 residential travel packs.	South East Essex Primary Care Trust (PCT) advised during planning process that financial contribution between £580 to £750 per dwelling, depending on the size.	ECC Education responding to planning application indicated sufficient primary and secondary places & no need for contribution, but did require a contribution towards early years and childcare places.	100m-700m from nearest bus stops	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0118	West of Venebles Close, Canvey Island	FRZ3 & CDA6. Site specific FRA & Flood Response Plan submitted with planning application. Conditions attached to consent requiring enactment of Flood Response Plan, submission, approval & implementation & maintenance of surface water drainage & submission of scheme to minimise surface water runoff during construction.	Phase 1 Preliminary Site Assessment submitted with planning application. Standard contamination conditions attached to consent.	Not within vicinity of hazardous installations.	No air quality issues raised as part of planning application process.	Shopping / education	Not within Historic Landscape or archaeological consultation zone.	Site is completely developed with buildings & hardsurfacing. No nature conservation interests raised as part of planning application process.	No TPO's or woodland on site.	No impact on landscape interests.	Not located on open space.	Conditions attached to consent requiring parking to be provided, retained and suitably drained. Requirement to provide Residential Travel information packs, including 6 x 1 day travel vouchers.	No contribution towards primary healthcare provision on Canvey Island requested as part of planning application process.	No contribution to early years and primary school capacity on Canvey Island requested as part of planning application process.	0m to 190m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0119	Haystack car park, Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Potential contamination given use as car park. Require site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Shopping / residential / community	Not within Historic Landscape or archaeological consultation zone.	Site is hardsurfaced car park, with no vegetation or development. Unlikely to be any nature conservation interests on site.	No TPO's or woodland on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Potential requirement for highway improvements, given close proximity to junction of Long Road & Furtherwick Road. May also be requirement for S106 contribution towards public transport infrastructure improvements.	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient capacity.	The scale of development on this site will impact on early years and primary school capacity on Canvey Island. A contribution towards expansion of local early years and primary provision on Canvey Island will be required to ensure sufficient capacity.	within 25m of nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0120	Job Centre, 140 Furtherwick Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Site not previously identified as potentially contaminated land. Unlikely to be contamination present.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main routes in Borough.	Town Centre / shopping	Not within Historic Landscape or archaeological consultation zone.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No TPO's on site. However trees are present on the southern boundary of the site. Need to consider impact of any development on these trees, including planning in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	90m to 190m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0121	258 Furtherwick Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Site identified as potentially contaminated land. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main routes in Borough.	Residential	Within archaeological consultation zone. Need to consider potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	80m to 150m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0122	116-132 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Site not previously identified as potentially contaminated land, however given existing & past uses there is possibility that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main routes in Borough.	Town Centre / shopping	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site is occupied by buildings to the front & recently cleared trees & scrub. Unlikely to be any impact on nature conservation interests.	Limited vegetation / trees remaining following clearance of rear part of site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 130m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0123	108-112 High Street & 2 Florence Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Site not previously identified as potentially contaminated land, however given existing & past uses there is possibility that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main routes in Borough.	Town Centre / shopping	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	60m to 130m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0124	45 Welbeck Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees on site, which could provide habitat for birds or bats.	No TPO's on site, but number of mature trees in rear garden along south western boundary. Need to be integrated into any scheme & need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	380m to 410m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0125	2 Delgada Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to single tree & scrub on boundaries on site, which could provide a habitat for birds or bats.	No TPO's on site. 1 tree on boundary of site, not mature.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	240m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0126	Land between Canvey Road, Roscommon Way & Northwick Road (Triangle Site), Canvey Island	FRZ3 & adjacent to CDA6. Site specific FRA required & consideration of sequential & exception tests. Dwellings to be flood resistant & resilient & provide safe on-site refuge facilities. Surface water needs to be managed to ensure no increase in risk of surface water flooding to site or nearby properties. Landowner indicates that a scheme can be designed to incorporate such measures, including undeveloped area adjacent to Pantile Dyke.	Potential for contamination on parts of site from previous or existing uses (including agricultural activities). Site investigation should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential, agricultural, commercial	Within archaeological consultation zone & Grade II Listed located to east of site. Potential for archaeological interest. EDP Landowners Archaeological & Heritage appraisal is desk top based only. Should undertake historic environment assessment & archaeological investigation on site to consider impacts on Listed Building & its setting, & any archaeological interest on site.	Site is within LoWS CPT4 - very extensive area of grazing-marsh, ditches, scattered scrub & inter-tidal habitats. Quality of grassland varies from field to field & species diversity also responds to changes in management regime. Landowner surveys in 2010,2012, 2013 identify species poor semi-improved grassland due to grazing & limited water vole, badgers & reptiles on site. Scheme should be designed to incorporate & enhance nature conservation interests on site. Further up to date ecological surveys will be required to accompany any planning application.	TPO 10/91 (Horse Chestnut). Several other mature trees located within the site, mainly associated with site or field boundaries. Should seek to retain & integrate these into any development. Root protection zones need to be provided during construction.	Site within Ancient Landscape Area (1998 Local Plan). Castle Point Landscape Assessment considers parcel of land containing this site has very high landscape sensitivity and high visual sensitivity. This site may be less sensitive but development likely to have impact on other parts of the parcel of land. Significant screening & landscape design required to ensure minimal impact on surrounding landscape.	Not located on open space. Open space commensurate to development and SANGS need to be incorporated into scheme.	Transport Assessment required. Consult Highway Authority. Castle Point Transport Evidence Base for New local Plan indicates a connection to roundabout on Northwick Road may provide suitable access point to wider highway. Network. S106 requirements likely for new junction & public transport infrastructure improvements.	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient capacity.	The scale of development on this site will impact on early years provision and primary school capacity on Canvey Island. A contribution towards expansion of local early years provision and primary provision on Canvey Island will be required to ensure sufficient capacity.	80-350m from nearest bus stop.	Low - significant environmental impacts difficult to mitigate

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0127	West Canvey Road (Frontage), Canvey Island	FRZ3 & CDA6. Site specific FRA required & consideration of sequential & exception tests. Dwellings to be flood resistant & resilient & provide safe on-site refuge facilities. Surface water needs to be managed to ensure no increase in risk of surface water flooding to site or nearby properties.	Not a site previously associated with potential contamination. However given existing & past commercial uses on the site, Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be poor in area. Air quality data from nearest diffusion tubes on corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential, commercial, agricultural	Within archaeological consultation zone & Grade II Listed located to north of site. Potential for archaeological interest. Should undertake historic environment assessment & archaeological investigation to consider impacts on Listed Building & its setting, & any archaeological interest on site.	Given site's immediate proximity to Local Wildlife Site LoWS CP4, ecological surveys of site will be required. Mitigation & compensation may be required as per NPPF. Consult NE.	No TPO's on site. Number of trees located within residential curtilages within the site. Should seek to retain within scheme. Root protection zones required during construction.	Site is highly visible, given its location adjacent to open land to its west and north. Landscape strategy including mature planting to western and northern boundaries. Site also adjacent to Listed Building & the impact of any development on its setting should also be considered.	Not located on open space.	Need Transport Assessment & consult Highway Authority. New to consider access arrangements & implications for roundabout junction.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100-200m from nearest bus stops.	Medium - mitigation required to ensure suitability
S0128	27 Craven Avenue, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to flood response plan & flood resilience and resistance measures.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200-300m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0129	Land adj 7 Holland Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential / agricultural	Adjacent to archaeological consultation zone & Scheduled Ancient Monument. Site vacant & relatively undisturbed, with potential for archaeological interest. Should undertake historic assessment & archaeological investigation to consider impacts on SAM & its setting, & any archaeological interest on site.	Site unoccupied by built development & is overgrown, with trees, scrub & other vegetation. Need to consider potential for nature conservation interests on site by undertaking ecological assessments to assess impact on any potential interests & whether mitigation is appropriate.	No TPO's on site. Some trees present within scrub. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, if such trees exist these should be integrated into any development & root protection zones planned in.	Site is highly visible, particularly when viewed from the north. Significant mitigation would be required to limit impact of development on the landscape. Site also adjacent to SAM & the impact of any development on its setting should also be considered.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	60m to 120m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0130	Hadleigh Junior School, Church Road, Hadleigh	FRZ1 & CDA 4. Any development must deliver surface water drainage & management on and adjacent to the site to ensure no increase in risk of surface water flooding to site or adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Monitoring information from a diffusion tube on Seymour Avenue, Hadleigh shows that the urban background levels of NOx in this area are well below the national threshold. Seymour Avenue is nearby this site.	Residential	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site fairly well developed already, any wildlife interests are likely to be associated with mature trees on site and roof structures of old buildings on site. Therefore need to consider potential nature conservation interests on site. Require appropriate ecological assessments/surveys.	TPO 8/99 - 5 x Silver Birch & 4 x Cherry trees. 1 located centrally on The Avenue frontage, with remainder forming north eastern corner and eastern boundary of site. Consideration should be given to their integration into any scheme and protection during any excavation or construction.	No impact on landscape interests.	Not located on open space.	Need to produce Transport Assessment & consult Highway Authority.	The scale of development on this site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local primary provision in Hadleigh will be required to ensure sufficient capacity.	300m-500m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0131	244-258 London Road (Garston Block), Hadleigh	FRZ1 & CDA4. Any development must deliver surface water drainage & management on and adjacent to the site to ensure no increase in risk of surface water flooding to site or adjacent properties.	Site not identified as potentially contaminated, but could be present on site given past uses. Require site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Air quality may be an issue in area. A13 runs directly through town centre & past site, & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring station & diffusion tube outside Hadleigh Library both indicate levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential	Shopping / residential	Not within Historic Landscape or archaeological consultation zone.	Site mainly developed. Unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Consideration needs to be given to potential intensification of vehicular traffic onto London Road (directly / indirectly). S106 contribution towards public transport infrastructure improvement likely.	The scale of development on this site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local primary provision in Hadleigh will be required to ensure sufficient capacity.	Nearest bus stop is outside front of site.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
					areas of borough reflecting its more urban nature.											

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0132	Garden Centre, 555 London Road, Hadleigh	FRZ1 & CDA 4. Any development must deliver surface water drainage & management on and adjacent to the site to ensure no increase in risk of surface water flooding to site or adjacent properties.	Given previous commercial uses on site, there is the potential for contaminated land. Site investigations should be undertaken & mitigation measures identified where appropriate. Consult with the EA & Council's Environmental Health Team..	Not within vicinity of hazardous installations.	Air quality may be an issue in area. A13 runs directly through town centre & past site, & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring station & diffusion tube outside Hadleigh Library both indicate levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has become overgrown since cessation of business on site, providing the potential for nature conservation interests & trees could provide habitats for birds or bats. Ecological assessments required to assess impact on these interests & whether mitigation is appropriate.	No TPO's on site. Other trees limited to boundaries & unclear whether on site or adjacent properties.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Consideration needs to be given to potential intensification of vehicular traffic onto London Road (directly / indirectly). S106 contribution towards public transport infrastructure improvement likely.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 100m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
					areas of borough reflecting its more urban nature.											

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0133	Hadleigh Police Station, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given the site's existing developed nature (building & extensive hardstanding), unlikely to be wildlife interests.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 200m from nearest bus stops.	High - limited mitigation required
S0134	20 The Avenue, Hadleigh	FRZ1 & CDA4. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues.	Residential, education	Within archaeological consultation zone. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to existing limited trees & conifer hedge along site boundaries, which could provide a habitat for birds or bats.	No TPO's on site, however 2 mature trees located on site. Development should seek to integrate these into design & layout & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	350m to 400m from nearest bus stop.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0135	296 London Road, Hadleigh	FRZ1 & CDA4. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site identified as potentially contaminated land. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues.	Shopping / commercial / residential	Within archaeological consultation zone. Should consider archaeological investigation prior to submission of any planning application.	Given site is completely developed, unlikely to be any nature conservation impacts.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	65m to 150m from nearest bus stops.	High - limited mitigation required
S0136	391-391a London Road, Hadleigh	FRZ1 & CDA4. No flooding implications raised at planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town centre uses	Impact on Grade II milestone 12.5m west of site considered during planning process. No adverse impacts to its setting.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100-300m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0137	Land south of Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Potential contamination issues unlikely given undeveloped nature of site.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, from potential increased number of vehicles generated by site.	Residential, agricultural, school	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given undeveloped nature of site & proximity to Ancient Woodland & LoWS26, there is potential for nature conservation interest on the site. Full ecological surveys would need to be undertaken to assess impact on such interests & whether they could be mitigated against.	South eastern part of site is Ancient Woodland & LoWS26. This area of site not considered suitable for development. Ancient woodland also located to south of site. Remainder of site has trees limited to northern boundary & within field boundaries. Any development should seek to integrate trees within design & layout & plan in root protection zones.	Castle Point Green Belt Landscape Assessment 2010 identifies site as having a high landscape sensitivity with the woodland boundaries & ancient pattern of field enclosure contributing to strong landscape character. Development should seek to integrate & enhance such characteristics.	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including improvements to Woodmans Arms junction & public transport infrastructure improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local early years provision and primary provision in Hadleigh will be required to ensure sufficient capacity.	20m to 450m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Low - significant environmental impacts difficult to mitigate

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0138	Oak Tree Farm (North field) and Southfield Close Extension, Hadleigh	SFRA 2010 refers to Prittlebrook, which runs east west across the site, as being source of fluvial flooding & land either side of it being FRZ2 & FRZ3. South Essex Surface Water Management Plan 2012 identifies Prittlebrook as being within Critical Drainage Area 3 (CAS 3) & potential surface water flooding hotspot. Need to demonstrate how any development has incorporated flood resilience and resistance measures, how scheme has been designed to make space for water, &	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality may not be a significant issue in area. Site is not on one of major road routes through Borough. There are air quality monitoring points near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given site's existing undeveloped nature, appropriate ecological surveys will need to be undertaken & development designed to integrate nature conservation interests. LoWS Review 2012 indicates site is within Hadleigh & Daws heath Complex Living Landscape Area & SSSI in close proximity to east of site. Hedgerow boundaries offer significant ecological connectivity within landscape & Prittle Brook is potentially strong ecological corridor.	No TPO's on site, but mature trees form the field boundaries to the site. Any development should seek to integrate these into its design & layout. Plan for root protection zones.	Site is well contained by established tree & hedge field boundaries. Any scheme should be designed to integrate & enhance these landscape features.	Not located on open space. Additional open space & SANGS would need to be provided to ensure appropriate levels of open space commensurate to level of development & to offset additional impact on adjacent SSSI. Northern parcel of land, adjacent to Prittlebrook could become water compatible area of public open space.	Transport Assessment may be required. Need to consult with Highway Authority.	The scale of development on this site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local early years provision and primary provision in Hadleigh will be required to ensure sufficient capacity.	250m-500m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
		reduces risk of flooding to properties on or nearby site. Properties should be designed to be flood resistant and resilient to fluvial and surface water flooding.														

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0139	20 Haresland Close, Hadleigh	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given residential use to the front of the site & undeveloped nature of the rear of the site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough. No air quality monitoring diffusion tubes near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Whilst site is occupied by dwelling & its residential curtilage, it is well vegetated with significant number of mature trees & hedges which could support nature conservation interests. Need to undertake ecological assessments to assess impact on these interests & whether mitigation is appropriate.	TPO ECC 74/72 (2 Groups [3 Oak, 1 Field Maple, 1 Hawthorn] & [1 Oak, 1 Ash, 1 Willow]) located on southern & western boundaries of site. Other significant trees on site. Need to undertake arboricultural report to assess health, longevity & impact of development on the trees & how to integrate into any development.	Site is residential curtilage, which is clearly defined by trees & hedgerows. Need to retain such features to aid integration of development into landscape, & ensure development is screened from views afforded from the south.	Not located on open space.	Consult Highway Authority regarding implications for access. Existing narrow entrance to site from Haresland Close, not much scope to widen. Only access from Fairmead Avenue would be through narrow access serving electricity sub station.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	520m to 580m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0140	Land east of 174 Bramble Road, Hadleigh	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Rear part of site identified as potentially contaminated land. Site investigation should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential / agricultural	Within archaeological consultation zone. No archaeological recommendations raised as part of planning application process.	Given undeveloped nature of site and vegetation impact on nature conservation interests should be considered. Appropriate ecological surveys/studies/assessments need to be undertaken.	No TPO's on site, but mature trees located along eastern boundary of site and a few centrally on the site. Need to consider integration into any scheme. Plan in root protection zones.	Site is undeveloped in nature and is formed by clear field boundaries defined by trees & hedgerows. Need to retain such features to aid integration of development into landscape.	Not located on open space.	Limited number of dwellings, unlikely to have impact on highway network.	Removed from the existing urban area and healthcare provision. Scale of development unlikely to impact on the capacity of provision.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	750m to 850m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Low - poor accessibility cannot be mitigated.
S0141	164-240 Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Potential contamination issues unlikely given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality may not be a significant issue in area. Site is not on one of major road routes through Borough. Air quality data from nearest diffusion tubes on 127 Daws Heath Road show that annual mean nitrogen dioxide levels are within objective limits.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS 26 & ancient woodland adjacent to southern boundary of site. Any development would need to consider impact on LoWS & provide buffer on site between any development & the LoWS.	Ancient Woodland & LoWS26 to south of site. Number of trees & hedgerows on site. Any development should seek to integrate trees within design & layout & plan in root protection zones.	Castle Point Green Belt Landscape Assessment 2010 identifies site as having a high landscape sensitivity with the woodland boundaries & ancient pattern of field enclosure contributing to strong landscape character. Development should seek to integrate & enhance such characteristics.	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including improvements to Woodmans Arms junction & public transport infrastructure improvements.	Removed from the existing urban area and healthcare provision. Scale of development unlikely to impact on the capacity of provision.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	10m to 330m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0142	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough. No air quality monitoring diffusion tubes near site.	Residential, agricultural	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given undeveloped nature of site & wooded & vegetated state, there is potential for nature conservation interest on the site. Full ecological surveys would need to be undertaken to assess impact on such interests & whether they could be mitigated against.	No TPO's on site.	Impacts on landscape features comprise trees across whole site. Any development needs to integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	130m to 350m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0143	116 Rayleigh Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site, given residential use of the site.	Not within vicinity of hazardous installations.	Air quality may be issue in area. Site is on A129 one of main routes through Borough. Air quality data from diffusion tube monitoring NOx levels in area at 320 Hart Road (near site) slightly exceeding objective limits in 2010. Traffic generated air pollution is a risk.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site, limited other trees on site. Should seek to retain appropriate trees where possible & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Consideration needs to be given to potential intensification of vehicular traffic onto Rayleigh Road (directly / indirectly). S106 contribution towards public transport infrastructure improvement likely.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 90m from nearest bus stops.	High - limited mitigation required
S0144	Land r/o 491-493 Rayleigh Road, Thundersley	FRZ1. No flooding implications raised at the planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Within archaeological consultation zone. No archaeological recommendations raised as part of planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100-200m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0145	Land East of Manor Trading Estate, Thunder sley	FRZ1 & CDA2 (south part of site) & CDA5 (north part of site). Surface water needs to be managed to ensure no increase in risk of surface water flooding to site or nearby properties. Foul & surface water drainage strategies would need to be prepared & accompany any planning application.	Not a site previously associated with potential contamination. However given its immediate proximity to an existing employment area to the west, initial site investigations should be undertaken.	Not within vicinity of hazardous installations.	Site is on busy route through Borough. This raises the risk of poor air quality on the site at peak times.	Commercial, residential & community use/educational.	Not within archaeological consultation zone, but immediately adjacent to one. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site is undeveloped & comprises dense vegetation in most parts. LoWS review identifies it as Potential LoWS. Good diversity of species remains, reflecting essentially unimproved origin of grassland, despite scrub expansion. Possible for site to be restored to condition to satisfy LoWS, by reduction in extent of scrub & more favourable grassland management. Ecological surveys of site required. Mitigation & Compensation may be required as per NPPF. Consult NE. Promoter of site advises walkover survey of site carried out by ecological consultants - concluded site was of limited ecological value & there were no ecological constraints	Site is heavily vegetated with scrub and a number of trees. Significant tree belt to the north east of the site. Any scheme should seek to integrate trees within the layout. This is particularly important along boundaries of site, to ensure appropriate buffers to surrounding development. Need to provide root protection zones. Promoter of site advises tree survey of site carried out by ecological consultants - identified number of trees which need to be retained but considered development yield can be achieved taking conatinats into account.	Site is densely vegetated & screened to north east by mature woodland. The remainder of boundaries have a mix of trees & vegetation of various sizes & species. There are other trees within the site which make up the landscape features. Development should seek to integrate & enhance such features. Promoter of site advises indicative Masterplan presumes all trees of landscape value retained, in particular those trees which currently provide screening of site to north and east will be retained.	Not located on open space. Additional open space will need to be included within any scheme appropriate to the additional dwellings proposed.	Need Transport Assessment & consult Highway Authority. New to consider access arrangements onto & impacts, particularly given close proximity to primary school. Likely to require S106 for any junction changes/improvements & public transport infrastructure improvements. Promoter advises proposed access design shows how site can be satisfactorily accessed taking into account proximity of school.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	450m-750m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
								which could not be appropriately mitigated.								

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0146	North of Grasmere, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality monitoring points near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS Review 2012 identified Potential LoWS 8 which covers whole site. 2 groups of horse-grazed pastures & several blocks of woodland & scrub. Grassland species present. Period without horse grazing quality & character of grassland may allow selection as LoWS. Given undeveloped nature of site need to consider integration of biodiversity. Require appropriate ecological assessments/surveys.	TPO ECC 30/69 (area of trees of various species) covers southern section of site. Other parts of site have some mature trees. Need to consider retention & integration into any scheme. Require arboricultural report & root protection zones. Wooded areas may restrict number/if any dwellings being constructed.	Site is in elevated location & any development would be highly visible, particularly if trees are removed from site. Green Belt Landscape Assessment 2010 states that in this area the emphasis should be on conserving character of area, including maintaining hedgerows, field boundary trees & belts of woodland.	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including making up the unmade parts of the road, & possible public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	450m to 750m from nearest bus stops.	Low - significant environmental impacts difficult to mitigate

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0147	Manor Trading Estate, West of Fulton & Armstrong Road, Thunderley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site previously associated with potential contamination. Given existing & past commercial uses on the site, contamination is likely. Initial site investigations & remediation required.	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Air quality data from diffusion tubes at entrance of Manor Trading Estate indicates that annual mean nitrogen dioxide levels are inside objective limits for 2010. However traffic generated air pollution a risk, given increase in traffic generation from the site. Also air pollution from remaining parts of industrial estate is a risk.	Residential, commercial, industrial	Archaeological consultation zone immediately north of site. Given existing developed nature of site, possibly no archaeological deposits, however should consider initial investigation prior to any development & watching brief during any excavation or construction.	Site is almost completely developed. Any nature conservation impacts likely to be confined to existing trees along site boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Are a number of trees along the boundaries of the site. Need arboricultural report to establish health & longevity of trees & should seek to integrate trees within any scheme, including root protection zones.	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features, particularly to its Church Road frontage.	Open space / cemetery located directly to the north of the site.	Need Transport Assessment. Need to consult Highway Authority. Likely to require S106 contributions towards highway & junction improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	210m to 530m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0148	Manor Trading Estate, West of Fulton & Armstrong Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site previously associated with potential contamination. Given existing & past commercial uses on the site, contamination is likely. Initial site investigations & remediation required.	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Air quality data from diffusion tubes at entrance of Manor Trading Estate indicates that annual mean nitrogen dioxide levels are inside objective limits for 2010. However traffic generated air pollution a risk, given increase in traffic generation from the site. Also air pollution from remaining parts of industrial estate is a risk.	Residential, commercial, industrial	Archaeological consultation zone immediately north of site. Given existing developed nature of site, possibly no archaeological deposits, however should consider initial investigation prior to any development & watching brief during any excavation or construction.	Site is almost completely developed. Any nature conservation impacts likely to be confined to existing trees along site boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Are a number of trees along the boundaries of the site. Need arboricultural report to establish health & longevity of trees & should seek to integrate trees within any scheme, including root protection zones.	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features, particularly to its Church Road frontage.	Open space / cemetery located directly to the north of the site.	Need Transport Assessment. Need to consult Highway Authority. Likely to require S106 contributions towards highway & junction improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	210m to 530m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0149	Manor Trading Estate, West of Fulton & Armstrong Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site previously associated with potential contamination. Given existing & past commercial uses on the site, contamination is likely. Initial site investigations & remediation required.	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Air quality data from diffusion tubes at entrance of Manor Trading Estate indicates that annual mean nitrogen dioxide levels are inside objective limits for 2010. However traffic generated air pollution a risk, given increase in traffic generation from the site. Also air pollution from remaining parts of industrial estate is a risk.	Residential, commercial, industrial	Archaeological consultation zone immediately north of site. Given existing developed nature of site, possibly no archaeological deposits, however should consider initial investigation prior to any development & watching brief during any excavation or construction.	Site is almost completely developed. Any nature conservation impacts likely to be confined to existing trees along site boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Are a number of trees along the boundaries of the site. Need arboricultural report to establish health & longevity of trees & should seek to integrate trees within any scheme, including root protection zones.	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features, particularly to its Church Road frontage.	Open space / cemetery located directly to the north of the site.	Need Transport Assessment. Need to consult Highway Authority. Likely to require S106 contributions towards highway & junction improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	210m to 530m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0150	Canvey Supply, 223 London Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. However given existing & past commercial uses on the site, initial site investigations may be required & possible mitigation where appropriate.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location on one of main route through Borough & close to Tarpots junction, which suffers congestion, particularly at peak times.	Residential, commercial	Not within Historic Landscape or archaeological consultation zone.	Given site is completely developed, unlikely to be any nature conservation impacts.	No TPO's on site, but number of trees located in gardens of neighbouring properties, close to boundaries. Any development would need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards junction improvements & public transport infrastructure improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in Thundersley to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early years provision and primary provision in Thundersley will be required to ensure sufficient capacity.	75m to 250m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0151	Bowercombe, Great Burches Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Adjacent to site with likely contamination. Need to consider potential contamination on this site. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues.	Residential / agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Archaeological investigation required prior to submission of any planning application.	Close to Thundersley Great Common SSSI. LoWS40 located immediately to north & east of site. Given site is wooded & fairly undeveloped, nature conservation interests are likely. Detailed ecological surveys will be required to assess impact on such interest & whether mitigation is appropriate.	TPO 43/96 (Woodland consisting of Ash, Oak, Hawthorn, Hazel, Silver Birch). Need to consider retention & integration into any scheme. Require arboricultural report & root protection zones. Woodland may restrict number of dwellings being constructed.	Site within Great Burches Landscape Improvement Area (1998 Local Plan). Landscape features mainly comprise of the trees & woodland, which need to be retained & integrated into the design & layout of any development.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Removed from the existing urban area and healthcare provision. Scale of development unlikely to impact on the capacity of provision.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	850-950m from nearest bus stops.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0152	Extension to Silverdale, Thunder sley	FRZ1 & CDA2 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality monitoring points near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS Review 2012 identified Potential LoWS 8 which covers whole site. 2 groups of horse-grazed pastures & several blocks of woodland & scrub. Grassland species present. Period without horse grazing quality & character of grassland may allow selection as LoWS. Given undeveloped nature of site need to consider integration of biodiversity. Require appropriate ecological assessments/surveys.	TPO 4/2011 (Oak x 1) located at boundary of site with end of Silverdale. Other parts of site heavily wooded & form part of wider wooded area. Need to consider retention & integration into any scheme. Require arboricultural report & root protection zones. Woodland may severely restrict number/if any dwellings being constructed.	Site is in elevated location & any development would be highly visible, particularly if trees are removed from site. Green Belt Landscape Assessment 2010 states that in this area the emphasis should be on conserving character of area, including maintaining hedgerows, field boundary trees & belts of woodland.	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including making up the unmade parts of the road, & possible public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	700m to 800m from nearest bus stops.	Low - significant environmental impacts and poor accessibility difficult to mitigate

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0153	Land to the West of Borrowdale Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Pumping station recorded on site, which is part of public sewer system, of sealed concrete section construction to avoid any leakage. View was taken that these are low risk installations, which will not result in contamination of adjoining geology, save a major failure.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality monitoring points near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Potential LoWS 8 located immediately to north of site. Given undeveloped nature of site need to consider integration of biodiversity. Require appropriate ecological assessments/surveys.	No TPO's but site is heavily wooded & forms part of wider wooded area. Need to consider retention & integration into any scheme. Require arboricultural report & root protection zones. Woodland likely to severely restrict number/if any dwellings being constructed.	Site is in elevated location & any development would be highly visible, particularly if trees are removed from site. Green Belt Landscape Assessment 2010 states that in this area the emphasis should be on conserving character of area, including maintaining hedgerows, field boundary trees & belts of woodland.	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements & possible public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	350m to 500m from nearest bus stops.	Low - significant environmental impacts which would be difficult to mitigate.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0154	West of Bassenthwaite Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality diffusion tubes near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site is undeveloped & heavily vegetated with trees & scrub. Given undeveloped nature of site need to consider integration of biodiversity. Need to undertake ecological assessments to assess impact on these interests & whether mitigation is appropriate.	No TPO's on site, but site is heavily treed. Require arboricultural report to assess impact of removal & retention of trees. Need to include root protection zones. Wooded area may restrict number/if any dwellings being constructed.	Site is in elevated location & any development would be highly visible, particularly if trees are removed from site. Green Belt Landscape Assessment 2010 states that in this area the emphasis should be on conserving character of area, including maintaining hedgerows, field boundary trees & belts of woodland.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Highway Authority may require improvements / making up the unmade part the road.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	610m to 680m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0155	Marimba, Goldfinch Lane, Thunderley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interest likely to be confined to existing trees & vegetation on site, the majority of which would be outside any development 'footprint'. Need to consider trees on side boundaries which could provide habitat for birds & bats.	TPO 6/86 (Oak, Ash & Horse Chestnut) located along western boundary of site. Need to consider proximity of any development to these trees & plan in root protection zones. TPO 25/93 (area of trees comprising Oak, Hawthorn, Hornbeam & Hazel) located to very rear of garden, which would likely form garden areas for any new development.	Landscape interests likely to be confined to existing trees & vegetation on site, the majority of which would be outside any development 'footprint'.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	750m to 900m from nearest bus stops.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0156	34 Linden Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees & vegetation on site, which could provide a habitat for birds or bats.	No TPO's on site. Trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	170m to 260m from nearest bus stops.	High - limited mitigation required
S0157	Land adj 2 Thunder sley Grove, Thunder sley	FRZ1 & CDA2. No flood risk issues raised during planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or Conservation Areas or within archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority during planning application process. Standard highway conditions requested.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	90m to 130m from nearest bus stops.	High - limited mitigation required
S0158	131 London Road, Thunder sley	FRZ1 & CDA2. No flood risk issues raised during planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Shopping / commercial / residential	Not within Historic Landscape or Conservation Areas or within archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority during planning application process. Standard highway conditions requested.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Nearest bus stops immediately outside site.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0159	6 Merton Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site not previously identified as potentially contaminated land, however given existing & past uses it is likely that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Limited opportunities for nature conservation interests given commercial use on part of site & large area of mowed grass. Hedges & trees in rear of residential curtilage could provide habitat for birds & bats.	No TPO's on site. Should seek to integrate trees in residential garden into any development & provide root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	360m to 390m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0160	110 Kents Hill Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location on main route through borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has recently been cleared of most of its vegetation in the land to rear of dwelling. Unlikely to be any nature conservation interests.	No TPO's on site. Trees located adjacent to boundaries require root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	110m from nearest bus stops.	High - limited mitigation required
S0161	83 Thunderley Park Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing hedges along boundaries & trees in residential garden, which could provide a habitat for birds or bats.	No TPO's on site. Mature trees in rear garden, could be retained in rear garden of new development. Some mature planting to front of site, should seek to retain where appropriate. Need to plan in root protection zone.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and west.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	430m to 520m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0162	14 London Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Site on 1 of major road routes through Borough, where air quality may be poor at peak times. A diffusion tube monitoring air quality at Sadlers Villas, London Road indicates that nitrogen dioxide levels are just within objective levels in 2009 and 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation within residential garden, which could provide a habitat for birds or bats.	No TPO's on site. Some trees on site, which development should seek to integrate with. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority, particularly in regard to access. Previous application refused & dismissed at appeal on highway safety grounds / intensification of access on London Road. Need to explore alternative accesses including from Romsey Close or Romsey Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	80m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0163	39 Felstead Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing hedges along boundaries & trees at bottom of rear residential garden, which could provide a habitat for birds or bats.	No TPO's on site. Mature trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	270m to 380m from nearest bus stops.	High - limited mitigation required
S0164	11 Highfield Avenue, Benfleet	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Within archaeological consultation zone. Need to consider potential for archaeological interest, particularly given undeveloped / treed area forming rear part of site.. Should consider archaeological investigation prior to submission of any planning application.	Site is heavily vegetated with trees & scrub. Given undeveloped nature of site need to consider integration of biodiversity. Need to undertake ecological assessments to assess impact on these interests & whether mitigation is appropriate.	TPO 15/90 (area of Oak & Ash) covering the rear of the site. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Landscape interests comprise mature trees on site, which any development should seek to integrate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	160m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0165	Valee Casa, 62 Hill Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has significant trees & hedgerows to all boundaries & centrally within the site, which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of mitigation.	No TPO's on site, but mature trees along boundaries & within rear garden of site. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and west. Consideration should be given to retention / provision of vegetation on road frontages.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	630m to nearest bus stops.	Medium - mitigation required to ensure suitability
S0166	South Benfleet Social Club, 8 Vicarage Hill, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential / commercial	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site mainly developed with building & extensive hardsurfaced frontage. Any nature conservation interests are likely to be confined to conifer hedge on part of northern boundary of site, which could provide habitat for birds & bats.	Only one conifer hedge on site, along part of northern boundary of site	No impact on landscape interests. However front of site is highly visible & any development would need to provide natural relief & screening along its frontage.	Not located on open space.	Need to consult Highway Authority. May require S106 for contribution towards public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Within 75m of nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0167	162 Thunder sley Park Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has significant trees & hedgerows to front & rear gardens & side boundaries which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of mitigation.	No TPO's on site, but mature trees, which cover most of the rear garden of site, and some in the front garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and west.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	760m from nearest bus stops.	Medium - mitigation required to ensure suitability
S0168	188 Thunder sley Park Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has hedging & mature trees to rear garden & hedging to side boundaries, which could provide habitat for birds or bats.	No TPO's on site, but number of mature trees in rear garden of site, Likely to be able to be retained in rear garden of any development. Need to plan in root protection zones.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and west.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	790m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0169	70 St Marys Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation in rear & front garden, which could provide a habitat for birds or bats.	No TPO's on site. One tree in front garden & some mature trees in rear garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	630m from nearest bus stops.	Medium - mitigation required to ensure suitability
S0170	3 Vicarage Hill, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site identified as potentially contaminated land. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential / commercial	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation mainly along boundaries, which could provide a habitat for birds or bats.	No TPO's on site, but number of trees located along western boundary of site. Any development should seek to integrate into scheme & to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. May require S106 for contribution towards public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 60m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0171	Land adj 41 Greenwood Avenue, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given existing undeveloped nature of site, appropriate ecological surveys will need to be undertaken & development designed to integrate nature conservation interests. Old established badger sett clip south eastern corner of site.	TPO 5/93 (1 x Ash) located in rear of site. Other mature trees located on site, which should be subject to arboricultural report to assess appropriateness of retention & integration into scheme. Plan in roof protection zones where appropriate.	Landscape features predominantly consist of mature trees. Any development should seek to retain and integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	275m to 350m from nearest bus stops.	Medium - mitigation required to ensure suitability
S0172	19 Hillside Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation located within gardens on site, which could provide a habitat for birds or bats.	No TPO's on site, however there are a few small trees located within gardens of site. Need to consider potential nature conservation interests associated with the trees.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 200m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0173	Benfleet Tavern Public House (formerly Appleton Arms), High Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Few trees of interest contained garden of public house. Should seek to retain such features. Plan in root protection zones.	No impact on landscape interests. However front of site is highly visible & any development would need to provide natural relief & screening along its frontage.	Not located on open space.	Need to consult Highway Authority. May require S106 for contribution towards public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	75m to 150m from nearest bus stops.	High - limited mitigation required
S0174	116 Cumber and Avenue, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation in rear & front garden, which could provide a habitat for birds or bats.	No TPO's on site, but number of trees in rear garden, mainly to rear section. Need to plan in root protection zones.	Landscape interests comprise mature trees on site, which any development should seek to integrate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	160m to 180m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0175	Willow Funeral Services , 61 High Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination. However given existing & past uses of site, initial site investigations may be required & possible mitigation where appropriate.	Not within vicinity of hazardous installations.	Traffic generated air pollution may be a risk, given site's location on busy road through borough, which suffers some congestion during peak hours.	Residential, place of worship	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Unlikely to be any nature conservation interests given site is hardsurfaced to front & rear for parking & remainder of site occupied by buildings.	No TPO's on site.	Need to ensure landscape features are provided to front of site, in order to reduce impact of development , including parking in streetscene.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to consult Highway Authority regarding change of intensification of access onto main road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	60m to 70m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0176	72 Brook Road, Benfleet	FRZ2 & FRZ3 & CDA1. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation in rear garden, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees located in rear garden, mainly along rear boundary. These could be retained in rear gardens of any new development on site.	Landscape interests comprise mature trees on site, which any development should seek to integrate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	520m to 540m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0177	Benfleet Clinic, 513 High Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site not previously identified as potentially contaminated land, however given existing & past uses could be potential for contamination. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Site completely developed, unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	60m to 80m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0178	62 Thisselt Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues & site not main route through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	LoWS CPT19 to rear of site, adjacent to vegetation in rear garden. Need to consider potential for nature conservation interests on site. Need to undertake ecological assessments to assess impact on these interests & whether mitigation is appropriate.	No TPO's on site, but number of trees located along front & rear boundaries of site. Need arboricultural report to assess impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	Site highly visible over long distances from the north. Design of any development should seek to minimise the landscape and visual impacts.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	450m to 520m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0179	174 Waarden Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues & site not main route through Borough.	Residential	Not within Historic Landscape or Conservation Areas.	Any nature conservation interests are likely to be confined to conifer trees to northern boundary of site, which could provide habitat for birds & bats	Only one row of conifer trees to northern boundary. Not worthy of protection, but need to consider potential nature conservation interests.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	900m to 1100m from nearest bus stops.	Medium - accessibility poor but within existing urban area. Limited mitigation required.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0180	65 Lionel Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No TPO's on site. Trees adjacent to rear boundary, unlikely to be impacted by any redevelopment of site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	230m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0181	52 Vaagen Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & hedges on site, which could provide a habitat for birds or bats.	No TPO's on site, but a number of trees are located in the side garden of the site. Need arboricultural report to assess health & longevity of trees & impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	440m to 470m to nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0182	46 Delfzul Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Limited opportunities for nature conservation interests on site, confined to rear garden vegetation.	No TPO's on site. Only other trees are small ornamental.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	620m to 700m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0183	33 Roosevelt Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Limited opportunities for nature conservation interests on site, confined to front garden vegetation.	No TPO's on site. Few small trees on front boundary, may not be considered to be good specimens. Would require arboricultural report to assess health & longevity of trees.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	590m to 650m to nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0184	28 Thelma Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & hedges on site, which could provide a habitat for birds or bats.	No TPO's on site, but few trees along rear boundary of site. Need arboricultural report to assess health & longevity of trees & impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	170m to 260m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0185	10 Woodville Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site occupied by dwelling, but much of garden overgrown & has extensive vegetation to boundaries, which have potential for nature conservation interests. Need ecological assessments to assess impact on any potential interests & whether mitigation is appropriate.	No TPO's on site. Other trees on site, particularly to western & northern boundaries. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them.	Landscape interests comprise trees, particularly to western boundary of site. Any development should seek to integrate these where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 230m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0186	34 Beck Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to existing trees & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site, but few trees located along frontage of site into Beck Road. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them.	Need to consider impact of development on streetscene, should seek to introduce landscaping elements to frontages of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	450m to 520m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0187	36 Holbek Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing hedging along southern boundary of site, which could provide a habitat for birds or bats.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	220m to 360m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0188	61 Taranto Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation on site, which could provide a habitat for birds or bats.	No TPO's on site. No significant trees on site, only few small ornamental trees located in front garden.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	380m to 440m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0189	29 St. Annes Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Willow tree to rear boundary & pine tree to front boundary, which has poor form due to extensive previous tree works, as a result of being in close proximity to overhead electric/telephone wires. Need to consider appropriateness of retaining trees on site.	Landscape features limited to 2 trees referred to in previous column.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	130m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0190	Land adj 15 Stevens Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing limited trees & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Few trees located along northern boundary which could be retained within rear garden of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	490m to 540m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0191	44 Gafzelle Drive, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be in any nature conservation interests, given site is occupied by dwelling & hardsurfacing only.	No TPO's on site	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	360m to 400m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0192	Land north 42 Zelham Drive, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Conifer trees forming hedges to front & rear boundaries of site, one other deciduous tree to northern boundary.	Landscape features limited to conifer hedges. Appropriate to retain screening to rear boundary.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	500m from nearest bus stop.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0193	4 Buren Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	70m to 140m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0194	Land adj 63 Nevada Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site is covered in scrub & a few trees, particularly to its south western corner, which has the potential for nature conservation interests. Require appropriate ecological assessments / surveys, to assess impact on such interests.	No TPO's on site, but few trees located within scrub on site.	Landscape interests limited to scrub on site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to boundaries of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	400m to 500m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0195	11-23 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Site not previously identified as potentially contaminated land, however given existing & past uses there is possibility that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of busy routes through Borough.	Residential, commercial, shopping	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given site is completely developed with buildings & hardsurfacing.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access & parking arrangements. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	30m to 170m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0196	The Manse, Woodville Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation in gardens of site, which could provide habitat for birds or bats.	No TPO's on site, but trees within rear & front gardens of site & straddling rear boundary of site. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 210m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0197	55 Heilsburg Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests in rear garden, which is laid to lawn. Limited small trees & hedges to front boundary could provide habitat for birds or bats.	No TPO's on site. Limited trees to front of site, some of which have had extensive work undertaken in the past.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	660m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0198	The Haven, Korndyk Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No TPO's on site, however conifer trees in adjacent properties along boundaries. Need to consider root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	90m to 190m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0199	84 Westerland Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given undeveloped / overgrown nature of site, need to consider potential nature conservation interests on site. Require appropriate ecological assessments / surveys.	No TPO's on site, however some other trees present on site, some mature, mainly along the boundaries. Need to undertake arboricultural survey to assess trees. Should seek to retain trees where appropriate & plan in root protection zones.	Landscape features confined to existing trees on site. Should seek to retain trees where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0200	17 Poplar Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & hedges within garden & along boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees & hedging to boundaries and within rear garden of site. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them.	Landscape features exist in form of trees & hedges. Any development should seek to integrate such landscape features, particularly to eastern boundary & southern boundaries.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	210m to 290m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0201	Rear of Monico Club & car park, Eastern Esplanade, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. However unclear on past uses of site. Site investigation of nature & extent of potential contamination & remediation	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Residential, commercial, sea front entertainment uses.	Site north of archaeological consultation zone. Given existing developed nature of site, possibly no archaeological deposits, however should consider initial investigation prior to any development & watching brief during any excavation or construction.	Given the site's existing developed nature, with buildings & hardsurfacing, unlikely to be any nature conservation interests.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	50m to 180m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0202	2-6 May Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required & consideration of sequential & exception tests. Dwellings to be flood resistant & resilient & provide safe on-site refuge facilities & to demonstrate can withstand hydrodynamic & hydrostatic pressures. Need Flood Response Plan. Surface water needs to be managed to ensure no increase in risk of surface water flooding to site or nearby properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to limited trees & vegetation on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees along boundaries of site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	50m to 200m from nearest bus stop.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0203	2 Elm Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees on site, which could provide habitat for birds or bats.	No TPO's on site, but number of trees located along front boundary, which have been heavily pollarded & 1 to rear boundaries of site. Need to consider impact of any development on these trees with arboricultural report & should seek to integrate into any scheme & plan in root protection zones.	Landscape interests comprise trees, particularly to front boundary of site. Any development should seek to integrate these where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	130m to 240m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0204	2 Labworth Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees on site, which could provide habitat for birds or bats.	No TPO's on site, but number of trees, some well established, located along front & rear boundaries of site. Need to consider impact of any development on these trees with arboricultural report & should seek to integrate into any scheme & plan in root protection zones.	Landscape interests comprise trees, particularly to front boundary of site. Any development should seek to integrate these where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	170m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0205	18 Elm Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impacts on nature conservation interests, given rear garden is laid to lawn & front is hardsurfaced.	No TPO's on site, only ornamental palm trees in rear garden, unlikely to be impacted upon if site redeveloped.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	260m to 370m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0206	Canvey Club, 162 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. However unclear on past uses of site. Site investigation of nature & extent of potential contamination & remediation	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Residential, commercial	Archaeological consultation zone immediately to north of site. Given existing developed nature of site, possibly no archaeological deposits, however should consider initial investigation prior to any development & watching brief during any excavation or construction.	Site is building & hardsurfaced parking area, which is unlikely to have any nature conservation interests. However there is vegetation & trees to the rear which could provide a habitat for birds or bats.	No TPO's on site. Limited trees in rear of site. Suitability for retention in rear gardens should be assessed.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority, particularly with regard to implications of access onto High Street. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	75m to 160m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0207	1 Bramble Road, Canvey Island	FRZ3 & CDA6. Open ditch running along rear boundary of site. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Site not previously identified as potentially contaminated land.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to hedging on boundaries of site, which could provide habitat for birds or bats.	No TPO's on site. High hedging along western, northern & eastern boundaries of site, evergreen to the north, with the remainder deciduous.	Landscape interests confined to hedging to boundaries, including the frontages to the west & north. Need to integrate into scheme where appropriate, to ensure any development does not dominate prominent corner location.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	190m to 290m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0208	11 Cottessmore Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees on site, which could provide habitat for birds or bats.	No TPO's on site, but number of trees located adjacent to south east boundary of site. Need to consider impact of any development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	550m to 590m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0209	2 Bramble Road, Canvey Island	FRZ3 & CDA6. Open ditch running along rear boundary of site. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Site not previously identified as potentially contaminated land.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impacts on nature conservation interests, given rear garden is laid to lawn & front is hardsurfaced.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	220m to 320m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0210	78-88 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Site not previously identified as potentially contaminated land, however given existing & past uses there is possibility that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main routes in Borough.	Town Centre / shopping	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 70m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0211	25 Florenc e Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing tree & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	Should undertake arboricultural report to assess health & longevity of tree & impacts of retaining / removing it.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	170m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0212	22 Odessa Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	510m to 520m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0213	Land to rear of 29-51 St Agnes Drive, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage blocks, unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	320m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0214	Land between 12 & 14 St Johns Crescent, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage blocks, unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0215	Land to rear of 12-18 St Peters Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage blocks, unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	400m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0216	Land to rear of 3-15 St Davids Walk, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage blocks, unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	160m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0217	Land to rear of 25-37 St Marks Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage blocks, unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	330m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0218	1 Coniston Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to limited trees & vegetation on western & southern boundaries, which could provide habitat for birds or bats.	No TPO's on site. Limited trees to part of rear of site, likely to be able to be retained as part of any redevelopment of the site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	280m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0219	Cheriton , Stroma Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Given residential use & undeveloped garden area, contamination unlikely.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough.	Residential	Archaeological consultation zone covers north western part of site. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given undeveloped / overgrown nature of majority of site, need to consider potential nature conservation interests on site. Subsidiary badger sett zone covers north eastern corner of site. Require appropriate ecological assessments / surveys.	No TPO's on site, but number of mature trees located within undeveloped garden part of site. Need to undertake arboricultural survey & seek to retain good specimens within site. Need to plan in root projection zones.	Landscape features limited to trees & vegetation on site. Should seek to retain & enhance features.	Not located on open space.	Need to consult with Highway Authority. Need to consider junction / access arrangements where site will enter highway network at junction of Station Approach & Lekoe Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0220	Land between 15-23 Tabora Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to limited trees & vegetation on site, which could provide habitat for birds or bats.	No TPO's on site. Limited trees to centre of site, which could be retained in gardens of any new development. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, if such trees exist these should be integrated into any development & root protection zones planned in.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	250m to 360m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0221	Land South of Eastwood Old Road, Eastwood	Site not within any FRZ for tidal, fluvial or surface water. However surface water needs to be managed on & adjacent to site to ensure changes to drainage patterns & the water table do not cause harm to the SSSI.	Site not identified as potentially contaminated, but initial site investigations may be required as result of past uses on site.	Not within vicinity of hazardous installations.	Air quality may not be a significant issue in the area. Air quality data from three diffusion tubes monitoring NOx levels in the area show that the A127 remains within objective limits (tubes SOU9 and SOU29).	Residential & agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Garrolds Meadow SSSI immediately to west of site. Substantive landscape buffer supporting biodiversity of SSSI needs to be provided between SSSI & any residential development. Given site's relatively undeveloped nature & immediate proximity to SSSI ecological surveys & assessment of impact of development & appropriateness of mitigation required.	TPO 12/97 (Woodland of oak, hawthorn, hornbeam, s. birch, wild pear) & ECC 17/61 (Area of trees of whatever species) & 1/2009 (8 Oak Trees). Other trees, some significant, along boundaries of fields & edges of site.	Area has high landscape & visual sensitivity. Wider area is characterised by ancient woodland & small-scale land for pasture. Woodland boundary banks & ancient patterns of field enclosure contribute to strong landscape character. There is an attractive rolling topography. Some landscape impacts can be mitigated through the layout of development & landscaping including the planting of new trees and hedges.	Not located on open space. SANGS will need to be provided on site, in addition to open space requirements to off-set increased impact/pressure on adjacent SSSI.	Access through Eastwood in Southend Borough. Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with travel vouchers & S106 contributions for passenger transport improvements.	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council to identify infrastructure requirements.	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council to identify infrastructure requirements.	250m-600m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0222	Garage court at Brindles , Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage blocks, unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	340m to 360m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0223	Land north of Eastwood Old Road, Hadleigh	Site not within any FRZ for tidal, fluvial or surface water. However surface water needs to be managed on & adjacent to site to ensure changes to drainage patterns & the water table do not cause harm to the SSSI to south of site.	Eastern part of site previously identified as potentially contaminated. Initial site investigations should be undertaken & mitigation measures identified where appropriate.	Not within vicinity of hazardous installations.	Air quality may not be a significant issue in the area. Air quality data from three diffusion tubes monitoring NOx levels in the area show that the A127 remains within objective limits (tubes SOU9 and SOU29).	Residential & agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Garrolds Meadow SSSI immediately to south of site. LoWS CPT31 & Ancient Woodland located to south of site. Substantive landscape buffer supporting biodiversity of SSSI needs to be provided between SSSI & any residential development. Given site's relatively undeveloped nature & immediate proximity to SSSI ecological surveys & assessment of impact of development & appropriateness of mitigation required.	No TPO's on site, however site is heavily wooded to its western & eastern parts, which will restrict area available for development. Other trees, some significant, are present within properties & along boundaries of fields & edges of site. Development would need to seek to retain & integrate these. Plan in root protection zones.	Area has high landscape & visual sensitivity. Wider area is characterised by ancient woodland & small-scale land for pasture. Woodland boundary banks & ancient patterns of field enclosure contribute to strong landscape character. There is an attractive rolling topography. Some landscape impacts can be mitigated through the layout of development & landscaping including the planting of new trees and hedges.	Not located on open space. SANGS will need to be provided on site, in addition to open space requirements to off-set increased impact/pressure on adjacent SSSI.	Access through Eastwood in Southend Borough. Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with All Essex scratch cards & S106 contributions for passenger transport improvements.	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council to identify infrastructure requirements.	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council to identify infrastructure requirements.	550m-950m from nearest bus stops.	Low - significant environmental impacts and poor accessibility difficult to mitigate

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0224	Land north of Eastwood Old Road, Hadleigh	Site not within any FRZ for tidal, fluvial or surface water. However surface water needs to be managed on & adjacent to site to ensure changes to drainage patterns & the water table do not cause harm to the SSSI to south of site.	Eastern part of site previously identified as potentially contaminated. Initial site investigations should be undertaken & mitigation measures identified where appropriate.	Not within vicinity of hazardous installations.	Air quality may not be a significant issue in the area. Air quality data from three diffusion tubes monitoring NOx levels in the area show that the A127 remains within objective limits (tubes SOU9 and SOU29).	Residential & agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Garrolds Meadow SSSI immediately to south of site. LoWS CPT31 & Ancient Woodland located to south of site. Substantive landscape buffer supporting biodiversity of SSSI needs to be provided between SSSI & any residential development. Given site's relatively undeveloped nature & immediate proximity to SSSI ecological surveys & assessment of impact of development & appropriateness of mitigation required.	No TPO's on site, however site is heavily wooded to its western & eastern parts, which will restrict area available for development. Other trees, some significant, are present within properties & along boundaries of fields & edges of site. Development would need to seek to retain & integrate these. Plan in root protection zones.	Area has high landscape & visual sensitivity. Wider area is characterised by ancient woodland & small-scale land for pasture. Woodland boundary banks & ancient patterns of field enclosure contribute to strong landscape character. There is an attractive rolling topography. Some landscape impacts can be mitigated through the layout of development & landscaping including the planting of new trees and hedges.	Not located on open space. SANGS will need to be provided on site, in addition to open space requirements to off-set increased impact/pressure on adjacent SSSI.	Access through Eastwood in Southend Borough. Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with All Essex scratch cards & S106 contributions for passenger transport improvements.	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council to identify infrastructure requirements.	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council to identify infrastructure requirements.	550m-950m from nearest bus stops.	Low - significant environmental impacts and poor accessibility difficult to mitigate

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0225	Land north of Eastwood Old Road, Hadleigh	Site not within any FRZ for tidal, fluvial or surface water. However surface water needs to be managed on & adjacent to site to ensure changes to drainage patterns & the water table do not cause harm to the SSSI to south of site.	Eastern part of site previously identified as potentially contaminated. Initial site investigations should be undertaken & mitigation measures identified where appropriate.	Not within vicinity of hazardous installations.	Air quality may not be a significant issue in the area. Air quality data from three diffusion tubes monitoring NOx levels in the area show that the A127 remains within objective limits (tubes SOU9 and SOU29).	Residential & agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Garrolds Meadow SSSI immediately to south of site. LoWS CPT31 & Ancient Woodland located to south of site. Substantive landscape buffer supporting biodiversity of SSSI needs to be provided between SSSI & any residential development. Given site's relatively undeveloped nature & immediate proximity to SSSI ecological surveys & assessment of impact of development & appropriateness of mitigation required.	No TPO's on site, however site is heavily wooded to its western & eastern parts, which will restrict area available for development. Other trees, some significant, are present within properties & along boundaries of fields & edges of site. Development would need to seek to retain & integrate these. Plan in root protection zones.	Area has high landscape & visual sensitivity. Wider area is characterised by ancient woodland & small-scale land for pasture. Woodland boundary banks & ancient patterns of field enclosure contribute to strong landscape character. There is an attractive rolling topography. Some landscape impacts can be mitigated through the layout of development & landscaping including the planting of new trees and hedges.	Not located on open space. SANGS will need to be provided on site, in addition to open space requirements to off-set increased impact/pressure on adjacent SSSI.	Access through Eastwood in Southend Borough. Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with All Essex scratch cards & S106 contributions for passenger transport improvements.	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council to identify infrastructure requirements.	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council to identify infrastructure requirements.	550m-950m from nearest bus stops.	Low - significant environmental impacts and poor accessibility difficult to mitigate

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0226	Land adj 430 & 460 Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough. No air quality monitoring diffusion tubes near site.	Residential, agricultural	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given undeveloped nature of site & wooded & vegetated state, there is potential for nature conservation interest on the site. Full ecological surveys would need to be undertaken to assess impact on such interests & whether they could be mitigated against.	No TPO's on site, but site contains trees along boundaries, many of which are mature. Need to consider retention & integration into any scheme. Require arboricultural report & root protection zones. Wooded areas may restrict number of dwellings that could be constructed.	Impacts on landscape features comprise trees along all boundaries of site, particularly along the prominent western boundary. Any development needs to integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to consult Highway Authority regarding additional accesses on Daws Heath Road or alternative	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	130m to 350m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0227	81 London Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality many be issue in area, . This given the A13 runs directly past site & experiences congestion associated with 'bottlenecking' during peak hours. However, both the automatic monitoring station & a diffusion tube placed outside Hadleigh Library both indicate that levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, however number of mature trees within frontage of site & within back of site & along side & rear boundaries of site. Any scheme should seek to integrate these into design & layout & should include root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features, particularly to the site frontage.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Loss of nursery. Unclear whether this is included in existing early years & childcare calculations.	Within 150m of nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
					residential areas of the borough reflecting its more urban nature.											

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0228	Thames Loose Leaf, 289 Kiln Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Potential for contamination on parts of site from previous or existing uses. Site investigation should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, but are number of mature trees to frontage & western boundary of site. Further trees located along boundaries in neighbouring residential properties. Any development scheme should seek to integrate these into layout & roof protection zones should be planned in.	Landscape features exist in form of trees. Any development should seek to retain and integrate such landscape features, particularly to the site frontage.	Not located on open space.	Consult Highway Authority. Change in nature of traffic using the two existing vehicular crossovers. Possible requirement for residential travel packs, including all Essex scratch cards to be provided.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	within 75m of nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0229	Land south of The Chase, Thunder sley	FRZ1 & CDA3. Would require conditions relating to foul and surface water drainage strategies & S106 requiring financial contribution towards improvements to surface water drainage system of Prittle Brook, as per GF01A site.	Contamination considered during planning application process for adjacent site GF01A & standard conditions placed on consent. Possibility that this could also affect this site. Therefore consideration needs to be given to contamination on this site.	Not within vicinity of hazardous installations.	Some western parts are in worst 10% nationally & to east the worse 20% nationally. An Air Quality Management Area may need to be designated on the A13.	Residential / Schools / College / Local Government	Essex Historic Environment Record - area may contain features associated with historical site of medieval deer park. Also potential for earlier archaeological deposits. Historic Environment Characterisation for area - potential for below ground archaeological deposits. Condition required to secure implementation of programme of archaeological works including written scheme of investigation.	LoWS's 16 & 23. Ecological surveys, impact assessments & mitigation strategy would need to be undertaken. Need to consider how biodiversity can be effectively integrated into any development to satisfy the nature conservation hierarchy in the NPPF. LoWS Review 2012 indicates any planning application should be accompanied by master plan based around strong green infrastructure network.	TPO's 19/72, 4/92, 5/92, 6/92, 8/92, 9/92, 10/92, 4/99 & some significant areas of trees which impact on biodiversity and landscape of the site. Need to consider retention and integration into any scheme. Require arboricultural report.	Mature trees and paddocks comprise the landscape. Landscaping provision and management measures need to be considered. Any development should seek to be integrated into green, parkland natural environment.	Not located on existing open space. Further open space & children's play equipment needs to be provided within site commensurate with number of dwellings.	Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with All Essex scratch cards & S106 financial contribution for highways improvement works, including junction improvements at Kenneth Road & passenger transport improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in Thundersley to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early years provision and primary provision in Thundersley will be required to ensure sufficient capacity.	200-500m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0230	Halfords, 543-557 Rayleigh Road, Thundersley	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. However given existing & past commercial uses on the site, initial site investigations may be required & possible mitigation where appropriate.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is on A129 through Borough. Air quality data from diffusion tubes monitoring NOx levels in area show that 1 near A127 at 2 Kingsley Lane is within objective limits in 2010. However this area suffers from high congestion, particularly at peak times. Traffic generated air pollution is a risk.	Residential, commercial	Front part of site within archaeological consultation zone. Archaeological field evaluation & investigation will be required.	Site mainly developed with building & extensive hardsurfaced frontage. Any nature conservation interests are likely to be confined to trees on northern boundary of site, which could provide habitat for birds & bats.	No TPO's on site, but number of trees located along northern boundary of site. Any development should seek to integrate into scheme & to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards junction improvements & public transport infrastructure improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in Thundersley to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early years provision and primary provision in Thundersley will be required to ensure sufficient capacity.	65m to 175m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0231	Glendale International Ltd, 533 Rayleigh Road, Thundersley	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. However given existing & past commercial uses on the site, initial site investigations may be required & possible mitigation where appropriate.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is on A129 through Borough. Air quality data from diffusion tubes monitoring NOx levels in area show that 1 near A127 at 2 Kingsley Lane is within objective limits in 2010. However this area suffers from high congestion, particularly at peak times. Traffic generated air pollution is a risk.	Residential, commercial, community	Front part of site within archaeological consultation zone. Archaeological field evaluation & investigation will be required.	Given site is completely developed, unlikely to be any nature conservation impacts.	No TPO's on site, however TPO 16/99 (2 Ash, 2 Cypress, 1 Beech, 1 Scots Pine) located immediately to south of site, some straddle the boundary. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards junction improvements & public transport infrastructure improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in Thundersley to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early years provision and primary provision in Thundersley will be required to ensure sufficient capacity.	100m to 175m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0232	343 Rayleigh Road, Thunder sley	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. However given existing & past commercial uses on the site, initial site investigations may be required & possible mitigation where appropriate.	Not within vicinity of hazardous installations.	Air quality may be issue in area. Site is on main junction on A129 through Borough, which suffers congestion, particularly at peak times. Air quality data from diffusion tube monitoring NOx levels in area at 320 Hart Road (near site) slightly exceeding objective limits in 2010. Traffic generated air pollution is a risk.	Residential, commercial	Not within Historic Landscape or archaeological consultation zone.	Given site is completely developed, unlikely to be any nature conservation impacts.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards junction improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 90m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0233	201-205 Kiln Road, Thunder sley	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality. Site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Part of rear of site is LoWS CPT23. LoWS's 16 & 23. Ecological surveys, impact assessments & mitigation strategy would need to be undertaken. Need to consider how biodiversity can be effectively integrated into any development to satisfy the nature conservation hierarchy in the NPPF.	No TPO's on site, however some mature trees located in rear of site. Likely to be beyond footprint of any redevelopment of site. Need to plan in root protection zones.	Landscape features limited to trees on site. Any development should seek to retain & integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Consult Highway Authority regarding intensification of access onto classified road. Likely to require S106 contribution towards public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	10m to 20m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0234	Land to rear of 125-139 Rosebery Avenue, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is hardsurfaced & occupied by garage block, unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	414m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0235	Adj 6 Albert Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site is completely overgrown with scrub & trees, which have the potential for nature conservation interests. Require appropriate ecological assessments / surveys, to assess impact on such interests & whether mitigation is appropriate. Also need arboricultural report to assess health & longevity of trees & impact of retention v removal.	No TPO's on site, but number of trees within heavily overgrown, scrubby site. Need to assess impact of any development on trees & vegetation & plan in root protection zones.	Landscape interests confined to any trees on site. Should seek to retain along frontages to Albert Road & Bartley Road where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 240m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0236	Land to the south of A127, Thunder sley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Site is in an area which is relatively undeveloped. Site is adjacent to the strategic highway network including the A127. Future residents may well be exposed to poor air quality. However, there is no air quality data from diffusion tubes so specific nitrogen dioxide levels are not known.	Vacant greenfield, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site heavily wooded in places, and is undeveloped, with just horse grazing present. Given nature of site ecological and arboricultural assessments will need to be undertaken to understand the impact any development would have on the site.	No TPO's across site, however site heavily wooded in places, including all boundaries. Full arboricultural report & assessment required to consider health & longevity of trees & impact of development.	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features, particularly given prominent northern boundary of the site.	Not located on open space.	Significant highway considerations required for suitable access to site. Consultation with Highway Authority essential to establish costs & viability of highway works.	This site is removed from the existing urban area and services within it. Impact on services will need to be considered.	This site is removed from the existing urban area and services within it. Impact on school capacity and access to schools will need to be considered.	Site isolated from existing bus routes and any other forms of public transport.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0237	Manor Trading Estate, West of Armstrong Road, Thunderley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site previously associated with potential contamination. Given existing & past commercial uses on the site, contamination is likely. Initial site investigations & remediation required.	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Air quality data from diffusion tubes to entrance of Manor Trading Estate indicates that annual mean nitrogen dioxide levels are inside objective limits for 2010. However traffic generated air pollution a risk, given increase in traffic generation from the site. Also air pollution from remaining parts of industrial estate is a risk.	Residential, commercial, industrial	Not within Historic Landscape or archaeological consultation zone.	Site is almost completely developed. Unlikely to be any nature conservation impacts.	No TPO's on site, however trees are present in rear gardens of adjacent residential properties. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need Transport Assessment. Need to consult Highway Authority. Likely to require S106 contributions towards highway & junction improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	125m to 350m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0238	49-51 Rhoda Road North, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site heavily overgrown with scrub, as well as established vegetation & trees. Site has potential for nature conservation interests. Need to undertake ecological assessments to assess impact on these interests & whether mitigation is appropriate.	No TPO's on site, but other mature trees on site, which need to be assessed through an arboricultural report. Need to integrate these into any design & layout of development, where appropriate. Need to plan in root protection zones.	Landscape interests likely to be confined to existing trees. Any development should seek to integrate into design & layout.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	430m to 550m from nearest bus stops.	Medium - mitigation required to ensure suitability
S0239	18 Grasmere Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Few trees in rear garden. Unlikely to be impacted upon by any new development.	Landscape features limited to trees on site. Any development should seek to retain & integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	350m to 380m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0240	45 Manor Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Few trees in rear garden. Unlikely to be impacted upon by any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	240m to 330m from nearest bus stops.	High - limited mitigation required
S0241	22 Borrowdale Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Mature tree in rear garden. Unlikely to be impacted upon by any new development.	Landscape features limited to trees on site. Any development should seek to retain & integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	270m to 290m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0242	30 Linden Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impacts on nature conservation interests, given site is occupied by building on commercial use & remainder of site is hardsurfaced.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 230m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0243	Manor Trading Estate, East of Armstrong Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site previously associated with potential contamination. Given existing & past commercial uses on the site, contamination is likely. Initial site investigations & remediation required.	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Air quality data from diffusion tubes to entrance of Manor Trading Estate indicates that annual mean nitrogen dioxide levels are inside objective limits for 2010. However traffic generated air pollution a risk, given increase in traffic generation from the site. Also air pollution from remaining parts of industrial estate is a risk.	Residential, commercial, industrial	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Are number of trees scattered within site between buildings, as well as banks of trees along Church Road frontage of site & northern & eastern boundaries. Need arboricultural report to establish trees health & longevity & should seek to integrate trees within any scheme, including root protection zones.	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features, particularly to its Church Road frontage.	Not located on open space.	Need Transport Assessment. Need to consult Highway Authority. Likely to require S106 contributions towards highway & junction improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	5m to 300m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0244	Manor Trading Estate, East of Armstrong Road, Thunderley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site previously associated with potential contamination. Given existing & past commercial uses on the site, contamination is likely. Initial site investigations & remediation required.	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Air quality data from diffusion tubes to entrance of Manor Trading Estate indicates that annual mean nitrogen dioxide levels are inside objective limits for 2010. However traffic generated air pollution a risk, given increase in traffic generation from the site. Also air pollution from remaining parts of industrial estate is a risk.	Residential, commercial, industrial	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Are number of trees scattered within site between buildings, as well as banks of trees along Church Road frontage of site & northern & eastern boundaries. Need arboricultural report to establish trees health & longevity & should seek to integrate trees within any scheme, including root protection zones.	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features, particularly to its Church Road frontage.	Not located on open space.	Need Transport Assessment. Need to consult Highway Authority. Likely to require S106 contributions towards highway & junction improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	5m to 300m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0245	Manor Trading Estate, East of Armstrong Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site previously associated with potential contamination. Given existing & past commercial uses on the site, contamination is likely. Initial site investigations & remediation required.	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Air quality data from diffusion tubes to entrance of Manor Trading Estate indicates that annual mean nitrogen dioxide levels are inside objective limits for 2010. However traffic generated air pollution a risk, given increase in traffic generation from the site. Also air pollution from remaining parts of industrial estate is a risk.	Residential, commercial, industrial	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Are number of trees scattered within site between buildings, as well as banks of trees along Church Road frontage of site & northern & eastern boundaries. Need arboricultural report to establish trees health & longevity & should seek to integrate trees within any scheme, including root protection zones.	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features, particularly to its Church Road frontage.	Not located on open space.	Need Transport Assessment. Need to consult Highway Authority. Likely to require S106 contributions towards highway & junction improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	5m to 300m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0246	11 Clifton Avenue, Benfleet	FRZ 1 & CDA1. Flooding & drainage issues considered at planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions relating to visibility splays & drop kerbs.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100-200m from nearest bus stops	High - limited mitigation required
S0247	166-168 Kiln Road, Benfleet	FRZ1 & CDA3. No flood risk issued raised during planning application process. Planning conditions requiring hardsurfaced areas to be permeable.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	Trees on site proposed to be removed as part of planning consent.	Landscaping conditions attached to outline planning consent.	Not located on open space.	No objections raised by Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	130m to 175m from nearest bus stops.	High - limited mitigation required
S0248	19-23 Third Avenue, Canvey Island	FRZ3 & CDA6. No flood risk implications raised during planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No highway objections.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	160m to 190m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0249	320 London Road, Hadleigh	FRZ1 & CDA3. No flood risk implications raised at planning application stage.	Contamination considered during planning application process. Standard conditions placed on consent.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location on strategic road (A13).	Commercial	Within archaeological consultation zone. No archaeological recommendations raised as part of planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions. S106 obligations £18,000 towards bus stop improvements to be paid prior to occupation of 2nd phase.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	5-250m from nearest bus stops.	High - limited mitigation required
S0250	High Road, Tarpots Town Centre, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Part of site identified as potentially contaminated land. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Site on 1 of major road routes through Borough, where air quality may be poor at peak times. A diffusion tube monitoring air quality at Sadlers Villas, London Road indicates that nitrogen dioxide levels are just within objective levels in 2009 and 2010.	Shopping / commercial / residential	Not within Historic Landscape or archaeological consultation zone.	Site mainly developed. Unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to produce Transport Assessment & consult Highway Authority. Consideration needs to be given to access arrangements given close proximity to Tarpots junction. Likely to require S196 contributions for any highway works & towards public transport infrastructure improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in South Benfleet to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in South Benfleet. A contribution towards expansion of local primary provision in South Benfleet will be required to ensure sufficient capacity.	Nearest bus stops are outside frontages of site.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0251	High Road, Tarpots Town Centre, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Part of site identified as potentially contaminated land. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Site on 1 of major road routes through Borough, where air quality may be poor at peak times. A diffusion tube monitoring air quality at Sadlers Villas, London Road indicates that nitrogen dioxide levels are just within objective levels in 2009 and 2010.	Shopping / commercial / residential	Not within Historic Landscape or archaeological consultation zone.	Site mainly developed. Unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to produce Transport Assessment & consult Highway Authority. Consideration needs to be given to access arrangements given close proximity to Tarpots junction. Likely to require S196 contributions for any highway works & towards public transport infrastructure improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in South Benfleet to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in South Benfleet. A contribution towards expansion of local primary provision in South Benfleet will be required to ensure sufficient capacity.	Nearest bus stops are outside frontages of site.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0252	286 London Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. However given existing & past commercial uses on the site, initial site investigations may be required & possible mitigation where appropriate.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site is almost completely developed with building & hardsurfacing, having limited nature conservation impacts. However conifer hedging to southern boundary could provide a habitat for birds or bats.	No TPO's on site. Conifer hedging to southern boundary & 3 trees to northern boundary. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones.	Landscape impacts limited to potential removal of conifer hedge to southern boundary.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to consult Highway Authority regarding access onto classified road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	110m to 270m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0253	Maharaja Restaurant, 358 London Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Site is on A13 a major road route through Borough. This raises the risk of poor air quality on the site at peak times. This is borne out by nitrogen oxide data from nearby diffusion tubes on the A13, where nitrogen dioxide has exceeded objective levels in both 2009 and 2010. Consideration needs to be given to establishing an Air Quality Management Area.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site mainly developed with buildings & hardsurfacing. Unlikely to be any nature conservation interests on site.	No TPO's on site, however some trees adjacent to rear boundary. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 260m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0254	23 Clifton Avenue, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing hedges along boundaries & trees at bottom of rear residential garden, which could provide a habitat for birds or bats.	No TPO's on site. Mature trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	230-260m from nearest bus stops	High - limited mitigation required
S0255	15 Homefields Avenue, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing hedges along boundaries of rear residential garden, which could provide a habitat for birds or bats.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	180m to 290m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0256	30 Avondale Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing hedges along boundaries & trees at bottom of rear residential garden, which could provide a habitat for birds or bats.	No TPO's on site. Mature trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and east.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	730m to 820m from nearest bus stops.	Medium - mitigation required to ensure suitability
S0257	76 Homefields Avenue, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation within residential garden, which could provide a habitat for birds or bats.	No TPO's on site. Mature trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	430m to 560m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0258	179 Thunder sley Park Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has mature trees to front & rear gardens which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of mitigation.	No TPO's on site, but number of mature trees, mainly in rear garden of site, but some in the front garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and west.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	760m from nearest bus stops.	Medium - mitigation required to ensure suitability
S0259	19 Romsey Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing tree & hedge within residential garden, which could provide a habitat for birds or bats.	No TPO's on site. 1 tree in rear garden, which could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	230m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0260	620 High Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Site on 1 of major road routes through Borough, where air quality may be poor at peak times. A diffusion tube monitoring air quality at Sadlers Villas, London Road indicates that nitrogen dioxide levels are just within objective levels in 2009 and 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Limited opportunities for nature conservation interests on site, given dwelling & hardsurfacing on site.	No TPO's on site. Limited small ornamental trees on site of limited wider amenity value.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Should seek to take access from Hatley Gardens, not High Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	190m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0261	295, 297, 297A Benfleet Road, Benfleet	FRZ1. Need to consider suitable drainage for the site, and in particular minimising the impact of surface water runoff given the significant land level changes.	No indication of possible contamination issues, given existing residential uses on the site.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Within archaeological consultation zone. Archaeological field evaluation & investigation will be required.	Site is adjacent to Local Wildlife Site LoWS CP22. Ecological surveys of site required. Mitigation & Compensation may be required as per NPPF. Consult NE.	TPO 4/87 to north (2 trees - hornbeam & cypress. Deciduous woodland - hornbeam). Design to integrate within scheme. Plan in Root Protection Zones. May severely restrict number/if any dwellings being constructed.	Site is located on significantly elevated position. Land level drop away considerably from north to south & site would be highly visible across long views from the south. Any scheme would need to be designed to integrate into the existing landscape and to substantially screened, particularly along the southern boundary, in order to protect the landscape features in this location.	Not located on open space.	Need to consult with Highway Authority. Possible implications with an intensification of access onto Benfleet Road.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	1400-1500m from nearest bus stops.	Low - significant environmental impacts and poor accessibility difficult to mitigate

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0262	174-176 Kiln Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Potential contamination issues unlikely given existing residential uses on the site.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, but number of mature trees within rear & front gardens of properties on site. Any development should seek to integrate into the design & layout & to plan in root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features, particularly to the site frontage.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 200m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0263	21 Netherfield, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Rear of site within archaeological consultation zone, potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site has mature trees & vegetation which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of mitigation.	TPO 15/93 (Woodland - Oak & Willow, Atlas, Cedar X 2, Oak & Cypress). Mature trees in front & rear garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Landscape interests comprise mature trees on site, which any development should seek to integrate, particularly to the front of the site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	270m to 320m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0264	62 Kiln Road, Benfleet	FRZ1 & CDA1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation mainly along boundaries, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees present along boundaries. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Landscape interests comprise mature trees on site, which any development should seek to integrate, particularly to the front of the site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 90m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0265	14 Hermitage Avenue, Benfleet	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has mature trees & vegetation which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of mitigation.	No TPO's on site, but mature trees present in front & rear garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Landscape interests comprise mature trees on site, which any development should seek to integrate, particularly to the front of the site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 160m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0266	36 Kiln Road, Benfleet	FRZ1 & CDA1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS CPT14 to rear of site. Nature conservation interests likely to be confined to trees & vegetation at the rear of the site adjacent to the LoWS. However any built development should be sited to have it footprint some considerable distance from this area.	No TPO's on site, but mature trees present in the rear garden and beyond the rear boundary. These can be retained in rear gardens of any development.	Landscape interests comprise mature trees on site, which any development should seek to integrate.	Not located on open space.	Consult Highway Authority with regard to access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 150m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0267	60 Benfleet Road, Benfleet	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location on main route through borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation mainly along boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Limited other trees in rear garden of site, which could be retained.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority regarding access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	260m to 330m from nearest bus stops.	High - limited mitigation required
S0268	18 Hermitage Avenue, Benfleet	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has mature trees & vegetation which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of mitigation.	No TPO's on site, but mature trees present in front & rear garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Landscape interests comprise mature trees on site, that any development should seek to integrate, particularly to the front of the site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 180m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0269	29 Kings Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation mainly along boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Limited other trees in rear garden of site, which could be retained & 1 to the front garden which any development should seek to integrate.	Landscape interests comprise tree in front garden of site, which any development should seek to integrate. Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and west.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	290m to 330m from nearest bus stop.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0270	72 Underhill Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation along boundaries & within rear garden of site, which could provide a habitat for birds or bats.	No TPO's on site. Trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	1050m to 1150m from nearest bus stops.	Medium - accessibility poor but within existing urban area. Limited mitigation required.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0271	2 Cherrymede, Benfleet	FRZ1 & CDA1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation mainly along boundaries, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees present along boundaries adjacent to road frontages. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Landscape interests comprise mature trees on site, which any development should seek to integrate, particularly to the front of the site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	60m to 80m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0272	254 Kiln Road, Benfleet	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation mainly along boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Limited other trees or vegetation, mainly on north western corner of site.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority regarding access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0273	40 St Marys Drive, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Within archaeological consultation zone. Need to consider potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation along boundaries & within rear garden of site, which could provide a habitat for birds or bats.	No TPO's on site. Trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	220m to 320m from nearest bus stops.	High - limited mitigation required
S0274	25 Greenwood Avenue, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees at rear of site, which could provide a habitat for birds or bats.	No TPO's on site, but trees in rear garden of site, Likely to be able to be retained in rear garden of any development. Need to plan in root protection zones.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and west.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	215m to 290m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0275	Land adj 18 Alexandra Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation along boundaries & within rear & side garden of site, which could provide a habitat for birds or bats. Old established badger sett adjacent to northern corner of site. Consideration should be given to ecological survey to assess potential impacts.	No TPO's on site. Other trees on site mainly in rear garden & to boundaries & could be retained. Any development should seek to integrate trees to front part of side garden & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	220m to 270m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0276	19 Grove Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Site is occupied by residential property with only vegetation being lawn. Unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	180m to 240m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0277	11 St Marys Drive, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Trees located in rear garden & on eastern boundary & front garden. Ones to rear can be retained in any redevelopment. Need arboricultural survey to assess health & longevity of other trees & whether any worthy of retention. Should be integrated into any development, including root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	70m to 160m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0278	66 Wavertr ee Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation in rear & front garden, which could provide a habitat for birds or bats.	TPO 5/84 (32 Oaks) located partly along rear boundary of site. Unlikely to be affected by development. Other mature trees located along boundaries of site, including in front garden. Most unlikely to be affected, but need arboricultural report to assess impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	Landscape interests comprise mature trees on site, which any development should seek to integrate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	310m to 440m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0279	195-201 Oakfield Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on No.201. No TPO's on No.195, but are mature trees in front & rear garden, as well as along side boundaries. Need arboricultural survey to assess health & longevity of other trees & whether any worthy of retention. Should be integrated into any development, including root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	210m to 250m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0280	44 Uplands Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, but number of significant mature trees in rear garden. Should retain within rear gardens of any new development & plan in root protection zones.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and east.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	490m to 510m from nearest bus stops.	High - limited mitigation required
S0281	122 Cumberl and Avenue, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation in rear & front garden, which could provide a habitat for birds or bats.	No TPO's on site, but number of trees in rear garden, mainly to rear section. Need to plan in root protection zones.	Landscape interests comprise mature trees on site, which any development should seek to integrate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 140m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0282	R/o 81-87 High Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination. However given existing & past uses of site, initial site investigations may be required & possible mitigation where appropriate.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential, commercial, shopping	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Unlikely to be any nature conservation interests given hardsurfaced nature of car park & servicing area.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 70m from nearest bus stops.	High - limited mitigation required
S0283	187 Oakfield Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees in rear garden. These should be integrated into any redevelopment of site.	Landscape interests comprise mature trees on site, which any development should seek to integrate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	170m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0284	16 Green Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Within archaeological consultation zone. Need to consider potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation in rear garden, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees located at bottom of rear garden. Far enough away from footprint of any new development to not be impacted upon.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	190m to 210m from nearest bus stops.	High - limited mitigation required
S0285	40 Hall Farm Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Within archaeological consultation zone. Need to consider potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation in gardens, which could provide a habitat for birds or bats.	No TPO's on site, but some mature trees along rear boundary. Will not be within footprint of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	240m to 260m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0286	R/o 36-38 Hope Road, Benfleet	Most of site in FRZ1 & CDA1, but rear part of site is FRZ2 & 3. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site forms 2 residential gardens, which are laid to lawn or occupied by a large detached garage. Limited scope for nature conservation interests. However few trees in one rear garden which could provide habitat for birds or bats.	No TPO's on site. Few trees in one garden, which could seek to retain in rear garden of any new development. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	420m to 460m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0287	54 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access onto main road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	50m to 70m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0288	302-304 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Traffic generated air pollution may be a risk, given site's location on busy road through borough, which suffers some congestion during peak hours.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing hedges which are located in patches on southern & eastern boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Consult Highway Authority regarding access onto Long Road, preference would be for access from Maple Way.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	30m to 120m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0289	78 Thisselt Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	LoWS CPT19 to rear of site, adjacent to vegetation & 2 large, mature Willow trees in rear garden. Need to consider potential for nature conservation interests on site. Need to undertake ecological assessments to assess impact on these interests & whether mitigation is appropriate.	No TPO's on site, but number of mature trees located along rear boundaries of site. Need arboricultural report to assess impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	Site highly visible over long distances from the north. Design of any development should seek to minimise the landscape and visual impacts.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to consider implications of access from unmade road to rear.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	560m to 580m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0290	64 Urmond Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be in any nature conservation interests, given that frontage of site is completely hardsurfaced & the small rear garden is only laid to lawn.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	550m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0291	18 Syderve It Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation on site, which could provide a habitat for birds or bats.	No TPO's on site, but few trees in rear garden along rear boundary. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	360m to 410m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0292	57 Point Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Unlikely to be any impact on nature conservation interests given limited vegetation to front of site & remainder of site occupied by building & hardsurfacing.	No TPO's on site, but trees in adjacent properties to west. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 60m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0293	7 Park Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	280m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0294	31 Aalten Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to existing trees, hedges & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site, but trees located in garden between dwelling & southern boundary of site. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them.	Need to consider impact of development on streetscene, should seek to retain / enhance landscaping elements southern parts of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	520m to 590m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0295	234 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn & whole of frontage is hardsurfaced.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access onto main road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	90m to 150m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0296	29 Geylen Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing tree & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site, but tree located along frontage of site. Should undertake arboricultural report to assess health & longevity of tree & impacts of retaining / removing it.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	440m to 520m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0297	16 Hope Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0298	46 Marine Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is hardsurfaced to the frontage, occupied by a dwelling & has a small lawn area to the rear, unlikely to be any nature conservation interests.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100m to 130m from nearest bus stops. However service is infrequent. Bus service improvements may be required.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0299	58 Hope Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	330m to 390m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0300	38 Weel Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	240m to 280m from nearest bus stops. However service is infrequent. Bus service improvements may be required.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0301	11 Chapman Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be in any nature conservation interests, given site is occupied by extended dwelling with hardsurfacing to front & rear & small area of lawn.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	370m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0302	3 Marine Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be in any nature conservation interests, given site is occupied by extended dwelling with hardsurfacing & lawn to front & rear.	No TPO's on site	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0303	28 Station Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be in any nature conservation interests, given site is occupied by extended dwelling with hardsurfacing & lawn to front & rear.	No TPO's on site	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	260m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0304	10 Yamburg Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site is hardsurfaced to the frontage. Nature conservation interests likely to be confined to trees to rear of site, which could provide habitat for birds or bats.	No TPO's on site, but trees straddling rear boundary of site. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 210m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0305	11 Miltsin Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	110m to 160m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0306	204-206 Furtherwick Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main routes in Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & hedging on site & along boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site. Other trees located within rear & front gardens & along boundaries of site, some are mature. Need arboricultural report to assess impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features, particularly to the site frontage.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to consult Highway Authority regarding potential intensification of accesses onto main road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 180m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0307	58 Leigh Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to existing trees & hedges within garden & along boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees & hedging to boundaries and within garden of site. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them. For those retained need to plan in root protection zones.	Landscape features exist in form of trees & hedges. Any development should seek to integrate such landscape features, particularly to southern & eastern boundaries.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0308	23-25 Meynell Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing limited trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees on site, generally small in size. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them. For those retained need to plan in root protection zones.	Landscape features exist in form of limited small trees. Need to consider whether worthy of protection.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	190m to 230m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0309	1 Marine Approach, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location adjacent to main road through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees within garden & along boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site. Trees located within site, mainly along boundaries of site. Likely that can be retained within gardens of any new development. Need to plan in root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features, where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 160m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0310	85 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on main road through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & hedges along boundaries of northern part of site, which could provide a habitat for birds or bats.	No TPO's on site. Trees located along boundaries of site, likely can be retained within gardens of any new development. Need to plan in root protection zones.	Landscape features exist in form of trees & hedges. Any development should seek to integrate such landscape features, particularly to the northern part of site adjacent to Long Road.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	110m to 130m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0311	20 Rose Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing limited trees & hedging on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees on site, which can be retained in rear gardens of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	250m to 380m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0312	Rear gardens of 31 & 33 Marine Approach, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation along southern boundary of site, which could provide a habitat for birds or bats.	No TPO's on site, however southern boundary of site heavily vegetated with trees & shrubs. Need to integrate into any scheme & need to plan in root protection zones. Need to consider carefully access into site, which will avoid the removal of extensive parts of the vegetated boundary.	Landscape features relate to vegetated southern boundary. Any development needs to limit the impact on streetscene, so development should seek to retain / integrate where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	400m to 440m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0313	2 Meynell Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & hedging along northern & western boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site. Mainly conifer trees forming a hedge along western boundary of site. Need to retain where possible to reduce impact of development on Furtherwick Road streetscene. Plan in root protection zones.	Landscape features exist in form of trees & hedging, particularly along western boundary adjacent to Furtherwick Road. Any development should seek to integrate such landscape features in order to minimise impact of development on this streetscene.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0314	29 Welbeck Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on rear garden boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees on rear garden boundaries which could be retained in rear gardens of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	360m to 380m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0315	22 Rose Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing limited trees & hedging on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees on site, which can be retained in rear gardens of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	260m to 390m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0316	1 Gafzelle Drive, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location adjacent to main road through Borough.	Residential, shopping	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to existing trees along boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site. Some trees located along northern & western boundaries of site. Need arboricultural report to assess impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features, where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 160m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0317	176 Furtherwick Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site, however 2 mature trees located on Furtherwick Road frontage, with high amenity value. Need to integrate into any scheme. Other trees along southern boundary of site. Need to plan in root protection zones. Need to consider carefully access into site, which will avoid the removal of either of the trees.	Landscape features include mature trees & planting along the frontage of the site. Their removal would have impact on streetscene, so development should seek to retain where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	70m to 270m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0318	4 Welbeck Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn & front garden is hardsurfaced.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	270m to 290m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0319	6 Westwood Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on rear boundary, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees on rear boundary which could be retained in rear gardens of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	310m to 330m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0320	19 Juliers Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impacts on nature conservation interests, given rear garden is laid to lawn & front is hardsurfaced.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	510m to 610m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0321	Land between 5 & 7 Oxford Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises of parts of 2 well established residential gardens, with vegetation, hedging & a few trees within the site & along boundaries. Potential for nature conservation interests within existing trees & vegetation on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees within site mainly confined to boundaries. Need to consider integration into any scheme where appropriate & to plan in root protection zones.	Landscape features limited to trees & hedging. Should seek to integrate where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0322	Thorney Bay Park West, Thorney Bay Road, Canvey Island (Park Homes)	FRZ3a & CDA6.Site specific FRA & extensive tidal & fluvial flooding info & modelling submitted with planning application on adjacent site. A satisfied with rationale, methodology & assumptions. No objection subject to conditions & further detailed modelling. Provision & maintenance of 19m protection zone and financial contribution (indexed linked) would be required towards tidal defence improvements.	No contamination issues raised during planning application process on adjacent site. Close proximity to sewerage works may require investigation of contamination on site.	Located within middle consultation zone. HSE PADHI methodology advises, on safety grounds, against granting of planning permission.	Air quality may be poor in the area. However, air quality data from nearest diffusion tubes on Thames Road show that annual mean nitrogen dioxide levels are within objective limits. Site is not on one of major road routes through Borough.	Residential & sewerage works	Site lies in area of reclaimed salt marsh, in vicinity of late Iron Age or Roman Red Hills. Further archaeological remains likely. Require full archaeological work and investigation condition.	1.9km from Benfleet & Southend Marshes SSSI, SPA 7 Ramsar site. Need to provide sufficient level of green space. Need to submit species surveys given close proximity to LoWS CP35. Mitigation strategy would need to be provided.	26/96(2 groups, Almond x 3, Poplar x 14,Cypress x 6, Whitebeam x 1), 22/96(10 groups of Oak & Willow), 3/92(Poplar x 47,Willow x 25,Hawthorn x 2,Hornbeam x 4, Elm x 4). Need to design to integrate within scheme & plan in Root Protection Zones.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard conditions & detailed technical conditions including provision of second access and junction into site. S106 requirements include protected line for Roscommon Way Phase 2 Extension, financial contribution for bus service and infrastructure 7 residential travel packs.	If take same approach as adjacent site, South East Essex Primary Care Trust (PCT) would require financial contribution between £580 to £750 per dwelling, depending on the size.	The scale of development on this site will impact on early years and primary school capacity on Canvey Island. A contribution towards expansion of local early years provision and primary provision on Canvey Island will be required to ensure sufficient capacity.	500m-1200m from nearest bus stops	Low - risk posed by hazardous installation and poor accessibility difficult to mitigate

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0323	Holehaven Caravan Park, Haven Road, Canvey Island	FRZ3a. No flood risk implications affecting this site. Foul & surface water conditions attached to planning consent.	No contamination issues raised during planning application process.	Part of site within outer consultation zone for adjoining hazardous installation. S106 required provision of bund wall along eastern boundary of site constructed to requirements of the HSE.	No air quality issues raised during planning application process.	Residential, hazardous installation & public house.	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No highway implications. Standard highway conditions and S106 footway works implemented when first 10 dwellings completed.	Removed from the existing urban area and healthcare provision. Scale of development unlikely to impact on the capacity of provision.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	1000-1500m from nearest bus stop.	Low - risk posed by hazardous installation and poor accessibility difficult to mitigate

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0324	186 Canvey Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees, hedging & vegetation on site, which could provide habitat for birds or bats.	No TPO's on site. Are number of trees at points along boundaries of site. Need arboricultural report to establish trees health & longevity & should seek to integrate where appropriate.	Landscape interests comprise trees. Any development should seek to integrate these where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Access should be from St Marks Road as existing, not from Canvey Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	10m to 60m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0325	393 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential / doctors surgery	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees on site, which could provide habitat for birds or bats.	No TPO's on site. Few trees located in rear part of site which could be retained within rear garden of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to consult Highway Authority regarding access onto main road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	10m to 100m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0326	Whiteways, 1 Thorney Bay Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impacts on nature conservation interests, given rear garden is laid to lawn & front is hardsurfaced.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 160m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0327	Canvey Village Surgery, 391 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Access should be from Deepwater Road as existing, not from Long Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 80m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0328	1 Village Hall Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to hedging along northern & part of western boundaries of the site, which could provide habitat for birds or bats.	No TPO's on site.	Landscape interests confined to hedging to northern & part of western boundaries. Need to integrate into scheme where appropriate, to ensure any development does not dominate prominent corner location.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	80m to 110m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0329	211 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main routes in Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & hedging on site, which could provide habitat for birds or bats.	No TPO's on site. Few trees located along northern & western boundaries. Need to consider impact of any development on these trees, including planning in root protection zones.	Landscape interests comprise hedging to the northern boundary of the site. Any development should seek to integrate this where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Access should be from Matlock Road as existing, not from Long Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 90m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0330	1a Hawkesbury Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential / education	Not within Historic Landscape or archaeological consultation zone.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	70m to 90m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0331	Doctors Surgery, 409 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	60m to 150m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0332	Rosary, Tabora Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests are likely to be limited to 1 tree, which could provide a habitat for birds or bats.	No TPO's on site. 1 tree along centrally along side boundary. Should seek to retain in rear garden of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	500m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0333	Adj to Syringa, Somnes Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Site not identified as potentially contaminated, but could be present on site given existing uses. Require site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Majority of site is developed with buildings & hardsurfacing, however there are conifer trees to rear boundary which could provide a habitat for birds or bats.	Row of conifer hedges located along rear boundary of site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority with regard to implications of access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	10m to 140m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0334	25-31 & 37-39 Scrub Lane, Hadleigh	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Potential contamination issues unlikely given existing residential uses on the site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Some parts of site are heavily vegetated & there are numerous mature trees on site, which could provide for species or habitat of nature conservation interest. Impact of any development on such interests should be assessed through appropriate ecological & arboricultural surveys / reports.	No TPO's on site, but number of mature trees located along front boundary, in front gardens & in rear garden & along north, east & west boundaries of No.31. Any development scheme should seek to integrate these into layout & roof protection zones should be planned in.	Landscape features exist in form of trees & vegetation. Any development should seek to retain and integrate such landscape features, particularly to the site frontage.	Not located on open space.	Consult Highway Authority with regards to creation of new junction onto Scrub Lane. Possible requirement for residential travel packs, including all Essex scratch cards to be provided.	The scale of development on this site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local early years provision and primary provision in Hadleigh will be required to ensure sufficient capacity.	150m to 350m from nearest bus stops. However service is only every 2 hours. Nearest bus stops with regular services are 500m to 700m from site.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0335	1-3 Park Chase, Hadleigh	FRZ1 & CDA4. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality many be issue in area. A13 runs directly through town centre & past site, & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring station & diffusion tube outside Hadleigh Library both indicates levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential	Residential / shopping	Within archaeological consultation zone. Need to consider potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & hedging mainly along the boundaries of site, which could provide habitat for birds or bats.	No TPO's on site, but number of trees located mainly along boundaries. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, if such trees exist these should be integrated into any development & root protection zones planned in.	Landscape features exist in form of trees & hedging. Any development should seek to retain and integrate such landscape features, particularly to the site frontage, which is a prominent corner location.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 240m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
					areas of borough reflecting its more urban nature.											

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0336	683-687 London Road, Hadleigh	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site not previously identified as potentially contaminated land, however given existing & past uses there is possibility that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality many be issue in area. A13 runs directly through town centre & past site, & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring station & diffusion tube outside Hadleigh Library both indicates levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential	Residential	Adjacent to archaeological consultation zone. Given completely developed nature of site, unlikely to be potential for archaeological interest.	Given site is completely hardsurfaced & occupied by 2 buildings, unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Consideration needs to be given to potential intensification of vehicular traffic onto London Road (directly / indirectly). S106 contribution towards public transport infrastructure improvement likely.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	110m to 200m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
					areas of borough reflecting its more urban nature.											

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0337	Land to rear of 50 & 52 Seymour Road, Hadleigh	FRZ1 & CDA4. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, but some other trees locate on site. Should seek to retain appropriate trees where possible & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	600m to 650m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0338	394-402 Rayleigh Road, Hadleigh	FRZ1 & adjacent to CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site not previously identified as potentially contaminated land, however given past commercial uses contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Site is on A129, a main route through Borough. Air quality data from three diffusion tubes monitoring NOx levels in area show that one at 127 Daws Heath Road is within objective limits as is the tube near the A127 at 2 Kingsley Lane. The third tube at 320 Hart Road (near junction with Rayleigh Road) was slightly exceeding objective limits in 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Trees on site recently removed. Unlikely to be any impacts on nature conservation interests.	No TPO's on site, other trees on site recently removed.	Landscape features exist in form of trees & vegetation. Any development should seek to retain and integrate such landscape features, particularly to the site frontage.	Not located on open space.	Consult Highway Authority. May require consolidation of existing vehicular crossovers on Rayleigh Road &/or access to only be taken from Asquith Gardens. Possible requirement for residential travel packs, including all Essex scratch cards to be provided.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100m to 150m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0339	73 Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to existing trees & hedging on site, which could provide a habitat for birds or bats.	TPO 40/96 (1 x Scots Pine). Mature trees located in rear garden & along boundaries. Need arboricultural report to assess impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	Landscape features exist in form of mature trees & hedges. Any development should seek to integrate such landscape features, particularly to northern & southern boundaries.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 190m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0340	284 Rayleigh Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be issue in area. Site is on A129 one of main routes through Borough. Air quality data from diffusion tube monitoring NOx levels in area at 320 Hart Road (near site) slightly exceeding objective limits in 2010. Traffic generated air pollution is a risk.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be related to existing trees in rear of site & adjacent to southern boundary, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees in rear garden, which could be retained in gardens of any new development. These should be integrated into any redevelopment of site. Need to plan in root protection zones for trees adjacent to southern boundary of site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to consult Highway Authority regarding additional access onto main road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 160m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0341	319 Daws Heath Road, Hadleigh	FRZ1 & CDA3. No flooding implications raised at the planning applications stages.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Within archaeological consultation zone. No archaeological recommendations raised as part of planning applications processes.	Old property with large mature garden, which was identified in previous planning application process as having potential for nature conservation interests, particularly bats & badgers. Condition requiring ecological survey, including mitigating measures attached to planning consent for 2 dwellings, but none attached to current 1 for 1 replacement dwelling consent.	No TPO's on site, but mature trees located in rear garden of property. Previous planning application required trees to be protected during construction. No conditions on current consent for 1 for 1 replacement dwelling.	No impact on landscape interests raised during planning applications processes.	Not located on open space.	No objections from Highway Authority during planning applications processes. Standard highway conditions requested under previous consent, none attached to current consent for 1 for 1 replacement dwelling.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	30m to 50m from nearest bus stops. However service is only every 2 hours. No bus service improvements identified as being required as part of planning applications processes.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0342	419 Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on a major route through Borough.	Residential	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be related to existing trees in rear of site & adjacent to northern, southern & eastern boundaries, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees in rear garden, which could be retained in gardens of any new development. These should be integrated into any redevelopment of site. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	70m from nearest bus stops. Bus service improvements are therefore required.	High - limited mitigation required
S0343	80 Daws Heath Road, Hadleigh	FRZ1 & CDA1. No flooding or drainage implications raised during planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / School	No archaeological recommendations raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland and raised during planning application process.	No impact on landscape interests.	Not located on open space.	No highway implications in principle on outline application. Standard highway conditions likely on any reserved matters applications received.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	105m to 170m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0344	141 Thunderley Park Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees & vegetation in rear garden of site, which could provide a habitat for birds or bats.	No TPO's on site. Trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	860m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0345	477-489 Rayleigh Road, Thunderley	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is on A129 through Borough. Air quality data from 3 diffusion tubes monitoring NOx levels in area show that 1 at 127 Daws Heath Road is within objective limits as is tube near A127 at 2 Kingsley Lane. 3rd tube at 320 Hart Road (near junction with Rayleigh Road) slightly exceeding objective limits in 2010. Traffic generated air pollution is a risk.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site in use by residential properties. Any nature conservation interests are likely to be confined to trees, which could provide habitat for birds & bats.	No TPO's on site, but number of trees located in front & rear gardens & along boundaries of site. Any development should seek to integrate into scheme & to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards junction improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	20m to 125m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0346	37 Kiln Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees in rear garden & 1 tree & high conifer hedging to front boundary, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees present in the rear garden and beyond the rear boundary. These can be retained in rear gardens of any development. TPO 6/94 (Hawthorn x 3, Spruce x 1, Oak x 1, Silver Birch x 1) located adjacent to eastern boundary. Would not be located close to any new building footprint.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority with regard to access onto classified road. Does have in and out driveway with 2 vehicular crossovers. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	80m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0347	Rear of 221-229 Kiln Road, Thunderley (previously known as 221-235 Kiln Road, Thunderley)	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Rear gardens are heavily treed & vegetated. Nature conservation interests likely to be present in these habitats. Ecological surveys would need to be undertaken & consideration given to the potential impact on these interests & whether mitigation is appropriate.	No TPO's on site, however number of mature trees within Any scheme should seek to integrate these into design & layout & should include root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. Need to relocate 3 garages serving properties in Parkfields.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	500m to 550m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0348	243 Hart Road, Thunder sley	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Whilst site not on main route, it is on busy road, which suffers congestion during peak hours. Traffic generated air pollution may be a risk.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees on rear boundary of site, which could provide a habitat for birds or bats.	No TPO's on site, however trees located to rear of site, some mature, likely to be able to be retained in rear gardens of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 290m from nearest bus stops.	High - limited mitigation required
S0349	68 The Chase, Thunder sley	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on a major route through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees in rear & front of site, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees in rear & front garden, which could be retained in gardens of any new development. These should be integrated into any redevelopment of site. Need to plan in root protection zones.	Landscape features limited to trees along front boundary of site. Any development should seek to retain and integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	370m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0350	205 Hart Road, Thunder sley	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Whilst site not on main route, it is on busy road, which suffers congestion during peak hours. Traffic generated air pollution may be a risk.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees in rear & front garden & high evergreen hedging along front & side boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Trees located within front & rear gardens. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones.	Landscape features limited to trees & hedging on site. Any development should seek to retain and integrate such landscape features where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 150m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0351	529 Rayleigh Road, Thunderley	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is on A129 through Borough. Air quality data from diffusion tubes monitoring NOx levels in area show that 1 near A127 at 2 Kingsley Lane is within objective limits in 2010. However this area suffers from high congestion, particularly at peak times. Traffic generated air pollution is a risk.	Residential	Locally Listed Building. Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site in use by residential properties. Any nature conservation interests are likely to be confined to trees, which could provide habitat for birds & bats.	TPO 16/99 (2 x Ash, 2 x Cypress, 1 x Beech & 1 x Scots Pine). Need to ensure protection of trees, including root protection zones	Landscape features comprise TPO trees. Need to retain within any redevelopment of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Access should be from Sandown Road as existing, not from Rayleigh Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	110m to 180m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0352	1 Warren Chase, Thunder sley	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality. Site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, however number of mature trees located along front & side boundaries & 1 within rear garden of site. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones.	Landscape features limited to trees on site, particularly along front & side boundaries. Any development should seek to retain & integrate such landscape features, particularly to southern & eastern boundaries on this prominent corner location.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Access should be from Warren Chase as existing, not from Kiln Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 20m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0353	R/o 4-5 Deerhurst Close, Thunder sley	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Given residential use & undeveloped garden area, contamination unlikely.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation within residential gardens, which could provide a habitat for birds or bats.	No TPO's, but number of trees along western & eastern boundaries of the site. Any development should seek to integrate trees within development & plan in root protection zones.	Landscape interests limited to existing trees on site. Need to seek integration where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	272m from nearest bus stops.	High - limited mitigation required
S0354	101 & 105 London Road & 1 Rushbottom Lane, Thunder sley	FRZ1 & CDA2. Any development must deliver surface water drainage & management on and adjacent to the site to ensure no increase in risk of surface water flooding to site or adjacent properties.	Site identified as potentially contaminated as result of past uses. Require site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Site on 1 of major road routes through Borough, where air quality may be poor at peak times. A diffusion tube monitoring air quality at Sadlers Villas, London Road indicates that nitrogen dioxide levels are just within objective levels in 2009 and 2010.	Residential / shopping	Not within Historic Landscape or archaeological consultation zone.	Site mainly developed. Unlikely to be any nature conservation interests on site.	No TPO's on site. No significant vegetation within residential curtilage.	No impact on landscape interests.	Not located on open space.	Need to produce Transport Assessment & consult Highway Authority. Consideration needs to be given to access arrangements given close proximity to Tarpots junction. Likely to require S106 contributions for any highway works & towards public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Within 100m of nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0355	12 Ivy Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Mature tree in front garden & some in rear garden. Those to the rear are unlikely to be impacted upon by any new development, however consideration would need to be given to impact on tree in front garden.	Landscape features limited to trees on site. Any development should seek to retain & integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	240m to 270m from nearest bus stops.	High - limited mitigation required
S0356	Formosa, Roseberry Avenue, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees along southern & western boundaries of site. Any scheme should seek to include root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 220m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0357	Ex Social services building, 535 London Road, Thunder sley	FRZ1 & CDA2. No flood risk issues raised during planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or Conservation Areas or within archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	TPO 13/99 (2 oak, 2 acer, 2 horse chestnut, 1 small group of hawthorns) located at north eastern corner of site. Need to integrate into any scheme & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority during planning application process. Standard highway conditions requested.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Nearest bus stops immediately outside site.	High - limited mitigation required
S0358	64 Kenneth Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees & hedging on site, which could provide a habitat for birds or bats.	No TPO's on site, but trees located along western, southern & northern boundaries & 2 in front garden. Development can be designed to incorporate these. Need to plan in root protection zones.	Landscape features comprise trees on site. Any development should seek to retain & integrate such landscape features, particularly those to front of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	70m to 90m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0359	164 Kenneth Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees & hedging on site, which could provide a habitat for birds or bats.	TPO 2/81 (Area of Sycamore, Silver Birch, London Plane, Oak, Fir, Hornbeam & Chestnut) & TPO 7/82 (Hornbeam, Sweet Chestnut) located adjacent to northern boundary of site. Extensive other trees along southern boundary & in rear garden. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones.	Landscape features comprise trees on site. Any development should seek to retain & integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	90m to 110m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0360	Birchwood, Thunderley Grove, Thunderley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees & hedging on site, which could provide a habitat for birds or bats.	No TPO's on site. TPO 3/84 (Hornbeam x 2, Oak x 2) located adjacent to western boundary. Mature trees present along northern boundary of site. Need arboricultural survey to assess health & longevity of trees & impact of development. Should be integrated into any development, including root protection zones.	Landscape features limited to hedging along frontage of site & trees along north boundary of site. Any development should seek to retain & integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 250m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0361	18 Coombe wood Drive, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees & hedging on site, which could provide a habitat for birds or bats.	No TPO's on site. Mature trees located in rear garden & its boundaries. Likely to be able to be retained in rear gardens of any redevelopment of site. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0362	Benfleet Dental Clinic, 3 Downer Road North, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Site is on A13 a major road route through Borough. This raises the risk of poor air quality on the site at peak times. This is borne out by nitrogen oxide data from nearby diffusion tubes on the A13, where nitrogen dioxide has exceeded objective levels in both 2009 and 2010. Consideration needs to be given to establishing an Air Quality Management Area.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site is almost completely developed with building & hardsurfacing. Unlikely to be any nature conservation impacts.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Access should be from Downer Road North as existing, not from London Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	250m to 370m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0363	1 Langford Crescent & r/o 27 & 29 Raymonds Drive, Thunderley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees & hedging on boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site. Some trees along eastern & southern boundaries of site. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	230m to 280m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0364	Land between Felstead Road and Catherine Road, Benfleet	FRZ1 & CDA1. Site specific FRA submitted with application. AW & EA raised concerns over surface water drainage proposals. Need to consider carefully such issues, particularly given topography of site. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	The site is not on one of major road routes through the Borough, although most of site is within 400m of the A13. Air quality data from diffusion tubes to the North on London Road indicates that annual mean nitrogen dioxide levels were outside objective limits for 2009 and 2010. Indicating that there might be poor air quality in the area with risks to health. (To be considered as part of larger site PGB05 as a whole - S0007, S0364,	Residential & school	No known archaeological records within site, however Iron Age, Roman & Medieval finds in surrounding area. Conditions requiring trial trenching & open area excavation were recommended by ECC as part of planning application process. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	NE considered that there would be no impact on statutory protected sites. Significant ecological implications given wooded nature of parts of the site. Badgers setts present on site, bats, birds, invertebrates & reptiles also present / suitable habitat for. Appropriate integration, mitigation required. LoWS Review 2012 indicates development should seek to retain older woodland blocks & larger trees to retain overall wooded character & maintain connectivity with adjacent woods. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	Areas of significant woodland, inc. 1/80 (Mixed hardwood and softwood deciduous trees) & 26/92 (Trees consisting of mainly Ash, Oak & Hawthorn). Also other significant trees and wood areas contained with the site. Need to consider designing to incorporate into any development and protection. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	NE considered that there would be no impact on statutory landscapes. Need to consider landscape impacts within site and view from outside, particularly given topography of site. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	Not located on open space. Community woodland proposed as part of application. Maintenance and management need to be secured through S106. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	No objections from Highway Authority. Standard planning conditions & requirement for Residential Travel Plan & £3,000 monitoring fee, £5,000 towards parking restrictions around Felstead & Bowers Roads, & improvements to bus stop infrastructure. LPA concerns over permeability. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	NHS Property Services requested as part of planning process £48,000 of capital expenditure to accommodate additional health care demands. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	No education contributions requested as part of planning application process.	300-400m from nearest bus stops	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
					S0365 & S0366).											

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0365	Land between Felstead Road and Catherine Road, Benfleet	FRZ1 & CDA1. Site specific FRA submitted with application. AW & EA raised concerns over surface water drainage proposals. Need to consider carefully such issues, particularly given topography of site. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	The site is not on one of major road routes through the Borough, although most of site is within 400m of the A13. Air quality data from diffusion tubes to the North on London Road indicates that annual mean nitrogen dioxide levels were outside objective limits for 2009 and 2010. Indicating that there might be poor air quality in the area with risks to health. (To be considered as part of larger site PGB05 as a whole - S0007, S0364,	Residential & school	No known archaeological records within site, however Iron Age, Roman & Medieval finds in surrounding area. Conditions requiring trial trenching & open area excavation were recommended by ECC as part of planning application process. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	NE considered that there would be no impact on statutory protected sites. Significant ecological implications given wooded nature of parts of the site. Badgers setts present on site, bats, birds, invertebrates & reptiles also present / suitable habitat for. Appropriate integration, mitigation required. LoWS Review 2012 indicates development should seek to retain older woodland blocks & larger trees to retain overall wooded character & maintain connectivity with adjacent woods. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	Areas of significant woodland, inc. 1/80 (Mixed hardwood and softwood deciduous trees) & 26/92 (Trees consisting of mainly Ash, Oak & Hawthorn). Also other significant trees and wood areas contained with the site. Need to consider designing to incorporate into any development and protection. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	NE considered that there would be no impact on statutory landscapes. Need to consider landscape impacts within site and view from outside, particularly given topography of site. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	Not located on open space. Community woodland proposed as part of application. Maintenance and management need to be secured through S106. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	No objections from Highway Authority. Standard planning conditions & requirement for Residential Travel Plan & £3,000 monitoring fee, £5,000 towards parking restrictions around Felstead & Bowers Roads, & improvements to bus stop infrastructure. LPA concerns over permeability. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	NHS Property Services requested as part of planning process £48,000 of capital expenditure to accommodate additional health care demands. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	No education contributions requested as part of planning application process.	300-400m from nearest bus stops	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
					S0365 & S0366).											

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0366	Land between Felstead Road and Catherine Road, Benfleet	FRZ1 & CDA1. Site specific FRA submitted with application. AW & EA raised concerns over surface water drainage proposals. Need to consider carefully such issues, particularly given topography of site. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	The site is not on one of major road routes through the Borough, although most of site is within 400m of the A13. Air quality data from diffusion tubes to the North on London Road indicates that annual mean nitrogen dioxide levels were outside objective limits for 2009 and 2010. Indicating that there might be poor air quality in the area with risks to health. (To be considered as part of larger site PGB05 as a whole - S0007, S0364,	Residential & school	No known archaeological records within site, however Iron Age, Roman & Medieval finds in surrounding area. Conditions requiring trial trenching & open area excavation were recommended by ECC as part of planning application process. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	NE considered that there would be no impact on statutory protected sites. Significant ecological implications given wooded nature of parts of the site. Badgers setts present on site, bats, birds, invertebrates & reptiles also present / suitable habitat for. Appropriate integration, mitigation required. LoWS Review 2012 indicates development should seek to retain older woodland blocks & larger trees to retain overall wooded character & maintain connectivity with adjacent woods. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	Areas of significant woodland, inc. 1/80 (Mixed hardwood and softwood deciduous trees) & 26/92 (Trees consisting of mainly Ash, Oak & Hawthorn). Also other significant trees and wood areas contained with the site. Need to consider designing to incorporate into any development and protection. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	NE considered that there would be no impact on statutory landscapes. Need to consider landscape impacts within site and view from outside, particularly given topography of site. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	Not located on open space. Community woodland proposed as part of application. Maintenance and management need to be secured through S106. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	No objections from Highway Authority. Standard planning conditions & requirement for Residential Travel Plan & £3,000 monitoring fee, £5,000 towards parking restrictions around Felstead & Bowers Roads, & improvements to bus stop infrastructure. LPA concerns over permeability. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	NHS Property Services requested as part of planning process £48,000 of capital expenditure to accommodate additional health care demands. (To be considered as part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	No education contributions requested as part of planning application process.	300-400m from nearest bus stops	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
					S0365 & S0366).											

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0367	Manor Trading Estate, West of Armstrong Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site previously associated with potential contamination. Given existing & past commercial uses on the site, contamination is likely. Initial site investigations & remediation required.	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Air quality data from diffusion tubes to entrance of Manor Trading Estate indicates that annual mean nitrogen dioxide levels are inside objective limits for 2010. However traffic generated air pollution a risk, given increase in traffic generation from the site. Also air pollution from remaining parts of industrial estate is a risk.	Residential, commercial, industrial	Not within Historic Landscape or archaeological consultation zone.	Site is almost completely developed. Unlikely to be any nature conservation impacts.	No TPO's on site, however trees are present in rear gardens of adjacent residential properties. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need Transport Assessment. Need to consult Highway Authority. Likely to require S106 contributions towards highway & junction improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	125m to 350m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0368	Recycling Centres for Household Waste (RCHW), Canvey Road, Canvey Island	FRZ3 & adjacent to CDA6. Site specific FRA required & consideration of sequential & exception tests. Dwellings to be flood resistant & resilient & provide safe on-site refuge facilities. Surface water needs to be managed to ensure no increase in risk of surface water flooding to site or nearby properties.	Potential for contamination on parts of site from previous or existing uses. Site investigation should be undertaken & consult with the EA & Council's Environmental Health Team.	Site lies within buffer zone of a pipeline. Discussion needed with the British pipeline agency.	Nearest diffusion tube is CP1. NOx levels below the European limit.	Waste disposal, golf course	Within archaeological consultation zone. Site partly undisturbed, with potential for archaeological interest. Within an ancient landscape. Should consider archaeological investigation prior to submission of any planning application.	Adjacent to CPT4 West Canvey Marshes, an extensive area of grazing marsh with hotspots for reptile diversity.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 24, medium to low landscape sensitivity and medium to high visual sensitivity.	Not located on open space.	There is highway capacity within the vicinity of this site, however contributions will be required towards access/egress improvements to Canvey Island.	Nearest surgery is Third Avenue, Canvey Island. Capacity improvements needed.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0369	Land west of Keswick Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Air quality data from diffusion tubes to entrance of Manor Trading Estate indicates that annual mean nitrogen dioxide levels are inside objective limits for 2010.	Residential, educational	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS Review 2012 indicates site cleared of much of its vegetation, however ecological surveys should be undertaken to check condition of site & determine presence of species. A design which retains as many of the trees as possible should be sought.	No TPO's on site, however other mature trees remain on site. Any scheme should seek to retain & integrate trees into design & layout of scheme. Require arboricultural report & root protection zones.	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features, particularly to its road frontages.	Not located on open space.	Consult Highway Authority. S106 requirements likely for junction improvements, making up the unmade part of Keswick Road to the site entrance & potential public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	300m to 500m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0370	Land west of Keswick Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Air quality data from diffusion tubes to entrance of Manor Trading Estate indicates that annual mean nitrogen dioxide levels are inside objective limits for 2010.	Residential, educational	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS Review 2012 indicates site cleared of much of its vegetation, however ecological surveys should be undertaken to check condition of site & determine presence of species. A design which retains as many of the trees as possible should be sought.	No TPO's on site, however other mature trees remain on site. Any scheme should seek to retain & integrate trees into design & layout of scheme. Require arboricultural report & root protection zones.	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features, particularly to its road frontages.	Not located on open space.	Consult Highway Authority. S106 requirements likely for junction improvements, making up the unmade part of Keswick Road to the site entrance & potential public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	300m to 500m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0371	Land to rear of 187-209 Link Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is hardsurfaced & occupied by garage blocks, unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0372	Land between 43 & 45 Benderloch, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is hardsurfaced & occupied by garage blocks, unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0373	Land r/o 56-80 North Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises area of grass which is regularly mowed. Unlikely to be any nature conservation interests.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority. Need to consider provision of appropriate access & junction onto North Avenue. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	360m to 500m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0374	Land adjacent 2 Cedar Road, Canvey Island	FRZ3 & CDA6. Need to retain access for EA to pumping station. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises hardstanding for access to EA pumping station & bases of previous garage blocks. Some grass & weeds have grown since garages demolished. Unlikely to be any nature conservation interests.	No TPO's on site. Are trees to the north, need to consider root protection zones.	No existing landscape features. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to frontages of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to retain access for EA to pumping station.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	750m to 850m from nearest bus stops.	Medium - accessibility poor but within existing urban area. Limited mitigation required.

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0375	Land between 20 & 26 Marine Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced, unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	350m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0376	Land between 64 & 68 Kingsmere, Hadleigh	FRZ3 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage block, unlikely to be any nature conservation interests on site.	No TPO's on site, however some trees adjacent to rear boundary. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	190m to 270m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0377	Land between 12 & 14 Merrivale, Benfleet	FRZ3 & CDA1. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage block, unlikely to be any nature conservation interests on site.	No TPO's on site, however some trees adjacent to boundaries. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	320m to 370m from nearest bus stops.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0378	Land between 37 & 45 Merrivale, Benfleet	FRZ3 & CDA1. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage block, unlikely to be any nature conservation interests on site.	No TPO's on site, however some trees adjacent to boundaries. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	440m to 490m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0379	Land between 14 & 16 Tilburg Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is developed with building & hardsurfacing, unlikely to be any nature conservation interests on site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100m to 220m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0380	Land adj 31 St Christopher's Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises grassed area which is regularly mowed. Unlikely to be any nature conservation interests.	No TPO's on site.	No landscape interests on site, however development likely to have impact on wider landscape. Scheme should be carefully designed & provided with substantial planting to limit impact.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	600m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0381	Land adj 24 Windsor Gardens, Hadleigh	FRZ3 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage block, unlikely to be any nature conservation interests on site.	No TPO's on site, however some trees adjacent to rear boundary. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	340m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0382	Land adj 38 Maple Way, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises area of grass with 3 trees. Nature conservation interests likely to be confined to trees, which could provide a habitat for birds or bats.	No TPO's on site. 3 trees on site, not mature. 2 would likely to be lost as result of footprint of development, but one to front could be retained.	Landscape features limited to a few trees on site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to the 2 frontages of the site (north & west).	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300m to 400m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0383	Land opposite 77-83 Maple Way, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises area of regularly mowed grass with number of young trees & 2 more established trees. Nature conservation interests likely to be confined to trees, which could provide a habitat for birds or bats.	No TPO's on site. Younger trees on site, would likely be lost as result of footprint of development, but more established trees located centrally could be retained in rear gardens of properties.	Landscape features limited to trees on site. Should seek to retain the 2 more established trees located centrally in site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to the northern boundary of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	275m to 400m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0384	Land adj 16 Pine Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises grassed area which is regularly mowed. Unlikely to be any nature conservation interests.	No TPO's on site.	No existing landscape features. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to frontages of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0385	Land adj 13 Linden Way, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises area of grass which is regularly mowed. Unlikely to be any nature conservation interests.	No TPO's on site. 2 small trees on site, 1 would likely be lost as result of footprint of development, but other one could be retained in rear garden of property.	Need to consider impact of development on streetscene, should seek to introduce landscaping elements to frontages of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0386	Land adj 15 Little Gypps Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises grassed area which is regularly mowed. Unlikely to be any nature conservation interests.	5 small, recently planted trees located on site. Need to consider if some can be retained with garden areas of any development.	Landscape features limited to number of young trees on site. Should seek to integrate into development where appropriate. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to boundaries of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	350m from nearest bus stops.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0387	Land adj 21 Cherry Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential / Public Open Space	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing tree located within site, which could provide a habitat for birds or bats.	No TPO's on site. 1 tree in centre of site, not mature. 5 conifer trees have been removed from northern boundary of site in last year. Development should consider landscape screening to northern boundary of site.	Landscape features limited to tree on site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to the 2 frontages of the site (north & east).	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	450m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0388	Land adj 32 Linden Way, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises grassed area which is regularly mowed. Unlikely to be any nature conservation interests.	No TPO's on site.	No existing landscape features. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to frontages of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	180m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0389	Land between 18 & 20 Little Gypps Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises grassed area which is regularly mowed. Unlikely to be any nature conservation interests.	2 small trees planted in last few years located on site. Likely to be lost as result of footprint of any development.	Landscape features limited to 2 young trees on site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to boundaries of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	370m to 400m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0390	173 Eastern Esplanade, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site comprises area of grass which is regularly mowed. Unlikely to be any nature conservation interests.	No TPO's on site.	No impact on landscape interests.	Site comprises grassed area, which is regularly mowed. It is utilised as open space, but is not allocated as public open space in the 1998 Adopted Local Plan.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Bus stops immediately outside site. However service is infrequent. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0391	Land between Shell Beach Road, Margarten Avenue & Eastern Esplanade, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site comprises area of grass which is regularly mowed. Unlikely to be any nature conservation interests.	No TPO's on site.	No impact on landscape interests.	Site comprises grassed area, which is regularly mowed. It is utilised as open space, but is not allocated as public open space in the 1998 Adopted Local Plan.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Bus stops immediately outside site. However service is infrequent. Bus service improvements may be required.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0392	Land off Kiln Road/North of The Chase, Thundersley	FRZ1 & CDA3. Would require conditions relating to foul and surface water drainage strategies & S106 requiring financial contribution towards improvements to surface water drainage system of Prittle Brook, as per GF01A site.	Contamination considered during planning application process for adjacent site GF01A & standard conditions placed on consent. Possibility that this could also affect this site. Therefore consideration needs to be given to contamination on this site.	Not within vicinity of hazardous installations.	Some western parts are in worst 10% nationally & to east the worse 20% nationally. An Air Quality Management Area may need to be designated on the A13.	Residential / Schools / College / Local Government	Essex Historic Environment Record - area may contain features associated with historical site of medieval deer park. Also potential for earlier archaeological deposits. Historic Environment Characterisation for area - potential for below ground archaeological deposits. Condition required to secure implementation of programme of archaeological works including written scheme of investigation.	LoWS's 16 & 23. Ecological surveys, impact assessments & mitigation strategy would need to be undertaken. Need to consider how biodiversity can be effectively integrated into any development to satisfy the nature conservation hierarchy in the NPPF. LoWS Review 2012 indicates any planning application should be accompanied by master plan based around strong green infrastructure network.	TPO's 19/72, 4/92, 5/92, 6/92, 8/92, 9/92, 10/92, 4/99 & some significant areas of trees which impact on biodiversity and landscape of the site. Need to consider retention and integration into any scheme. Require arboricultural report.	Mature trees and paddocks comprise the landscape. Landscaping provision and management measures need to be considered. Any development should seek to be integrated into green, parkland natural environment.	Not located on existing open space. Further open space & children's play equipment needs to be provided within site commensurate with number of dwellings.	Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with All Essex scratch cards & S106 financial contribution for highways improvement works, including junction improvements at Kenneth Road & passenger transport improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in Thundersley to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early years provision and primary provision in Thundersley will be required to ensure sufficient capacity.	200-500m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0393	Land east of Bassent waite Road, Thunder sley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	TPO/26/2018 - woodland.	Green Belt Landscape Assessment (2010) parcel 3, high landscape sensitivity and high visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	400m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0394	Land to the east of Consiton Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	TPO/6/2018 - various species.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	600m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0395	Christmas Tree Farm, Rhoda Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tubes are CP33 & CP34. CP34 is approaching European limit and air quality management measures may be necessary.	Residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	TPO/32/2018 - woodland.	Green Belt Landscape Assessment (2010) parcel 3, high landscape sensitivity and high visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	250m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability
S0396	160 Clifton Avenue, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tubes are CP33 & CP34. CP34 is approaching European limit and air quality management measures may be necessary.	Residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is High Road family doctors. Purpose built surgery which may require some capacity improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	200m from nearest bus stop which has a frequent service.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0397	Playing field north of The Chase, Thundersley	FRZ1 & CDA3. Would require conditions relating to foul and surface water drainage strategies & S106 requiring financial contribution towards improvements to surface water drainage system of Prittle Brook, as per GF01A site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP34. CP34 is approaching European limit and air quality management measures may be necessary.	Residential and green field	Not within Historic Landscape or archaeological consultation zone.	Adjacent CPT16 The Chase Paddocks, it is designated as a collection of paddocks representing a scarce and declining habitat of lowland meadows.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 6, high landscape sensitivity and medium-high visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early years provision and primary provision in Thundersley will be required to ensure sufficient capacity.	350m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0398	Kings Park, Canvey Island	FRZ3a & CDA6.Site specific FRA & extensive tidal & fluvial flooding info & modelling submitted with planning application. EA satisfied with rationale, methodology & assumptions. No objection subject to conditions & further detailed modelling. Provision & maintenance of 19m protection zone and £100,000 indexed linked towards tidal defence improvements.	Location of historic landfill, desktop and soil surveys likely to be required.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP6. NOx levels well below the European limit.	Residential caravan park and country park	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Adjacent to Benfleet and Southend Marshes SSSI, designated as a habitat for migratory bird species.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 25, high landscape sensitivity and high visual sensitivity.	Designated as public open space, however is in fact in private ownership and fenced off.	Site access can be secured either through existing caravan site or via the access road to the country park. Upgrades will be required to enable passing. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Canvey Health Centre, several surgeries have capacity.	The scale of development on this site will impact on early years provision and primary school capacity on Canvey Island. A contribution towards expansion of local early years provision and primary provision on Canvey Island will be required to ensure sufficient capacity.	1km from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0399	61-69 Hart Road, Thunder sley	FRZ1 & CDA3. Would require conditions relating to foul and surface water drainage strategies & S106 requiring financial contribution towards improvements to surface water drainage system of Prittle Brook, as per GF01A site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17 & CP33. NOx levels below the European limit.	Residential, nursing home and school. Local centre.	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	Within existing urban area. Limited impact on capacity due to scale of development.	Adjacent to a bus stop which has a frequent service.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0400	Land between Essex Way and Vicarage Hill, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube CP11. NOx levels well below the European limit.	Residential and green field	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Within CP12 Vicarage Hill, designated as a neutral grassland with some lowland non ancient woodland. The south eastern portion is in the process of being improved to offset development elsewhere in the Borough.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 16, very high landscape sensitivity and high visual sensitivity.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required. Access needs to be carefully located as adjoining roads are accident hotspots.	Nearest surgery is Essex Way surgery, Benfleet. Capacity limited, given scale of site contributions are likely to be required.	The scale of development on this site will impact on early years and primary school capacity in South Benfleet. A contribution towards expansion of local early years and primary provision in South Benfleet will be required to ensure sufficient capacity.	150m from nearest bus stop which has an infrequent service. Service improvements would be needed.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0401	Land between Essex Way and 234 Vicarage Hill, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube CP11. NOx levels well below the European limit.	Residential and green field	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Within CP12 Vicarage Hill, designated as a neutral grassland with some lowland non ancient woodland. The south eastern portion is in the process of being improved to offset development elsewhere in the Borough.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 16, very high landscape sensitivity and high visual sensitivity.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required. Access needs to be carefully located as adjoining roads are accident hotspots.	Nearest surgery is Essex Way surgery, Benfleet. Capacity limited, given scale of site contributions are likely to be required.	The scale of development on this site will impact on early years and primary school capacity in South Benfleet. A contribution towards expansion of local early years and primary provision in South Benfleet will be required to ensure sufficient capacity.	100m from nearest bus stop which has an infrequent service. Service improvements would be needed.	Medium - mitigation required to ensure suitability
S0402	Land adjacent 37 The Dale, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP34. CP34 is approaching European limit and air quality management measures may be necessary.	Residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	ECC/7/73 - trees of various species.	Green Belt Landscape Assessment (2010) parcel 11, very high landscape sensitivity and medium-high visual sensitivity.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	Within existing urban area. Limited impact on capacity due to scale of development.	200m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0403	210 & 212 High Road, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP12. NOx levels below the European limit.	Residential and local centre	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is High Road family doctors. Purpose built surgery which may require some capacity improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	50m from nearest bus stop which has a frequent service.	High - limited mitigation required
S0404	Land to the rear of 201 Vicarage Hill, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube CP11. NOx levels well below the European limit.	Residential and green field	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	5/85 - mixed deciduous woodland.	Green Belt Landscape Assessment (2010) parcel 11, very high landscape sensitivity and medium-high visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Essex Way surgery, Benfleet. Capacity limited, however scale of growth on this site unlikely to impact.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	250m from nearest bus stop which has an infrequent service. Service improvements would be needed.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0405	Land to the east of Borrowdale Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	TPO/24/2018 trees comprising mainly ash, blackthorn and hawthorn.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	300m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability
S0406	191-193 High Road, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP12. NOx levels below the European limit.	Residential and local centre	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is High Road family doctors. Purpose built surgery which may require some capacity improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Adjacent to a bus stop which has a frequent service.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0407	Land on the south side of London Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tubes are CP33 & CP34. CP34 is approaching European limit and air quality management measures may be necessary.	Residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	TPO/28/20018 - woodland.	Green Belt Landscape Assessment (2010) parcel 3, high landscape sensitivity and high visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	Adjacent to a bus stop which has a frequent service.	Medium - mitigation required to ensure suitability
S0408	Land on the east side of Thundersley Park Road, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tubes are CP33 & CP34. CP34 is approaching European limit and air quality management measures may be necessary.	Plotland with some residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 3, high landscape sensitivity and high visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	350m from nearest bus stop which has a frequent service.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0409	Land at the junction of Thunder sley Park Road and Hill road, South Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tubes are CP33 & CP34. CP34 is approaching European limit and air quality management measures may be necessary.	Residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	TPO/46/2018 - trees of various species.	Green Belt Landscape Assessment (2010) parcel 3, high landscape sensitivity and high visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	350m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability
S0410	Land to the east of Church View Road, Thunder sley, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	ECC/6/70 - trees of various species.	Green Belt Landscape Assessment (2010) parcel 3, high landscape sensitivity and high visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	200m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0411	Land to the west of Church View Road, Thundersley, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	ECC/6/70 - trees of various species.	Green Belt Landscape Assessment (2010) parcel 3, high landscape sensitivity and high visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	300m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability
S0412	Land at the rear of 301 Rayleigh Road, Benfleet	FRZ1 & CDA3. Would require conditions relating to foul and surface water drainage strategies & S106 requiring financial contribution towards improvements to surface water drainage system of Prittle Brook, as per GF01A site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP18. CP18 is approaching European limit and air quality management measures may be necessary.	Residential and green field	Not within Historic Landscape or archaeological consultation zone.	Adjacent to CPT23 Thundersley Plotland. It is designated as it comprises a mosaic of grassland, woodland and scrub habitats.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 6, high landscape sensitivity and medium-high visual sensitivity.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	Within existing urban area. Limited impact on capacity due to scale of development.	150m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0413	Russell House and Theo Hall, Canvey Road, Canvey Island	FRZ3 & adjacent to CDA6. Site specific FRA required & consideration of sequential & exception tests. Dwellings to be flood resistant & resilient & provide safe on-site refuge facilities. Surface water needs to be managed to ensure no increase in risk of surface water flooding to site or nearby properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP3. NOx levels well below the European limit.	Residential and agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Adjacent to an ancient landscape. Should consider archaeological investigation prior to submission of any planning application, should also consider impact of design and layout on character of the ancient landscape.	Adjacent to CPT4 West Canvey Marshes, an extensive area of grazing marsh with hotspots for reptile diversity.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 23, very high landscape sensitivity and high visual sensitivity.	Not located on open space.	It is not clear if safe access can be achieved for more intense development.	Nearest surgery is Third Avenue, Canvey Island. Capacity improvements needed.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	50m from nearest bus stop which has a frequent service. As site has been clustered with other sites access is now possible.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0414	Thatch Farm, Bramble Crescent, Hadleigh	FRZ1 and not within a CDA.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Remote from urban area, no air quality monitoring data. Air quality unlikely to be an issue.	Woodland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Adjacent to an ancient landscape. Should consider archaeological investigation prior to submission of any planning application, should also consider impact of design and layout on character of the ancient landscape.	Adjacent to CPT31 Pound Wood, which is ancient woodland and has dormouse and priority invertebrate species. Adjacent Garrold's Meadow SSSI.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 8, high landscape sensitivity and medium-high visual sensitivity.	Not located on open space.	Prolonged access via unmade road, significant upgrades to road required before this site could come forward. Strategic network also operating close to capacity.	Remote from GP services in Castle Point.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0415	Burches Livery Centre, 1 Caversham Villas, Great Burches Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	Prolonged access via unmade road, significant upgrades to road required before this site could come forward. Strategic network also operating close to capacity.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0416	Howard Hall, 231 Benfleet Rd, Benfleet	FRZ1 and within surface water flood risk. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube CP11. NOx levels well below the European limit.	Residential and green field	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Adjacent to CPT22 Nine Acre Wood which is an ancient woodland.	ECC/7/60 - woodland.	Green Belt Landscape Assessment (2010) parcel 16, very high landscape sensitivity and high visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Essex Way surgery, Benfleet. Capacity limited, given scale of site contributions are likely to be required.	The scale of development on this site will impact on early years and primary school capacity in South Benfleet. A contribution towards expansion of local early years and primary provision in South Benfleet will be required to ensure sufficient capacity.	50m from nearest bus stop which has an infrequent service. Service improvements would be needed.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0417	Birches View, Great Burches Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	Prolonged access via unmade road, significant upgrades to road required before this site could come forward. Strategic network also operating close to capacity.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0418	157 Chesterfield Avenue, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	TPO/5/2018 - various trees, woodland.	Green Belt Landscape Assessment (2010) parcel 3, high landscape sensitivity and high visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	300m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0419	27 - 29 Geylen Road, Canvey Island	FRZ3a & CDA6. Site specific FRA & extensive tidal & fluvial flooding info & modelling submitted with planning application. EA satisfied with rationale, methodology & assumptions. No objection subject to conditions & further detailed modelling. Provision & maintenance of 19m protection zone and £100,000 indexed linked towards tidal defence improvements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube is CP6. NOx levels well below the European limit.	Residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Canvey Health Centre, several surgeries have capacity.	Within existing urban area. Limited impact on capacity due to scale of development.	350m from nearest bus stop which has an infrequent service. Service improvements would be needed.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0420	Land to the rear of 2 Badgers Way, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube is CP34. CP34 is approaching European limit and air quality management measures may be necessary.	Residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 11, very high landscape sensitivity and medium-high visual sensitivity.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	Within existing urban area. Limited impact on capacity due to scale of development.	300m from nearest bus stop which has a frequent service.	High - limited mitigation required
S0421	The Lodge, Rhoda Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tubes are CP33 & CP34. CP34 is approaching European limit and air quality management measures may be necessary.	Plotland with some residential	Not within Historic Landscape or archaeological consultation zone.	Adjacent to CPT9 Kents Hill Wood., mixed deciduous woodland.	TPO/36/2018 - woodland.	Green Belt Landscape Assessment (2010) parcel 3, high landscape sensitivity and high visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	300m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0422	High Warren Farm, Vicarage Hill, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube CP11. NOx levels well below the European limit.	Residential and green field	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Adjacent to CPT18 Shipwrights Wood which is an ancient woodland.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 11, very high landscape sensitivity and medium-high visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Essex Way surgery, Benfleet. Capacity limited, given scale of site contributions are likely to be required.	The scale of development on this site will impact on early years and primary school capacity in South Benfleet. A contribution towards expansion of local early years and primary provision in South Benfleet will be required to ensure sufficient capacity.	250m from nearest bus stop which has an infrequent service. Service improvements would be needed.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0423	30-32 Essex Way, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube CP10. CP10 is approaching European limit and air quality management measures may be necessary.	Residential and car park	Within archaeological consultation zone. Within Conservation Area and near listed buildings. Should consider archaeological investigation prior to submission of any planning application. Location has implications for design.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Essex Way surgery, Benfleet. Capacity limited, given scale of site contributions are likely to be required.	Within existing urban area. Limited impact on capacity due to scale of development.	Adjacent to a bus stop which has a frequent service. Close to a train station.	Medium - mitigation required to ensure suitability
S0424	59 South View Road, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube is CP13. NOx levels below the European limit.	Residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is High Road family doctors. Purpose built surgery which may require some capacity improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	300m from nearest bus stop which has a frequent service.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0425	430 London Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tubes are CP33 & CP34. CP34 is approaching European limit and air quality management measures may be necessary.	Residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 3, high landscape sensitivity and high visual sensitivity.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	100m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0426	Stafford Court Care Home, Venables Close, Canvey Island	FRZ3a & CDA6. Site specific FRA & extensive tidal & fluvial flooding info & modelling submitted with planning application. EA satisfied with rationale, methodology & assumptions. No objection subject to conditions & further detailed modelling. Provision & maintenance of 19m protection zone and £100,000 indexed linked towards tidal defence improvements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube is CP6. NOx levels well below the European limit.	Residential, town centre and public open space	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Canvey Health Centre, several surgeries have capacity.	Within existing urban area. Limited impact on capacity due to scale of development.	50m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0427	Coniston Farm, Coniston Road, Benfleet	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	Prolonged access via unmade road, significant upgrades to road required before this site could come forward. Strategic network also operating close to capacity.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	This site is removed from the existing urban area and services within it. Impact on school capacity and access to schools will need to be considered.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0428	Land at London Road and east of Downer Road North, South Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tubes are CP33 & CP34. CP34 is approaching European limit and air quality management measures may be necessary.	Residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	TPO/1/2018 - trees of varying species.	Green Belt Landscape Assessment (2010) parcel 3, high landscape sensitivity and high visual sensitivity.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	250m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability
S0429	Land at Oakleigh Nurseries, Goldfinch Lane, Benfleet	FRZ1 and not within a CDA.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube is CP18. CP18 is approaching European limit and air quality management measures may be necessary.	Residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Adjacent to CPT21 Thundersley Great Common, designated for its lowland deciduous woodland.	TPO/15/97 - woodland.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	This site is removed from the existing urban area and services within it. Impact on school capacity and access to schools will need to be considered.	Remote from all public transport options.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0430	Land to the east of Coniston Farm, Coniston Road, Benfleet	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	Prolonged access via unmade road, significant upgrades to road required before this site could come forward. Strategic network also operating close to capacity.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0431	Land south of Roscommon Way & west of Haven Road, Canvey Island	FRZ3 & adjacent to CDA6. Site specific FRA required & consideration of sequential & exception tests. Dwellings to be flood resistant & resilient & provide safe on-site refuge facilities. Surface water needs to be managed to ensure no increase in risk of surface water flooding to site or nearby properties.	Not a site previously associated with potential contamination.	Part of the site is within the middle consultation zone for oikos installation, however the proposal is for a level 2 sensitivity development and the HSE don't advise against development of this type of development in the middle consultation zone. Site lies within buffer zone of a pipeline. Discussion needed with the British pipeline agency.	Nearest diffusion tube is CP2. NOx levels below the European limit.	Green field and industrial estate	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	This site forms part of LOWs CPT5 Canvey Village Marsh, which is an old grazing marsh system, selected both as a habitat and also for water voles and priority invertebrates species.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 28, medium landscape sensitivity and medium visual sensitivity.	Not located on open space.	There is highway capacity within the vicinity of this site, however contributions will be required towards access/egress improvements to Canvey Island.	Nearest surgery is Third Avenue, Canvey Island. Capacity improvements needed.	The scale of development on this site will impact on early years and primary school capacity on Canvey Island. A contribution towards expansion of local early years provision and primary provision on Canvey Island will be required to ensure sufficient capacity.	Remote from all public transport options.	Low - Significant environmental impacts which would be difficult to mitigate for housing development, however could be suitable for other uses.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0432	Land south of Roscommon Way, Canvey Island	FRZ3 & adjacent to CDA6. Site specific FRA required & consideration of sequential & exception tests. Dwellings to be flood resistant & resilient & provide safe on-site refuge facilities. Surface water needs to be managed to ensure no increase in risk of surface water flooding to site or nearby properties.	Not a site previously associated with potential contamination.	Part of the site is within the middle consultation zone for Coryton installation, however the proposal is for a level 2 sensitivity development and the HSE don't advise against development of this type of development in the middle consultation zone. Site lies within buffer zone of a pipeline. Discussion needed with the British pipeline agency.	Nearest diffusion tube is CP2. NOx levels below the European limit.	Green field and industrial estate	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	This site forms part of LOWs CPT5 Canvey Village Marsh, which is an old grazing marsh system, selected both as a habitat and also for water voles and priority invertebrates species. Site is adjacent to Canvey Wick SSSI, designated for its priority invertebrate species also.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 28, medium landscape sensitivity and medium visual sensitivity.	Not located on open space.	There is highway capacity within the vicinity of this site, however contributions will be required towards access/egress improvements to Canvey Island.	Nearest surgery is Third Avenue, Canvey Island. Capacity improvements needed.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - Significant environmental impacts which would be difficult to mitigate for housing development, however could be suitable for other uses.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0433	Land at the Deanes Academy, Daws Heath Road, Benfleet	FRZ1 & CDA3. Would require conditions relating to foul and surface water drainage strategies & S106 requiring financial contribution towards improvements to surface water drainage system of Prittle Brook, as per GF01A site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube is CP18. CP18 is approaching European limit and air quality management measures may be necessary.	Residential, green field, leisure centre and school	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Adjacent to CPT24 West Wood which is an ancient woodland.	ECC/15/49 - Ancient Woodland.	Green Belt Landscape Assessment (2010) parcel 6, high landscape sensitivity and medium-high visual sensitivity.	Not located on open space.	Site access needs to be identified. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local early years provision and primary provision in Hadleigh will be required to ensure sufficient capacity.	Adjacent to a bus stop which has a frequent service.	Medium - mitigation required to ensure suitability
S0434	Land adjoining Greenacre, 156 Bowers Road, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tubes are CP33 & CP34. CP34 is approaching European limit and air quality management measures may be necessary.	Residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 3, high landscape sensitivity and high visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, scale of growth is likely to require a contribution.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	250m from nearest bus stop which has a frequent service.	High - limited mitigation required

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New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0435	Brooksi de Cottage, Hilltop Avenue, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube CP11. NOx levels well below the European limit.	Residential and green field	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 11, very high landscape sensitivity and medium-high visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Essex Way surgery, Benfleet. Capacity limited, given scale of site contributions are likely to be required.	The scale of development on this site will impact on early years and primary school capacity in South Benfleet. A contribution towards expansion of local early years and primary provision in South Benfleet will be required to ensure sufficient capacity.	350m from nearest bus stop which has an infrequent service. Service improvements would be needed.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0436	364 London Road, Hadleigh	FRA1 & CDA4. Require on-site management of surface water in order to ensure that Southend Waste Water Treatment Works has sufficient capacity to accommodate development on site without exceeding water quality targets.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tubes CP24, CP25 & CP26. NOx levels below European limit.	Town Centre / Commercial / Residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is The Hollies, Hadleigh. Capacity limited, however scale of growth on this site is unlikely to impact.	Within existing urban area. Limited impact on capacity due to scale of development.	100m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0437	54 Beech Road, Hadleigh	FRA1 & CDA4. Require on-site management of surface water in order to ensure that Southend Waste Water Treatment Works has sufficient capacity to accommodate development on site without exceeding water quality targets.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tubes CP24, CP25 & CP26. NOx levels below European limit.	Residential / Commercial	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is The Hollies, Hadleigh. Capacity limited, however scale of growth on this site is unlikely to impact.	Within existing urban area. Limited impact on capacity due to scale of development.	200m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability
S0438	Land adjacent 573 High Road, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP13. NOx levels below the European limit.	Residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are at capacity, access improvements and highway mitigation will be required.	Nearest surgery is High Road family doctors. Purpose built surgery which may require some capacity improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	60m from nearest bus stop which has a frequent service.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0439	9//17 Kent Hill Road, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Used for industrial purposes, desktop assessment required.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP12. NOx levels below the European limit.	Commercial / residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are at capacity, access improvements and highway mitigation will be required.	Nearest surgery is High Road family doctors. Purpose built surgery which may require some capacity improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Adjacent nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability
S0440	19-27 Kents Hill Road, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Used for industrial purposes, desktop assessment required.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP12. NOx levels below the European limit.	Commercial / residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are at capacity, access improvements and highway mitigation will be required.	Nearest surgery is High Road family doctors. Purpose built surgery which may require some capacity improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Adjacent nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0441	Walsingham House, Lionel Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP5. NOx levels well below the European limit.	Residential / School	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Canvey Health Centre, several surgeries have capacity.	The scale of development on this site will impact on early years and primary school capacity on Canvey Island. A contribution towards expansion of local early years and primary provision on Canvey Island will be required to ensure sufficient capacity.	100m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0442	396 London Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP33. NOx levels below the European limit.	Residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 3, high landscape sensitivity and high visual sensitivity.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	250m from nearest bus stop which has a frequent service.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0443	90 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP6. NOx levels well below the European limit.	Commercial / residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	50m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0444	Land adjacent 14 Thunder sley Park Road, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP12. NOx levels below the European limit.	Commercial / residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are at capacity, access improvements and highway mitigation will be required.	Nearest surgery is High Road family doctors. Purpose built surgery which may require some capacity improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	100m from nearest bus stop which has a frequent service.	High - limited mitigation required
S0445	246-250 High Road, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP12. NOx levels below the European limit.	Commercial / residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are at capacity, access improvements and highway mitigation will be required.	Nearest surgery is High Road family doctors. Purpose built surgery which may require some capacity improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	100m from nearest bus stop which has a frequent service.	High - limited mitigation required

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0446	Land at Northwick Stables & Northwick Poultry Farm, Northwick Road, Canvey Island	FRZ3 & adjacent to CDA6. Site specific FRA required & consideration of sequential & exception tests. Dwellings to be flood resistant & resilient & provide safe on-site refuge facilities. Surface water needs to be managed to ensure no increase in risk of surface water flooding to site or nearby properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP2. NOx levels below the European limit.	Agricultural / commercial	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Within an ancient landscape. Should consider archaeological investigation prior to submission of any planning application, should also consider impact of design and layout on character of the ancient landscape.	Adjacent to CPT4 West Canvey Marshes, an extensive area of grazing marsh with hotspots for reptile diversity.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 23, very high landscape sensitivity and high visual sensitivity.	Not located on open space.	There is highway capacity within the vicinity of this site, however contributions will be required towards access/egress improvements to Canvey Island.	Nearest surgery is Third Avenue, Canvey Island. Capacity improvements needed.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	400m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0447	Copperfield Stables, Fane Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP32, NOx levels below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	This site is removed from the existing urban area and services within it. Impact on school capacity and access to schools will need to be considered.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0448	Land south of Copperfield Stables CFS92	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP32, NOx levels below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	This site is removed from the existing urban area and services within it. Impact on school capacity and access to schools will need to be considered.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0449	Hillview, Windermere Road, Benfleet	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0450	Tideways, Great Burches Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0451	Land to the west of Consiston Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0452	Land to the west of Consiton Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	This site is removed from the existing urban area and services within it. Impact on school capacity and access to schools will need to be considered.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0453	Land lying to the south side of Burches Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP32, NOx levels below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	This site is removed from the existing urban area and services within it. Impact on school capacity and access to schools will need to be considered.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0454	Land lying to the south west of Fane Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Close proximity to A130, no diffusion tubes in place, potential need for air quality monitoring prior to development to ensure suitable mitigation.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	This site is removed from the existing urban area and services within it. Impact on school capacity and access to schools will need to be considered.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0455	Land south of The Chase, Thunder sley	FRZ1 & CDA3. Would require conditions relating to foul and surface water drainage strategies & S106 requiring financial contribution towards improvements to surface water drainage system of Prittle Brook, as per GF01A site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube CP34. CP34 is approaching European limit and air quality management measures may be necessary.	Residential / Schools / College / Local Government	Essex Historic Environment Record - area may contain features associated with historical site of medieval deer park. Also potential for earlier archaeological deposits. Historic Environment Characterisation for area - potential for below ground archaeological deposits. Condition required to secure implementation of programme of archaeological works including written scheme of investigation.	LoWS's 16 & 23. Ecological surveys, impact assessments & mitigation strategy would need to be undertaken. Need to consider how biodiversity can be effectively integrated into any development to satisfy the nature conservation hierarchy in the NPPF. LoWS Review 2012 indicates any planning application should be accompanied by master plan based around strong green infrastructure network.	TPO's 19/72, 4/92, 5/92, 6/92, 8/92, 9/92, 10/92, 4/99 & some significant areas of trees which impact on biodiversity and landscape of the site. Need to consider retention and integration into any scheme. Require arboricultural report.	Green Belt Landscape Assessment (2010) parcel 6, high landscape sensitivity and medium-high visual sensitivity.	Not located on existing open space. Further open space & children's play equipment needs to be provided within site commensurate with number of dwellings.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early years provision and primary provision in Thundersley will be required to ensure sufficient capacity.	400m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0456	Land north of The Chase, Thunder sley	FRZ1 & CDA3. Would require conditions relating to foul and surface water drainage strategies & S106 requiring financial contribution towards improvements to surface water drainage system of Prittle Brook, as per GF01A site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube CP34. CP34 is approaching European limit and air quality management measures may be necessary.	Residential / Schools / College / Local Government	Essex Historic Environment Record - area may contain features associated with historical site of medieval deer park. Also potential for earlier archaeological deposits. Historic Environment Characterisation for area - potential for below ground archaeological deposits. Condition required to secure implementation of programme of archaeological works including written scheme of investigation.	LoWS's 16 & 23. Ecological surveys, impact assessments & mitigation strategy would need to be undertaken. Need to consider how biodiversity can be effectively integrated into any development to satisfy the nature conservation hierarchy in the NPPF. LoWS Review 2012 indicates any planning application should be accompanied by master plan based around strong green infrastructure network.	TPO's 19/72, 4/92, 5/92, 6/92, 8/92, 9/92, 10/92, 4/99 & some significant areas of trees which impact on biodiversity and landscape of the site. Need to consider retention and integration into any scheme. Require arboricultural report.	Green Belt Landscape Assessment (2010) parcel 6, high landscape sensitivity and medium-high visual sensitivity.	Not located on existing open space. Further open space & children's play equipment needs to be provided within site commensurate with number of dwellings.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early years provision and primary provision in Thundersley will be required to ensure sufficient capacity.	300m from nearest bus stops.	Medium - mitigation required to ensure suitability

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0457	Land at Regamey, Fane Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Close proximity to A130, no diffusion tubes in place, potential need for air quality monitoring prior to development to ensure suitable mitigation.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	This site is removed from the existing urban area and services within it. Impact on school capacity and access to schools will need to be considered.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0458	Land at Wyoming, Fane Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Close proximity to A130, no diffusion tubes in place, potential need for air quality monitoring prior to development to ensure suitable mitigation.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0459	Workshops, Homestead Farm, Great Burches Road, Benfleet	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0460	Oak Farm, Arterial Road, Thunder sley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP32, NOx levels below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	This site is removed from the existing urban area and services within it. Impact on school capacity and access to schools will need to be considered.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0461	Land at Allingham, Fane Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Close proximity to A130, no diffusion tubes in place, potential need for air quality monitoring prior to development to ensure suitable mitigation.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	This site is removed from the existing urban area and services within it. Impact on school capacity and access to schools will need to be considered.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0462	The Nook, Arterial Road, Thunder sley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP32, NOx levels below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE D – SUITABILITY

SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0463	Land east of Winder mere Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0464	Land including and surrounding Lynchgate Farm, Arterial Road, Thunder sley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP32, NOx levels below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	Limited access possible from the A127. There was a specific assessment and mitigation is likely to be required for highway safety reasons.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	This site is removed from the existing urban area and services within it. Impact on school capacity and access to schools will need to be considered.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0465	Land on the North Side of Fane Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Close proximity to A130, no diffusion tubes in place, potential need for air quality monitoring prior to development to ensure suitable mitigation.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0466	Long Acre Nursery, Great Burches Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0467	Land north of Grange Road, Thunder sley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	This site is removed from the existing urban area and services within it. Impact on school capacity and access to schools will need to be considered.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0468	Land north of Grange Road, Thunder sley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Adjacent to listed buildings. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	This site is removed from the existing urban area and services within it. Impact on school capacity and access to schools will need to be considered.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0469	Land west of Great Burches Farm, Great Burches Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0470	Janda Fields, Fane Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube is CP32, NOx levels below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0471	Land south of Grange Road, Thunder sley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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SITE DETAILS		SUITABILITY CONSIDERATIONS														
New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0472	Land north of Burches Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations	Nearest diffusion tube is CP32, NOx levels below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0473	Land to the east of 451 Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP20, NOx levels below the European limit.	Residential, agricultural	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 8, high landscape sensitivity and medium-high visual sensitivity.	Not located on open space.	Nearby junctions on strategic road network are at capacity, access improvements and highway mitigation will be required.	Nearest surgery is The Hollies, Hadleigh. Capacity limited, scale of growth is likely to require a contribution.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	200m from nearest bus stop which has an infrequent service.	Medium - mitigation required to ensure suitability
S0474	Former Hall site, Richmond Avenue, Benfleet	FRZ3b & CDA1. Part of site within South Benfleet Flood Storage Area which is an EA flood risk critical asset.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP12, NOx levels below the European limit.	Residential	Not within Historic Landscape or archaeological consultation zone.	No wildlife designations affecting this site.	No TPO's on site.	No impact on landscape interests.	Not located on open space.	Nearby junctions on strategic road network are at capacity, access improvements and highway mitigation will be required.	Nearest surgery is High Road family doctors. Purpose built surgery which may require some capacity improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	200m from nearest bus stop which has a frequent service.	Low suitability - as within FRZ3b, a flood storage reservoir as designated by the EA.

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New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0475	Land north of Allingham, Fane Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Close proximity to A130, no diffusion tubes in place, potential need for air quality monitoring prior to development to ensure suitable mitigation.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Clustering of sites North West Thundersley, likely to require new GP provision due to remoteness and capacity of existing provision. This will require development at scale.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0476	Poplars, Winder mere Road, Thunder sley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	No TPO's on site.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	At this time there is no suitable access identified for intensified residential development of the area.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	Remote from all public transport options.	Low - poor accessibility cannot be mitigated.

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New Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	OVERALL SUITABILITY
S0477	Land to the east of Consiton Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Nearest diffusion tube is CP17, NOx levels well below the European limit.	Plotland with some residential	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	No wildlife designations affecting this site.	TPO/6/2018 - various species.	Green Belt Landscape Assessment (2010) parcel 1, high landscape sensitivity and medium visual sensitivity.	Not located on open space.	Unmade road. Nearby junctions on strategic road network are close to capacity, access improvements and highway mitigation will be required.	Nearest surgery is Hart Road Surgery, Thundersley. Capacity limited, however scale of growth on this site unlikely to impact.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	600m from nearest bus stop which has a frequent service.	Medium - mitigation required to ensure suitability

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0001	16/0573/FUL	316 London Road, Benfleet	Flats only	N/A	Achievable now
S0002	15/0301/FUL	64 Kimberley Road, Benfleet	Houses only	N/A	Not Achievable
S0003	FA05 SITE 9	20 Gifford Road, Benfleet	Houses only	Ecological mitigation	Not Achievable
S0004	FA11 SITE 14	12 Avondale Road, Benfleet	Houses only	N/A	Not Achievable
S0005	CPT/129/10/FUL	679 High Road, Benfleet	Flats only	N/A	Not Achievable
S0006	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	Houses only	N/A	Not Achievable
S0007	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Houses only	Ecological mitigation	Achievable now
S0008	2013/2	Wall Wood & 291 Benfleet Road, Benfleet	Houses only	Ecological mitigation; woodland preservation	Not Achievable
S0009	PGB08	Land to south of Essex Way, Benfleet	Houses only	Ecological mitigation; extensive piling required	Achievable now
S0010	2012/10	44 Badger Hall Avenue, Benfleet	Houses only	Ecological mitigation	Not Achievable
S0011	15/0501/FUL	84 Vicarage Hill, Benfleet	Houses only	N/A	Achievable now
S0012	2007/18	240-244 High Road, Benfleet	Mixed no sheltered	Contamination, highway works.	Achievable now
S0013	PGB44	Land between 24-34 Crescent Road, Benfleet	Houses only	N/A	Achievable now
S0014	2013/4	87-97 High Street, Benfleet	Flats only	Flood risk mitigation (Benfleet)	Achievable now
S0015	15/0957/FUL	74 Essex Way, Benfleet	Houses only	N/A	Achievable now
S0016	15/0911/FUL	Land adjacent 2 Wensley Road, Benfleet	Houses only	N/A	Achievable now
S0017	PGB30(C)	Land South of Jotmans Lane, Benfleet	Mixed no sheltered	Ecological mitigation; Drainage improvements to enable connection.	Achievable now
S0018	2014/3	Land to the north & west of The Hoy & Helmet Public House, High Street, Benfleet	Houses only	Flood risk mitigation (Benfleet); Ecological mitigation; Tree preservation and/or replacement	Not Achievable
S0019	16/0266/PREAPP	65 Thundersley Park Road, 1 & 1a Clarence Road, Benfleet	Houses only	N/A	Achievable now
S0020	16/0765/FUL	71 Watlington Road, Benfleet	Houses only	N/A	Achievable now
S0021	16/0494/FUL	1 Wincoat Close, Benfleet	Houses only	N/A	Not Achievable
S0022	15/0952/FUL	117-123 London Road, Benfleet	Flats only	N/A	Not Achievable
S0023	CPT/684/12/FUL	Land between 117 & 123 Lionel Road, Canvey Island	Houses only	N/A	Achievable now
S0024	CPT/446/13/FUL	Land adjacent 134 Cedar Road, Canvey Island	Houses only	N/A	Not Achievable
S0025	14/0095/PREAPP	Land R/o 3 Vaagen Road, Canvey Island	Houses only	N/A	Not Achievable
S0026	ELR02 SITE 2	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	Houses only	Potential contamination; Part of land safeguarded for future flood defence works	Achievable now
S0027	CPT/315/13/FUL	Land to East of Wall Road, Canvey Island	Houses only	N/A	Achievable now
S0028	CTC/019	125-127 High Street, Canvey Island	Flats only	Potential contamination	Achievable now
S0029	2007/145	R/O 149-153 High Street, Canvey Island	Flats only	Potential contamination	Not Achievable

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0030	14/0015/FUL	19 Larup Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0031	GB05 (A1)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 1	Mixed including sheltered	Ecological Mitigation; Land for the improvement of flood defences; Land for the extension of Roscommon Way.	Achievable now
S0032	CPT/484/12/FUL & CPT/671/12/FUL	Thames Court, Western Esplanade, Canvey Island	Flats only	N/A	Not Achievable
S0033	14/0016/FUL	23 May Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0034	CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	Flats only	N/A	Not Achievable
S0035	GB02	East of Canvey Road, Canvey Island	Mixed no sheltered	Ecological Mitigation; Historic mitigation - SAM.	Achievable now
S0036	CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	Flats only	N/A	Achievable now
S0037	CPT/498/12/FUL	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	Flats only	N/A	Achievable now
S0038	16/0504/FUL	King Canute PH & Land Adjacent Canvey Road, Canvey Island	Mixed no sheltered	N/A	Achievable now
S0039	17/0071/FUL	29 Denham Road, Canvey Island	Houses only	N/A	Achievable now
S0040	16/0053/FUL	34 Gafzelle Drive, Canvey Island	Houses only	N/A	Achievable now
S0041	16/0051/FUL	1 Northfalls Road, Canvey Island	Houses only	N/A	Achievable now
S0042	14/0465/FUL	7 Kollum Road, Canvey	Houses only	N/A	Achievable now
S0043	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Houses only	Ecological mitigation	Achievable now
S0044	16/0783/FUL / 18/0677	Land adj 64 Winterswyk Avenue, Canvey Island	Houses only	N/A	Achievable now
S0045	15/0423/FUL	58 Central Wall Road, Canvey Island	Houses only	N/A	Achievable now
S0046	15/0595/FUL	109 Long Road, Canvey Island	Flats only	N/A	Achievable now
S0047	14/0446/FUL	25 Craven Avenue, Canvey	Houses only	N/A	Not Achievable
S0048	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	Flats only	N/A	Achievable now
S0049	GF02B	Land off Scrub Lane, Hadleigh	Houses only	Three part scheme including re-build of 3FE Junior School	Achievable now
S0050	2013/8	The Island Site, High Street / London Road, Hadleigh	Flats only	Re-provision of public library	Achievable now
S0051	CPT/193/07/FUL	4-12 Park Chase, Hadleigh	Flats only	N/A	Achievable now
S0052	2007/111	Tower Radio, 573-581 London Road, Hadleigh	Flats only	N/A	Achievable now
S0053	CPT/99/08/FUL	325-339 London Road, Hadleigh	Flats only	Potential contamination	Not Achievable
S0054	15/0858/FUL	106 Rectory Road, Benfleet	Houses only	N/A	Not Achievable
S0055	16/0057/FUL	14 St Marks Road, Hadleigh	Houses only	N/A	Achievable now
S0056	16/0589/FUL	643-645 London Road, Hadleigh	Flats only	N/A	Achievable now
S0057	15/0793/FUL	363 London Road, Hadleigh	Flats only	N/A	Not Achievable
S0058	CPT/600/12/FUL	121 Church Road, Hadleigh	Houses only	N/A	Achievable now
S0059	15/0715/CPA	82 High Street, Hadleigh	Flats only	N/A	Achievable now
S0060	16/0069/FUL	231 London Road, Hadleigh	Flats only	N/A	Achievable now

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0061	14/0028/FUL	Land Rear Of Holbrook House, Church Road, Hadleigh	Houses only	N/A	Not Achievable
S0062	16/0190/CPA	387 London Road, Hadleigh	Flats only	N/A	Not Achievable
S0063	16/0527/CPA & 16/0729/FUL	88 High Street, Hadleigh	Flats only	N/A	Achievable now
S0064	16/0014/FUL	2A Castle Road, Hadleigh	Flats only	N/A	Achievable now
S0065	16/0088/CPA	80 High Street, Hadleigh	Flats only	Japanese Knotweed survey and potential eradication / control.	Achievable now
S0066	GB06	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	Mixed no sheltered	Potential contamination; Ecological mitigation	Achievable now
S0067	2012/7	Solby Wood Farm, Daws Heath Road, Hadleigh	Houses only	Potential contamination; Ecological mitigation	Achievable now
S0068	PGB40	Brook Farm (east of Daws Heath Road), Hadleigh	Mixed no sheltered	Potential contamination; Ecological mitigation	Achievable now
S0069	PGB45	Nashlea Farm, Poors Lane North, Hadleigh	Houses only	Potential contamination; Ecological mitigation; woodland preservation	Achievable now
S0070	FP03 SITE 3	60 Daws Heath Road, Hadleigh	Houses only	N/A	Not Achievable
S0071	FP04 SITE 6	Land r/o 14-28 Moorcroft Avenue, Hadleigh	Houses only	Ecological mitigation	Not Achievable
S0072	15/0698/PREAPP	450 Rayleigh Road, Benfleet	Houses only	N/A	Achievable now
S0073	CPT/556/09/FUL	81 Daws Heath Road, Hadleigh	Houses only	N/A	Achievable now
S0074	PGB47	Junction of Grasmere Road & Thirlmere Road, Thundersley	Houses only	Ecological mitigation	Achievable now
S0075	CPT/655/11/FUL	Land adj 49 Hall Crescent, Hadleigh	Houses only	N/A	Not Achievable
S0076	16/0038/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	Houses only	N/A	Achievable now
S0077	16/0684/FUL	Land Adjacent 270 Daws Heath Road, Hadleigh	Houses only	N/A	Not Achievable
S0078	PGB09B	Land East of Cedar Hall School, Hart Road, Thundersley	Houses only	Potential contamination; ecological mitigation; Tree preservation and/or replacement	Achievable now
S0079	PGB09C	Nursery North of The Chase, Thundersley	Houses only	Potential contamination; ecological mitigation; Tree preservation and/or replacement	Achievable now
S0080	2017/1	277-279 & 283 Rayleigh Road, Benfleet	Houses only	Ecological mitigation; tree preservation orders & LoWS CPT23	Achievable now
S0081	16/0913/FUL	Land at rear of 219 Kiln Road, Thundersley	Houses only	N/A	Achievable now
S0082	2013/5	Weir House, Arterial Road, Thundersley	Mixed no sheltered	N/A	Achievable now
S0083	FJ01 SITE 12	20-22 Kingsley Lane, Thundersley	Houses only	N/A	Not Achievable
S0084	GB07	Land West of Glebelands, Thundersley	Mixed including sheltered	Ecological Mitigation; Noise buffering.	Achievable now

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SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0085	16/0983/FUL	50 Albert Road, Thundersley	Houses only	N/A	Achievable now
S0086	PGB14	Brickfields, Great Burches Road, Thundersley	Houses only	Potential contamination; Ecological mitigation	Not Achievable
S0087	PGB24	Whitegate, Goldfinch Lane, Thundersley	Houses only	Ecological mitigation	Achievable now
S0088	PGB28	R/o 122 Stanley Road, Thundersley	Houses only	Ecological mitigation	Achievable now
S0089	16/0513/FUL	14 Downer Road North, Thundersley	Houses only	N/A	Achievable now
S0090	14/0151/FUL	7 The Sorrells, Benfleet	Houses only	N/A	Not Achievable
S0091	2010/2/MR	Beaver Doors, 211-213 London Road, Thundersley	Flats only	N/A	Achievable now
S0092	2007/66	331 London Road, Thundersley	Houses only	N/A	Not Achievable
S0093	16/0547/FUL	Land adjacent 5 Shrewsbury Drive, Thundersley	Houses only	N/A	Not Achievable
S0094	16/0954/FUL	40 Park Road, Benfleet	Houses only	N/A	Not Achievable
S0095	CPT/197/13/FUL	Rear of 179-181 Church Road, Thundersley	Flats only	N/A	Achievable now
S0096	16/0649/FUL	412a Kents Hill Road North, Thundersley	Houses only	N/A	Not Achievable
S0097	PGB30 (A)	Land south east of Sadlers Farm, Benfleet	Houses only	Potential contamination; Allotment re-provision; Noise buffering; Drainage improvements.	Achievable now
S0098	2014/6	Ellis House, Felstead Road, Benfleet	Houses only	N/A	Achievable now
S0099	2012/3	Benfleet Police Station, 90-92 High Road, Benfleet	Flats only	N/A	Achievable now
S0100	PGB32	Wheelers Takeaway, 458 London Road, Benfleet	Flats only	Potential contamination	Achievable now
S0101	PGB30(B)	Land North of Jotmans Lane, Benfleet	Mixed including sheltered	Potential contamination; Ecological mitigation; drainage improvements to enable connection.	Achievable now
S0102	PGB30(B)	Land North of Jotmans Lane, Benfleet	Mixed including sheltered	Potential contamination; Ecological mitigation; drainage improvements to enable connection.	Achievable now
S0103	CPT/205/11/FUL	36 Brook Road, Benfleet	Flats only	N/A	Not Achievable
S0104	CPT/3/11/FUL	Rear of 3 Hope Road, Benfleet	Houses only	N/A	Not Achievable
S0105	2014/4	Land East of Downer Road North, Benfleet	Houses only	Ecological mitigation; Tree preservation and/or replacement	Achievable now
S0106	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	Flats only	Potential contamination	Not Achievable
S0107	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	Flats only	Potential contamination	Achievable now
S0108	2007/164	Outpatients centre, Long Road, Canvey Island	Mixed including sheltered	Alternative location for x-ray machine to be identified.	Achievable in the future

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SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0109	CTC/009	South of Haron Close, Canvey Island	Mixed no sheltered	Ecological mitigation	Achievable now
S0110	FG04 SITE 13	Adjacent to 10 Green Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0111	ELR02 SITE 1	Prout Industrial Estate, Point Road, Canvey Island	Houses only	Potential contamination; Safeguarding of part of site to allow for future flood defence works	Achievable now
S0112	2007/152	Admiral Jellico Public House, High Street, Canvey Island	Flats only	N/A	Achievable now
S0113	FD02 SITE 10	Land at junction of Gifhorn & Holbeck, Canvey Island	Houses only	N/A	Not Achievable
S0114	FE09 SITE 13	9 Goirle Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0115	2014/7	Timber Yard, R/O 149-153 High Street, Canvey Island	Flats only	Potential contamination	Not Achievable
S0116	CTC/014	43 High Street, Canvey Island	Flats only	Potential contamination	Not Achievable
S0117	GB05(A2)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 2	Mixed including sheltered	Ecological Mitigation; Land for the improvement of flood defences; Land for the extension of Roscommon Way.	Achievable now
S0118	CTC/005	West of Venebles Close, Canvey Island	Flats only	Potential contamination	Achievable now
S0119	CTC/011	Haystack car park, Long Road, Canvey Island	Flats only	Potential contamination	Achievable in the future
S0120	CTC/012	Job Centre, 140 Furtherwick Road, Canvey Island	Flats only	N/A	Achievable now
S0121	2007/115	258 Furtherwick Road, Canvey Island	Flats only	Potential contamination	Not Achievable
S0122	CTC/017	116-132 High Street, Canvey Island	Flats only	Potential contamination	Not Achievable
S0123	CTC/016	108-112 High Street & 2 Florence Road, Canvey Island	Flats only	Potential contamination	Not Achievable
S0124	FF01 SITE 21	45 Welbeck Road, Canvey Island	Houses only	N/A	Not Achievable
S0125	FE13 SITE 7	2 Delgada Road, Canvey Island	Houses only	N/A	Not Achievable
S0126	PGB	Land between Canvey Road, Roscommon Way & Northwick Road (Triangle Site), Canvey Island	Mixed no sheltered	Potential contamination; Ecological mitigation; Archaeological investigation	Achievable now
S0127	GB03	West Canvey Road (Frontage), Canvey Island	Residential Institution	Potential contamination; Ecological mitigation	Not Achievable
S0128	CPT/596/12/FUL	27 Craven Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0129	FG02 SITE 5	Land adj 7 Holland Avenue, Canvey Island	Houses only	N/A	Achievable now
S0130	GF02A	Hadleigh Junior School, Church Road, Hadleigh	Houses only	Three part scheme including re-build of 3FE Junior School	Achievable now
S0131	2013/9	244-258 London Road (Garston Block), Hadleigh	Flats only	N/A	Not Achievable
S0132	2010/4/MR	Garden Centre, 555 London Road, Hadleigh	Flats only	Potential contamination; Ecological mitigation	Achievable now
S0133	2012/4	Hadleigh Police Station, Hadleigh	Houses only	N/A	Achievable now
S0134	2013/6	20 The Avenue, Hadleigh	Houses only	N/A	Not Achievable

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0135	PE/00039/2013	296 London Road, Hadleigh	Flats only	Potential contamination	Not Achievable
S0136	CPT/430/12/FUL	391-391a London Road, Hadleigh	Flats only	N/A	Not Achievable
S0137	2013/10	Land south of Daws Heath Road, Hadleigh	Houses only	Ecological mitigation; woodland preservation	Achievable now
S0138	PGB10	Oak Tree Farm (North field) and Southfield Close Extension, Hadleigh	Houses only	Flood risk mitigation (Benfleet); Ecological mitigation	Achievable now
S0139	2012/1	20 Haresland Close, Hadleigh	Houses only	Tree Preservation and/or replacement	Achievable now
S0140	PGB21	Land east of 174 Bramble Road, Hadleigh	Houses only	Potential contamination; Ecological mitigation	Achievable now
S0141	PGB22(B)	164-240 Daws Heath Road, Hadleigh	Houses only	Ecological mitigation	Not Achievable
S0142	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	Houses only	Ecological mitigation	Achievable now
S0143	14/0422/PREAPP	116 Rayleigh Road, Hadleigh	Flats only	N/A	Achievable now
S0144	CPT/389/11/FUL	Land r/o 491-493 Rayleigh Road, Thundersley	Houses only	N/A	Not Achievable
S0145	2014/2	Land East of Manor Trading Estate, Thundersley	Houses only	Ecological mitigation; tree preservation and/or replacement; Noise buffering.	Achievable now
S0146	PGB46	North of Grasmere, Thundersley	Houses only	Ecological mitigation; tree preservation and/or replacement	Not Achievable
S0147	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	Mixed no sheltered	Potential contamination	Not Achievable
S0148	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	Mixed no sheltered	Potential contamination	Not Achievable
S0149	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	Mixed no sheltered	Potential contamination	Not Achievable
S0150	FN06 SITE 16	Canvey Supply, 223 London Road, Thundersley	Flats only	Potential contamination	Not Achievable
S0151	14/0303/PREAPP	Bowercombe, Great Burches Road, Thundersley	Houses only	Potential contamination; Ecological mitigation	Not Achievable
S0152	PGB31	Extension to Silverdale, Thundersley	Houses only	Ecological mitigation; tree preservation and/or replacement	Achievable now
S0153	2014/5	Land to the West of Borrowdale Road, Thundersley	Houses only	Ecological mitigation	Not Achievable
S0154	PGB48	West of Bassenthwaite Road, Thundersley	Houses only	Ecological mitigation	Achievable now
S0155	FN02 SITE 2	Marimba, Goldfinch Lane, Thundersley	Houses only	Ecological mitigation	Not Achievable
S0156	2012/14	34 Linden Road, Thundersley	Houses only	N/A	Not Achievable
S0157	FN10 SITE 14	Land adj 2 Thundersley Grove, Thundersley	Houses only	N/A	Not Achievable
S0158	CPT/148/07/FUL	131 London Road, Thundersley	Flats only	N/A	Not Achievable
S0159	FA08 SITE 4	6 Merton Road, Benfleet	Houses only	Potential contamination	Achievable now
S0160	FA10 SITE 13	110 Kents Hill Road, Benfleet	Houses only	N/A	Not Achievable
S0161	FA11 SITE 2	83 Thundersley Park Road, Benfleet	Houses only	N/A	Not Achievable

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SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0162	2007/54	14 London Road, Benfleet	Flats only	N/A	Not Achievable
S0163	FA09 SITE 20	39 Felstead Road, Benfleet	Houses only	N/A	Not Achievable
S0164	2010/7	11 Highfield Avenue, Benfleet	Houses only	Ecological mitigation	Not Achievable
S0165	FB02 SITE 14	Valee Casa, 62 Hill Road, Benfleet	Houses only	N/A	Achievable now
S0166	2007/22	South Benfleet Social Club, 8 Vicarage Hill, Benfleet	Flats only	N/A	Not Achievable
S0167	FB01 SITE 10	162 Thundersley Park Road, Benfleet	Houses only	N/A	Not Achievable
S0168	FB01 SITE 3	188 Thundersley Park Road, Benfleet	Houses only	N/A	Achievable now
S0169	FB11 SITE 11	70 St Marys Road, Benfleet	Houses only	N/A	Not Achievable
S0170	2007/21	3 Vicarage Hill, Benfleet	Flats only	N/A	Not Achievable
S0171	FB09 SITE 31	Land adj 41 Greenwood Avenue, Benfleet	Houses only	Ecological mitigation	Not Achievable
S0172	FB07 SITE 34	19 Hillside Road, Benfleet	Houses only	N/A	Not Achievable
S0173	2007/15	Benfleet Tavern Public House (formerly Appleton Arms), High Road, Benfleet	Flats only	N/A	Achievable now
S0174	FM04 SITE 7	116 Cumberland Avenue, Benfleet	Houses only	N/A	Not Achievable
S0175	2007/23	Willow Funeral Services, 61 High Road, Benfleet	Flats only	Potential Contamination	Not Achievable
S0176	FM10 SITE 4	72 Brook Road, Benfleet	Houses only	N/A	Not Achievable
S0177	2007/10	Benfleet Clinic, 513 High Road, Benfleet	Flats only	Potential contamination	Not Achievable
S0178	FC03 SITE 21	62 Thisselt Road, Canvey Island	Houses only	Ecological mitigation	Not Achievable
S0179	FC03 SITE 8	174 Waarden Road, Canvey Island	Houses only	N/A	Achievable now
S0180	FC10 SITE 26	65 Lionel Road, Canvey Island	Houses only	N/A	Not Achievable
S0181	FC10 SITE 14	52 Vaagen Road, Canvey Island	Houses only	N/A	Not Achievable
S0182	FC06 SITE 5	46 Delfzul Road, Canvey Island	Houses only	N/A	Not Achievable
S0183	FC09 SITE 14	33 Roosevel Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0184	FC10 SITE 18	28 Thelma Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0185	FD06 SITE 11	10 Woodville Road, Canvey Island	Houses only	N/A	Not Achievable
S0186	FD12 SITE 15	34 Beck Road, Canvey Island	Houses only	N/A	Achievable now
S0187	FD10 SITE 4	36 Holbek Road, Canvey Island	Houses only	N/A	Not Achievable
S0188	FD06 SITE 25	61 Taranto Road, Canvey Island	Houses only	N/A	Not Achievable
S0189	FD06 SITE 37	29 St. Annes Road, Canvey Island	Houses only	N/A	Achievable now
S0190	FD01 SITE 30	Land adj 15 Stevens Close, Canvey Island	Houses only	N/A	Not Achievable
S0191	FD07 SITE 19	44 Gafzelle Drive, Canvey Island	Houses only	N/A	Not Achievable
S0192	FD05 SITE 8	Land north 42 Zelham Drive, Canvey Island	Houses only	N/A	Achievable now
S0193	FD04 SITE 11	4 Buren Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0194	FE03 SITE 29	Land adj 63 Nevada Road, Canvey Island	Houses only	N/A	Not Achievable
S0195	CTC/013	11-23 High Street, Canvey Island	Flats only	Potential contamination	Not Achievable
S0196	FD01 SITE 17	The Manse, Woodville Road, Canvey Island	Houses only	N/A	Not Achievable
S0197	FE06 SITE 3	55 Heilsburg Road, Canvey Island	Houses only	N/A	Not Achievable
S0198	FE09 SITE 26	The Haven, Korndyk Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0199	FD01 SITE 20	84 Westerland Avenue, Canvey Island	Houses only	N/A	Achievable now
S0200	FF03 SITE 6	17 Poplar Road, Canvey Island	Houses only	N/A	Not Achievable

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0201	2007/113/193A	Rear of Monico Club & car park, Eastern Esplanade, Canvey Island	Flats only	Potential contamination	Not Achievable
S0202	2012/15	2-6 May Avenue, Canvey Island	Flats only	N/A	Achievable now
S0203	2007/126	2 Elm Road, Canvey Island	Houses only	N/A	Not Achievable
S0204	FF03 SITE 3	2 Labworth Road, Canvey Island	Houses only	N/A	Not Achievable
S0205	FF03 SITE 14	18 Elm Road, Canvey Island	Houses only	N/A	Not Achievable
S0206	2007/143	Canvey Club, 162 High Street, Canvey Island	Houses only	Potential contamination	Not Achievable
S0207	FE08 SITE 40	1 Bramble Road, Canvey Island	Houses only	N/A	Not Achievable
S0208	FF01 SITE 24	11 Cottessmore Close, Canvey Island	Houses only	N/A	Not Achievable
S0209	FE08 SITE 41	2 Bramble Road, Canvey Island	Houses only	N/A	Not Achievable
S0210	CTC/015	78-88 High Street, Canvey Island	Flats only	Potential contamination	Not Achievable
S0211	FE12 SITE 8	25 Florence Road, Canvey Island	Houses only	N/A	Achievable now
S0212	FE13 SITE 1	22 Odessa Road, Canvey Island	Houses only	N/A	Not Achievable
S0213	2012/24	Land to rear of 29-51 St Agnes Drive, Canvey Island	Houses only	N/A	Achievable now
S0214	2012/18	Land between 12 & 14 St Johns Crescent, Canvey Island	Houses only	N/A	Achievable now
S0215	2012/19	Land to rear of 12-18 St Peters Road, Canvey Island	Houses only	N/A	Achievable now
S0216	2012/22	Land to rear of 3-15 St Davids Walk, Canvey Island	Houses only	N/A	Achievable now
S0217	2012/23	Land to rear of 25-37 St Marks Road, Canvey Island	Houses only	N/A	Achievable now
S0218	FG09 SITE 11	1 Coniston Road, Canvey Island	Houses only	N/A	Not Achievable
S0219	2010/8	Cheriton, Stroma Avenue, Canvey Island	Houses only	Ecological mitigation	Achievable now
S0220	FH05 SITE 17	Land between 15-23 Tabora Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0221	2014/1	Land South of Eastwood Old Road, Eastwood	Houses only	Potential contamination; ecological mitigation; Tree preservation and/or replacement	Not Achievable
S0222	2012/8	Garage court at Brindles, Canvey Island	Houses only	N/A	Not Achievable
S0223	2013/11	Land north of Eastwood Old Road, Hadleigh	Houses only	Ecological mitigation	Achievable now
S0224	2013/11	Land north of Eastwood Old Road, Hadleigh	Houses only	Ecological mitigation	Achievable now
S0225	2013/11	Land north of Eastwood Old Road, Hadleigh	Houses only	Ecological mitigation	Achievable now
S0226	2012/11	Land adj 430 & 460 Daws Heath Road, Hadleigh	Houses only	Ecological mitigation	Not Achievable
S0227	2007/99	81 London Road, Hadleigh	Flats only	N/A	Not Achievable
S0228	2007/96	Thames Loose Leaf, 289 Kiln Road, Hadleigh	Flats only	Potential contamination	Achievable now
S0229	PGB09	Land south of The Chase, Thundersley	Mixed no sheltered	Potential contamination; ecological mitigation; Tree	Achievable now

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
				preservation and/or replacement	
S0230	2007/52	Halfords, 543-557 Rayleigh Road, Thundersley	Flats only	Potential contamination	Achievable now
S0231	2007/51	Glendale International Ltd, 533 Rayleigh Road, Thundersley	Flats only	Potential contamination	Achievable now
S0232	2007/40	343 Rayleigh Road, Thundersley	Flats only	N/A	Achievable now
S0233	2007/92	201-205 Kiln Road, Thundersley	Flats only	Ecological mitigation	Not Achievable
S0234	2012/5	Land to rear of 125-139 Roseberry Avenue, Thundersley	Houses only	N/A	Not Achievable
S0235	FK10 SITE 16	Adj 6 Albert Road, Thundersley	Houses only	Ecological mitigation	Not Achievable
S0236	2017/2	Land to the south of A127, Thundersley	Houses only	Ecological mitigation; extension of all utility services and drainage provision to site; costs associated with access above and beyond that normally incurred and included in viability calculations.	Not Achievable
S0237	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	Flats only	Potential contamination	Not Achievable
S0238	FN09 SITE 18	49-51 Rhoda Road North, Thundersley	Houses only	Ecological mitigation	Not Achievable
S0239	FN04 SITE 9	18 Grasmere Road, Thundersley	Houses only	N/A	Not Achievable
S0240	FN07 SITE 2	45 Manor Road, Thundersley	Houses only	N/A	Achievable now
S0241	FN04 SITE 14	22 Borrowdale Road, Thundersley	Houses only	N/A	Not Achievable
S0242	FN06 SITE 20	30 Linden Road, Thundersley	Houses only	Potential contamination	Not Achievable
S0243	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	Mixed no sheltered	Potential contamination	Not Achievable
S0244	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	Mixed no sheltered	Potential contamination	Not Achievable
S0245	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	Mixed no sheltered	Potential contamination	Not Achievable
S0246	CPT/147/07/FUL	11 Clifton Avenue, Benfleet	Houses only	N/A	Not Achievable
S0247	CPT/486/09/OUT	166-168 Kiln Road, Benfleet	Flats only	N/A	Achievable now
S0248	FH09 SITE 27	19-23 Third Avenue, Canvey Island	Flats only	N/A	Not Achievable
S0249	CPT/24/05/FUL	320 London Road, Hadleigh	Flats only	Potential contamination	Achievable now
S0250	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	Flats only	Potential contamination	Not Achievable
S0251	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	Flats only	Potential contamination	Achievable now
S0252	FA05 SITE 12	286 London Road, Benfleet	Houses only	N/A	Achievable now
S0253	2007/67	Maharaja Restaurant, 358 London Road, Benfleet	Flats only	N/A	Achievable now
S0254	FA08 SITE 11	23 Clifton Avenue, Benfleet	Houses only	N/A	Not Achievable
S0255	FA02 SITE 7	15 Homefields Avenue, Benfleet	Houses only	N/A	Not Achievable
S0256	FA11 SITE 15	30 Avondale Road, Benfleet	Houses only	N/A	Not Achievable

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0257	FA02 SITE 5	76 Homefields Avenue, Benfleet	Houses only	N/A	Not Achievable
S0258	FA11 SITE 24	179 Thundersley Park Road, Benfleet	Houses only	N/A	Not Achievable
S0259	FA01 SITE 17	19 Romsey Road, Benfleet	Houses only	N/A	Achievable now
S0260	2007/8	620 High Road, Benfleet	Flats only	N/A	Not Achievable
S0261	2013/3	295, 297, 297A Benfleet Road, Benfleet	Houses only	Ecological mitigation: Tree preservation and/or replacement	Not Achievable
S0262	2007/89	174-176 Kiln Road, Benfleet	Flats only	N/A	Not Achievable
S0263	FB03 SITE 21	21 Netherfield, Benfleet	Houses only	Tree Preservation and/or replacement	Not Achievable
S0264	FB03 SITE 31	62 Kiln Road, Benfleet	Flats only	N/A	Not Achievable
S0265	FB03 SITE 17	14 Hermitage Avenue, Benfleet	Houses only	N/A	Not Achievable
S0266	2007/80	36 Kiln Road, Benfleet	Houses only	N/A	Not Achievable
S0267	FB05 SITE 9	60 Benfleet Road, Benfleet	Houses only	N/A	Not Achievable
S0268	FB03 SITE 16	18 Hermitage Avenue, Benfleet	Houses only	N/A	Not Achievable
S0269	FB07 SITE 31	29 Kings Road, Benfleet	Houses only	N/A	Not Achievable
S0270	FB07 SITE 5	72 Underhill Road, Benfleet	Houses only	N/A	Not Achievable
S0271	2007/81	2 Cherrymeade, Benfleet	Flats only	N/A	Not Achievable
S0272	FB05 SITE 2	254 Kiln Road, Benfleet	Houses only	N/A	Achievable now
S0273	FB09 SITE 39	40 St Marys Drive, Benfleet	Houses only	N/A	Not Achievable
S0274	FB09 SITE 37	25 Greenwood Avenue, Benfleet	Houses only	N/A	Not Achievable
S0275	FB07 SITE 35	Land adj 18 Alexandra Road, Benfleet	Houses only	N/A	Not Achievable
S0276	FB06 SITE 20	19 Grove Road, Benfleet	Houses only	N/A	Not Achievable
S0277	FB07 SITE 27	11 St Marys Drive, Benfleet	Houses only	N/A	Not Achievable
S0278	FM01 SITE 7	66 Wavertree Road, Benfleet	Houses only	N/A	Achievable now
S0279	FA10 SITE 16	195-201 Oakfield Road, Benfleet	Houses only	N/A	Not Achievable
S0280	FM01 SITE 15	44 Uplands Road, Benfleet	Houses only	N/A	Not Achievable
S0281	FM04 SITE 8	122 Cumberland Avenue, Benfleet	Houses only	N/A	Not Achievable
S0282	2007/20	R/o 81-87 High Road, Benfleet	Flats only	Potential Contamination	Not Achievable
S0283	FA10 SITE 15	187 Oakfield Road, Benfleet	Houses only	N/A	Not Achievable
S0284	FM12 SITE 11	16 Green Road, Benfleet	Houses only	N/A	Not Achievable
S0285	FM12 SITE 20	40 Hall Farm Road, Benfleet	Houses only	N/A	Not Achievable
S0286	FM10 SITE 3	R/o 36-38 Hope Road, Benfleet	Houses only	N/A	Not Achievable
S0287	2007/155/56/57	54 Long Road, Canvey Island	Houses only	N/A	Not Achievable
S0288	2007/175	302-304 Long Road, Canvey Island	Houses only	N/A	Not Achievable
S0289	FC03 SITE 11	78 Thisselt Road, Canvey Island	Houses only	Ecological mitigation	Not Achievable
S0290	FC02 SITE 16	64 Urmond Road, Canvey Island	Houses only	N/A	Not Achievable
S0291	FC10 SITE 28	18 Sydervelt Road, Canvey Island	Houses only	N/A	Not Achievable
S0292	FD04 SITE 20	57 Point Road, Canvey Island	Houses only	N/A	Not Achievable
S0293	FD11 SITE 17	7 Park Road, Canvey Island	Houses only	N/A	Not Achievable
S0294	FD05 SITE 7	31 Aalten Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0295	FD06 SITE 5	234 High Street, Canvey Island	Houses only	N/A	Not Achievable

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0296	FD01 SITE 27	29 Geylen Road, Canvey Island	Houses only	N/A	Not Achievable
S0297	FD06 SITE 7	16 Hope Road, Canvey Island	Houses only	N/A	Not Achievable
S0298	FD09 SITE 20	46 Marine Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0299	FD06 SITE 28	58 Hope Road, Canvey Island	Houses only	N/A	Not Achievable
S0300	FD09 SITE 3	38 Weel Road, Canvey Island	Houses only	N/A	Not Achievable
S0301	FD05 SITE 10	11 Chapman Road, Canvey Island	Houses only	N/A	Not Achievable
S0302	FD09 SITE 25	3 Marine Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0303	FD09 SITE 26	28 Station Road, Canvey Island	Houses only	N/A	Not Achievable
S0304	FD01 SITE 15	10 Yamburg Road, Canvey Island	Houses only	N/A	Not Achievable
S0305	FE03 SITE 20	11 Miltsin Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0306	2007/122/123	204-206 Furtherwick Road, Canvey Island	Flats only	N/A	Not Achievable
S0307	FF04 SITE 19	58 Leigh Road, Canvey Island	Houses only	N/A	Not Achievable
S0308	FF05 SITE 34	23-25 Meynell Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0309	2007/120	1 Marine Approach, Canvey Island	Houses only	N/A	Not Achievable
S0310	FF01 SITE 1	85 Long Road, Canvey Island	Houses only	N/A	Not Achievable
S0311	FG09 SITE 5	20 Rose Road, Canvey Island	Houses only	N/A	Not Achievable
S0312	FF04 SITE 25	Rear gardens of 31 & 33 Marine Approach, Canvey Island	Houses only	N/A	Not Achievable
S0313	2007/118	2 Meynell Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0314	FF01 SITE 20	29 Welbeck Road, Canvey Island	Houses only	N/A	Not Achievable
S0315	FG09 SITE 4	22 Rose Road, Canvey Island	Houses only	N/A	Not Achievable
S0316	2007/150	1 Gafzelle Drive, Canvey Island	Houses only	N/A	Not Achievable
S0317	FF02 SITE 27	176 Furtherwick Road, Canvey Island	Houses only	N/A	Not Achievable
S0318	FF01 SITE 16	4 Welbeck Road, Canvey Island	Houses only	N/A	Not Achievable
S0319	FF01 SITE 11	6 Westwood Road, Canvey Island	Houses only	N/A	Not Achievable
S0320	FE12 SITE 15	19 Juliers Road, Canvey Island	Houses only	N/A	Not Achievable
S0321	FE12 SITE 3	Land between 5 & 7 Oxford Road, Canvey Island	Houses only	N/A	Not Achievable
S0322	GB05(B)	Thorney Bay Park West, Thorney Bay Road, Canvey Island (Park Homes)	Houses only	Potential contamination; Safeguarding of land to allow for future flood defence works; Buffering to reduce risk from COMAH sites.	Achievable now
S0323	CPT/111/02/FUL	Holehaven Caravan Park, Haven Road, Canvey Island	Houses only	Safeguarding of land to allow for future flood defence works; Additional buffering to reduce risk from COMAH sites.	Not Achievable
S0324	2007/189	186 Canvey Road, Canvey Island	Houses only	N/A	Achievable now
S0325	FG05 SITE 4	393 Long Road, Canvey Island	Houses only	N/A	Not Achievable
S0326	2007/167	Whiteways, 1 Thorney Bay Road, Canvey Island	Houses only	N/A	Not Achievable
S0327	2007/178	Canvey Village Surgery, 391 Long Road, Canvey Island	Houses only	N/A	Not Achievable

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0328	2007/181	1 Village Hall Close, Canvey Island	Houses only	N/A	Not Achievable
S0329	FG08 SITE 1	211 Long Road, Canvey Island	Houses only	N/A	Not Achievable
S0330	2007/195	1a Hawkesbury Road, Canvey Island	Houses only	N/A	Not Achievable
S0331	2007/196	Doctors Surgery, 409 Long Road, Canvey Island	Houses only	N/A	Not Achievable
S0332	FH05 SITE 16	Rosary, Tabora Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0333	FH03 SITE 3	Adj to Syringa, Somnes Avenue, Canvey Island	Houses only	N/A	Not Achievable
S0334	2010/6	25-31 & 37-39 Scrub Lane, Hadleigh	Houses only	Ecological mitigation	Achievable now
S0335	2012/5/MR	1-3 Park Chase, Hadleigh	Flats only	N/A	Not Achievable
S0336	2010/3/MR	683-687 London Road, Hadleigh	Flats only	N/A	Not Achievable
S0337	PE/00010/2014	Land to rear of 50 & 52 Seymour Road, Hadleigh	Houses only	N/A	Not Achievable
S0338	2007/41	394-402 Rayleigh Road, Hadleigh	Flats only	N/A	Not Achievable
S0339	FP01 SITE 22	73 Daws Heath Road, Hadleigh	Houses only	N/A	Achievable now
S0340	FP03 SITE 14	284 Rayleigh Road, Hadleigh	Houses only	N/A	Not Achievable
S0341	CPT/174/07/FUL	319 Daws Heath Road, Hadleigh	Houses only	Ecological mitigation	Not Achievable
S0342	FP04 SITE 1	419 Daws Heath Road, Hadleigh	Houses only	N/A	Not Achievable
S0343	CPT/70/13/OUT	80 Daws Heath Road, Hadleigh	Houses only	N/A	Not Achievable
S0344	FA11 SITE 18	141 Thundersley Park Road, Benfleet	Houses only	N/A	Not Achievable
S0345	2007/46/47	477-489 Rayleigh Road, Thundersley	Flats only	N/A	Not Achievable
S0346	FN11 SITE 9	37 Kiln Road, Thundersley	Houses only	N/A	Not Achievable
S0347	2007/94	Rear of 221-229 Kiln Road, Thundersley (previously known as 221-235 Kiln Road, Thundersley)	Houses only	Ecological mitigation	Not Achievable
S0348	FJ08 SITE 7	243 Hart Road, Thundersley	Houses only	N/A	Not Achievable
S0349	FJ07 SITE 14	68 The Chase, Thundersley	Houses only	N/A	Achievable now
S0350	FJ08 SITE 5	205 Hart Road, Thundersley	Houses only	N/A	Not Achievable
S0351	2007/50	529 Rayleigh Road, Thundersley	Flats only	N/A	Achievable now
S0352	2007/85	1 Warren Chase, Thundersley	Flats only	N/A	Achievable now
S0353	FJ04 SITE 14	R/o 4-5 Deerpark Close, Thundersley	Houses only	N/A	Not Achievable
S0354	2007/58	101 & 105 London Road & 1 Rushbottom Lane, Thundersley	Flats only	N/A	Not Achievable
S0355	FK10 SITE 28	12 Ivy Road, Thundersley	Houses only	N/A	Not Achievable
S0356	FK08 SITE 4	Formosa, Roseberry Avenue, Thundersley	Houses only	N/A	Not Achievable
S0357	2007/79	Ex Social services building, 535 London Road, Thundersley	Flats only or Sheltered only	N/A	Not Achievable
S0358	FN10 SITE 5	64 Kenneth Road, Thundersley	Houses only	N/A	Achievable now
S0359	FN10 SITE 12	164 Kenneth Road, Thundersley	Houses only	Tree Preservation and/or replacement	Not Achievable
S0360	FN09 SITE 25	Birchwood, Thundersley Grove, Thundersley	Houses only	N/A	Not Achievable
S0361	FN10 SITE 3	18 Coombewood Drive, Thundersley	Houses only	N/A	Not Achievable

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0362	2007/68	Benfleet Dental Clinic, 3 Downer Road North, Thundersley	Houses only	N/A	Not Achievable
S0363	FN04 SITE 5	1 Langford Crescent & r/o 27 & 29 Raymonds Drive, Thundersley	Houses only	N/A	Achievable now
S0364	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Houses only	Ecological mitigation	Achievable now
S0365	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Houses only	Ecological mitigation	Achievable now
S0366	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Houses only	Ecological mitigation	Achievable now
S0367	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	Flats only	Potential contamination	Not Achievable
S0368	N/A	Recycling Centres for Household Waste (RCHW), Canvey Road, Canvey Island	N/A	Highway works, archaeological investigations, flood risk mitigation, ecological mitigation	Not Achievable
S0369	PGB20	Land west of Keswick Road, Thundersley	Mixed no sheltered	Ecological mitigation	Achievable now
S0370	PGB20	Land west of Keswick Road, Thundersley	Mixed no sheltered	Ecological mitigation	Achievable now
S0371	2012/16	Land to rear of 187-209 Link Road, Canvey Island	Houses only	N/A	Achievable now
S0372	2012/17	Land between 43 & 45 Benderloch, Canvey Island	Houses only	N/A	Achievable now
S0373	2012/20	Land r/o 56-80 North Avenue, Canvey Island	Houses only	Access (property to be acquired to secure access)	Achievable now
S0374	2012/25	Land adjacent 2 Cedar Road, Canvey Island	Houses only	N/A	Achievable now
S0375	2012/26	Land between 20 & 26 Marine Avenue, Canvey Island	Houses only	N/A	Achievable now
S0376	2012/27	Land between 64 & 68 Kingsmere, Hadleigh	Flats only	N/A	Achievable now
S0377	2012/28	Land between 12 & 14 Merrivale, Benfleet	Houses only	N/A	Achievable now
S0378	2012/29	Land between 37 & 45 Merrivale, Benfleet	Houses only	N/A	Achievable now
S0379	2012/31	Land between 14 & 16 Tilburg Road, Canvey Island	Houses only	N/A	Achievable now
S0380	2012/32	Land adj 31 St Christopher's Close, Canvey Island	Houses only	N/A	Achievable now
S0381	2013/1	Land adj 24 Windsor Gardens, Hadleigh	Houses only	N/A	Achievable now
S0382	FC01 SITE 23	Land adj 38 Maple Way, Canvey Island	Houses only	N/A	Achievable now
S0383	FC01 SITE 26	Land opposite 77-83 Maple Way, Canvey Island	Houses only	N/A	Achievable now
S0384	FC01 SITE 4	Land adj 16 Pine Close, Canvey Island	Houses only	N/A	Achievable now
S0385	FC04 SITE 11	Land adj 13 Linden Way, Canvey Island	Houses only	N/A	Achievable now
S0386	FC04 SITE 17	Land adj 15 Little Gypps Road, Canvey Island	Houses only	N/A	Achievable now
S0387	FC01 SITE 19	Land adj 21 Cherry Close, Canvey Island	Houses only	N/A	Achievable now
S0388	FC04 SITE 8	Land adj 32 Linden Way, Canvey Island	Houses only	N/A	Achievable now
S0389	FC05 SITE 1	Land between 18 & 20 Little Gypps Road, Canvey Island	Houses only	N/A	Achievable now

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0390	FD08 SITE 3	173 Eastern Esplanade, Canvey Island	Houses only	N/A	Achievable now
S0391	FD08 SITE 4	Land between Shell Beach Road, Margareten Avenue & Eastern Esplanade, Canvey Island	Houses only	N/A	Achievable now
S0392	PGB09	Land off Kiln Road/North of The Chase, Thundersley	Houses only	Potential contamination; ecological mitigation; Tree preservation and/or replacement	Achievable now
S0393	N/A	Land east of Bassentwaite Road, Thundersley	Houses only	Highway works, Tree preservation and/or replacement, archaeological investigations	Achievable now
S0394	N/A	Land to the east of Consiton Road, Thundersley	Houses only	Highway works, Tree preservation and/or replacement, archaeological investigations	Achievable now
S0395	N/A	Christmas Tree Farm, Rhoda Road, Benfleet	Mixed no sheltered	Highway works, Tree preservation and/or replacement	Achievable now
S0396	N/A	160 Clifton Avenue, Benfleet	Houses only	Highway works	Achievable now
S0397	N/A	Playing field north of The Chase, Thundersley	Mixed including sheltered	Highway works, ecological mitigation	Achievable now
S0398	N/A	Kings Park, Canvey Island	Sheltered	Highway works, archaeological investigations, ecological mitigation, potential contamination, flood risk, public transport accessibility	Achievable now
S0399	N/A	61-69 Hart Road, Thundersley	Flats only	Highway works	Achievable now
S0400	N/A	Land between Essex Way and Vicarage Hill, Benfleet	Houses only	Highway works, archaeological investigations, ecological mitigation	Achievable now
S0401	N/A	Land between Essex Way and 234 Vicarage Hill, Benfleet	Houses only	Highway works, archaeological investigations, ecological mitigation	Achievable now
S0402	N/A	Land adjacent 37 The Dale, Benfleet	Houses only	Highway works, Tree preservation and/or replacement, archaeological investigations	Achievable now
S0403	N/A	210 & 212 High Road, Benfleet	Flats only	Highway works	Achievable now
S0404	N/A	Land to the rear of 201 Vicarage Hill, Benfleet	Houses only	Highway works, Tree preservation and/or replacement, archaeological investigations	Achievable now
S0405	N/A	Land to the east of Borrowdale Road, Thundersley	Houses only	Highway works, Tree preservation and/or	Achievable now

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
				replacement, archaeological investigations	
S0406	N/A	191-193 High Road, Benfleet	Flats only	Highway works	Achievable now
S0407	N/A	Land on the south side of London Road, Benfleet	Houses only	Highway works, Tree preservation and/or replacement	Achievable now
S0408	N/A	Land on the east side of Thundersley Park Road, Benfleet	Houses only	Highway works	Achievable now
S0409	N/A	Land at the junction of Thundersley Park Road and Hill road, South Benfleet	Houses only	Highway works, Tree preservation and/or replacement	Achievable now
S0410	N/A	Land to the east of Church View Road, Thundersley, Benfleet	Houses only	Highway works, Tree preservation and/or replacement, archaeological investigations	Achievable now
S0411	N/A	Land to the west of Church View Road, Thundersley, Benfleet	Houses only	Highway works, Tree preservation and/or replacement, archaeological investigations	Achievable now
S0412	N/A	Land at the rear of 301 Rayleigh Road, Benfleet	Houses only	Highways works, ecological mitigation	Achievable now
S0413	N/A	Russell House and Theo Hall, Canvey Road, Canvey Island	Houses only	Archaeological investigation, ecological mitigation	Achievable now
S0414	N/A	Thatch Farm, Bramble Crescent, Hadleigh	Houses only	Highway works, archaeological investigations, ecological mitigation	Achievable now
S0415	N/A	Burches Livery Centre, 1 Caversham Villas, Great Burches Road, Thundersley	Houses only	Highway works, archaeological investigations, public transport accessibility	Not Achievable
S0416	N/A	Howard Hall, 231 Benfleet Rd, Benfleet	Sheltered	Highway works, Tree preservation and/or replacement, archaeological investigations, ecological mitigation	Not Achievable
S0417	N/A	Birches View, Great Burches Road, Thundersley	Houses only	Highway works, archaeological investigations, public transport accessibility	Not Achievable
S0418	N/A	157 Chesterfield Avenue, Benfleet	Houses only	Highway works, Tree preservation and/or replacement, archaeological investigations	Achievable now
S0419	N/A	27 - 29 Geylen Road, Canvey Island	Houses only	Highway works, flood risk mitigation	Achievable now
S0420	N/A	Land to the rear of 2 Badgers Way, Benfleet	Houses only	Highway works	Achievable now

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0421	N/A	The Lodge, Rhoda Road, Benfleet	Flats only	Highway works, Tree preservation and/or replacement, ecological mitigation	Achievable now
S0422	N/A	High Warren Farm, Vicarage Hill, Benfleet	Mixed no sheltered	Highway works, archaeological investigations, ecological mitigation	Achievable now
S0423	N/A	30-32 Essex Way, Benfleet	Flats only	Highway works, archaeological investigations	Achievable now
S0424	N/A	59 South View Road, Benfleet	Flats only	Highway works	Achievable now
S0425	N/A	430 London Road, Benfleet	flats only	Highway works	Achievable now
S0426	N/A	Stafford Court Care Home, Venables Close, Canvey Island	Flats only	Highway works, flood risk mitigation	Achievable now
S0427	N/A	Coniston Farm, Coniston Road, Benfleet	Houses only	Highway works, archaeological investigations, public transport accessibility	Not Achievable
S0428	N/A	Land at London Road and east of Downer Road North, South Benfleet	Flats only	Highway works, Tree preservation and/or replacement	Achievable now
S0429	N/A	Land at Oakleigh Nurseries, Goldfinch Lane, Benfleet	Houses only	Highway works, archaeological investigations, Tree preservation and/or replacement, ecological mitigation, public transport accessibility	Achievable now
S0430	N/A	Land to the east of Coniston Farm, Coniston Road, Benfleet	Houses only	Highway works, archaeological investigations, public transport accessibility	Not Achievable
S0431	N/A	Land south of Roscommon Way & west of Haven Road, Canvey Island	N/A	Safeguarding of land to allow for future flood defence works; Additional buffering to reduce risk from COMAH sites, ecological mitigation, public transport accessibility	Not Achievable
S0432	N/A	Land south of Roscommon Way, Canvey Island	N/A	Safeguarding of land to allow for future flood defence works; Additional buffering to reduce risk from COMAH sites, ecological mitigation, public transport accessibility	Not Achievable
S0433	N/A	Land at the Deanes Academy, Daws Heath Road, Benfleet	Houses only	Highway works, archaeological investigations, ecological mitigation	Achievable now
S0434	N/A	Land adjoining Greenacre, 156 Bowers Road, Benfleet	Houses only	Highway works	Achievable now

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0435	N/A	Brookside Cottage, Hilltop Avenue, Benfleet	Houses only	Highway works, archaeological investigations	Achievable now
S0436	14/0525/PREAPP	364 London Road, Hadleigh	Mixed no sheltered	Highway works, archaeological investigations	Achievable now
S0437	18/0661/OUT	54 Beech Road, Hadleigh	Flats only	Highway works, archaeological investigations	Achievable now
S0438	17/0778/OUT	Land adjacent 573 High Road, Benfleet	Houses only	Highway works	Achievable now
S0439	N/A	9//17 Kent Hill Road, Benfleet	Flats including sheltered	Potential contamination, highway works	Achievable now
S0440	N/A	19-27 Kents Hill Road, Benfleet	Flats including sheltered	Potential contamination, highway works	Achievable now
S0441	N/A	Walsingham House, Lionel Road, Canvey Island	Mixed no sheltered	Highway works, flood risk mitigation	Achievable in the future
S0442	14/0668/FUL	396 London Road, Benfleet	Flats only	Highway works	Achievable now
S0443	N/A	90 High Street, Canvey Island	Flats only	Highway works, flood risk mitigation	Not Achievable
S0444	17/1028/FUL	Land adjacent 14 Thundersley Park Road, Benfleet	Houses only	Highway works	Achievable now
S0445	N/A	246-250 High Road, Benfleet	Flats only	Highway works	Achievable now
S0446	N/A	Land at Northwick Stables & Northwick Poultry Farm, Northwick Road, Canvey Island	Mixed no sheltered	Highway works, archaeological investigations, flood risk mitigation, ecological mitigation	Not Achievable
S0447	PGB42	Copperfield Stables, Fane Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0448	PGB42	Land south of Copperfield Stables CFS92	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0449	N/A	Hillview, Windermere Road, Benfleet	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0450	PGB42	Tideways, Great Burches Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0451	N/A	Land to the west of Consiton Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0452	N/A	Land to the west of Consiton Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0453	PGB42	Land lying to the south side of Burches Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0454	PGB42	Land lying to the south west of Fane Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0455	PGB09	Land south of The Chase, Thundersley	Mixed no sheltered	Potential contamination; ecological mitigation; Tree preservation and/or replacement	Achievable now
S0456	PGB09	Land north of The Chase, Thundersley	Mixed no sheltered	Potential contamination; ecological mitigation; Tree preservation and/or replacement	Achievable now

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

SITE DETAILS			ACHIEVABILITY CONSIDERATIONS		
New Reference	Previous Reference	Name	Development Type	Exceptional Costs	ACHIEVABILITY
S0457	PGB42	Land at Regamey, Fane Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0458	PGB42	Land at Wyoming, Fane Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0459	PGB42	Workshops, Homestead Farm, Great Burches Road, Benfleet	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0460	PGB42	Oak Farm, Arterial Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0461	PGB42	Land at Allingham, Fane Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0462	PGB42	The Nook, Arterial Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0463	N/A	Land east of Windermere Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0464	PGB42	Land including and surroung Lynchgate Farm, Arterial Road, Thundersley	Mixed no sheltered	Archaeological investigations, , public transport accessibility	Not Achievable
S0465	PGB42	Land on the North Side of Fane Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0466	PGB42	Long Acre Nursery, Great Burches Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0467	N/A	Land north of Grange Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0468	N/A	Land north of Grange Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0469	N/A	Land west of Great Burches Farm, Great Burches Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0470	PGB42	Janda Fields, Fane Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0471	N/A	Land south of Grange Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0472	PGB42	Land north of Burches Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0473	N/A	Land to the east of 451 Daws Heath Road, Hadleigh	Houses only	Archaeological investigation, highway works	Achievable now
S0474	N/A	Former Hall site, Richmond Avenue, Benfleet	Houses only	N/A	Achievable now
S0475	PGB42	Land north of Allingham, Fane Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0476	N/A	Poplars, Windermere Road, Thundersley	Houses only	Archaeological investigations, , public transport accessibility	Not Achievable
S0477	N/A	Land to the east of Consiton Road, Thundersley	Houses only	Highway works, Tree preservation and/or replacement, archaeological investigations	Achievable now

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0001	16/0573/FUL	316 London Road, Benfleet	Single Landowner	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available. Site enlarged as part of CFS.	0 to 5 years
S0002	15/0301/FUL	64 Kimberley Road, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore site is considered to be unavailable.	Not available
S0003	FA05 SITE 9	20 Gifford Road, Benfleet	Single Landowner	Full	Vacant Greenfield	Residential Design Guidance	None	Not Achievable	Landowner responded to Fact Checking 2018 exercise and does not want site considered as available, therefore site is considered to be unavailable.	Not available
S0004	FA11 SITE 14	12 Avondale Road, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore site is considered to be unavailable.	Not available
S0005	CPT/129/10/FUL	679 High Road, Benfleet	Single Landowner	Under construction	In use - use low value	Town Centre/Shopping	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore site is considered to be unavailable. Works commenced.	Not available
S0006	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore site is considered to be unavailable.	Not available
S0007	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Multiple landowners - legal agreement	Refused - Details only	In use -use high value / Residential garden / Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	PGB05 split due to landowners coming forward separately (See S0043, S0364-366). Remaining land was promoted by agent representing landowners as part of the CFS 2018 and it therefore considered to be available.	0 to 5 years

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0008	2013/2	Wall Wood & 291 Benfleet Road, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner responded to Fact checking 2018 exercise and does want their land to be considered as available.	Not available
S0009	PGB08	Land to south of Essex Way, Benfleet	Housebuilder	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner did respond to Fact Checking 2018 exercise, therefore site is considered to be available.	0 to 5 years
S0010	2012/10	44 Badger Hall Avenue, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt/Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore site is considered to be unavailable.	Not available
S0011	15/0501/FUL	84 Vicarage Hill, Benfleet	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise, therefore site is considered to be available.	0 to 5 years
S0012	2007/18	240-244 High Road, Benfleet	Other Developer	Under construction	In use - use high value	Town Centre / Shopping / Residential Design Guidance	S106 requiring £211,800 affordable housing contribution.	Achievable now	Agent advised site is under construction. Landowner responded to Fact Checking 2018 exercise, therefore site is considered to be available.	0 to 5 years
S0013	PGB44	Land between 24-34 Crescent Road, Benfleet	Single Landowner	Full	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, Agent however has confirmed site is available .	5 to 10 years
S0014	2013/4	87-97 High Street, Benfleet	Single Landowner	Application withdrawn	In use - use high value / Residential garden	Conservation Area / Residential Design Guidance / Flood Risk	None	Achievable now	Landowner has been in contact and site is considered as available.	0 to 5 years
S0015	15/0957/FUL	74 Essex Way, Benfleet	Other Developer	Under construction	Vacant Greenfield	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise. Site is in progress however therefore site is considered to be available.	0 to 5 years

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0016	15/0911/FUL	Land adjacent 2 Wensley Road, Benfleet	Single Landowner	Full	Vacant Greenfield	Residential Design Guidance	None	Achievable now	Landowner has confirmed that the site is available.	0 to 5 years
S0017	PGB30(C)	Land South of Jotmans Lane, Benfleet	Housebuilder	Refused	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Housebuilder continues to pursue release of site from GB for residential purposes. CPBC have had confirmation from developer that site can be considered as available.	0 to 5 years
S0018	2014/3	Land to the north & west of The Hoy & Helmet Public House, High Street, Benfleet	Single Landowner	No engagement to date	Vacant Greenfield	Flood Risk / Open Space / Residential Design Guidance	None	Not Achievable	Not all landowners came forward to advise that the site is available as part of the Call for Sites 2018, therefore site is unavailable.	Not available
S0019	16/0266/PRE APP	65 Thundersley Park Road, 1 & 1a Clarence Road, Benfleet	Other Developer	Refused	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to fact checking 2017, therefore considered as available.	0 to 5 years
S0020	16/0765/FUL	71 Watlington Road, Benfleet	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, however the site is considered to be available as current application in place and recent appeal decision.	0 to 5 years
S0021	16/0494/FUL	1 Wincoat Close, Benfleet	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore site is considered to be unavailable.	Not available
S0022	15/0952/FUL	117-123 London Road, Benfleet	Other developer	Full	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore site is considered to be unavailable.	Not available
S0023	CPT/684/12/FUL	Land between 117 & 123 Lionel Road, Canvey Island	Other Developer	Under construction	Vacant Greenfield	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, however site is under construction therefore site is considered to be available.	0 to 5 years

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0024	CPT/446/13/FUL	Land adjacent 134 Cedar Road, Canvey Island	Single Landowner	Application Expired	Vacant Greenfield	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore site is considered to be unavailable. New application submitted 18/0219/FUL currently invalid.	Not available
S0025	14/0095/PRE APP	Land R/o 3 Vaagen Road, Canvey Island	Pre-application submission	Application Expired	Vacant Greenfield	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore site is considered to be unavailable.	Not available
S0026	ELR02 SITE 2	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	Single Landowner	Refused	In use - use high value	Residential Design Guidance / Flood Risk / Policy H3 - New development sites for residential use	None	Achievable now	Landowner responded to Fact Checking 2018 exercise, the site is considered to be available.	0 to 5 years
S0027	CPT/315/13/FUL	Land to East of Wall Road, Canvey Island	Single Landowner	Under construction	Soon to be vacant PDL	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner has confirmed that the site is available.	0 to 5 years
S0028	CTC/019	125-127 High Street, Canvey Island	Single Landowner	Full	In use - use low value	Town Centre/Shopping / Residential Design Guidance / Flood Risk	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, however demolition notice received and recent planning NMA/CDN appeals in 2018 therefore site is considered to be available.	0 to 5 years
S0029	2007/145	R/O 149-153 High Street, Canvey Island	Single Landowner	Under construction	Vacant PDL	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore site is considered to be unavailable.	Not available
S0030	14/0015/FUL	19 Larup Avenue, Canvey Island	Other Developer	Under construction	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore site is considered to be unavailable.	Not available

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0031	GB05 (A1)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 1	Single Landowner	Application made	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner responded to fact checking advising that site can be considered as available.	0 to 5 years
S0032	CPT/484/12/F UL & CPT/671/12/F UL	Thames Court, Western Esplanade, Canvey Island	Single Landowner	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore site is considered to be unavailable.	Not available
S0033	14/0016/FUL	23 May Avenue, Canvey Island	Other Developer	Under construction	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore site is considered to be unavailable.	Not available
S0034	CPT/31/12/F UL	48-50 Furtherwick Road, Canvey Island	Single Landowner	Under construction	Under construction	Residential Design Guidance / Flood Risk / Town Centre / Primary shopping frontage	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore site is considered to be unavailable.	Not available

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0035	GB02	East of Canvey Road, Canvey Island	Housebuilder	Application withdrawn	Vacant Greenfield	Green Belt / Residential Design Guidance/Flood Risk	S106 contributions likely. Heads of Terms have been submitted with planning application, including matters related to highways, affordable housing, open space & landscaping, education, waste & flood risk.	Achievable now	Landowner responded to Fact Checking 2018 exercise (CFS18/30), therefore site is considered to be available.	10 to 15 years
S0036	CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	Single Landowner	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, recent application received therefore site is considered to be available.	0 to 5 years
S0037	CPT/498/12/FUL	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	Single Landowner	Application made	Residential Garden	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, however recent application received therefore site is considered to be available.	0 to 5 years
S0038	16/0504/FUL	King Canute PH & Land Adjacent Canvey Road, Canvey Island	Other Developer	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site is in construction and considered available.	0 to 5 years
S0039	17/0071/FUL	29 Denham Road, Canvey Island	Other Developer	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner did respond to Fact Checking 2018 exercise, therefore site is considered to be available.	0 to 5 years

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0040	16/0053/FUL	34 Gafzelle Drive, Canvey Island	Other Developer	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, site under construction therefore available.	0 to 5 years
S0041	16/0051/FUL	1 Northfalls Road, Canvey Island	Other Developer	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, recent BC contact therefore site is considered to be available.	0 to 5 years
S0042	14/0465/FUL	7 Kollum Road, Canvey	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, site under construction therefore available.	0 to 5 years
S0043	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Single landowner	Refused - Details only	In use -use high value / Residential garden / Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise, the site is considered to be available. Some previous parts of PGB05 removed from allocation as now available/unavailable.	0 to 5 years
S0044	16/0783/FUL / 18/0677	Land adj 64 Winterswyk Avenue, Canvey Island	Other Developer	Full	Vacant PDL	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, but current engagement with 18/0667/Ful therefore site is considered to be available.	0 to 5 years
S0045	15/0423/FUL	58 Central Wall Road, Canvey Island	Single Landowner	Under construction	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, site is in development therefore site is considered to be available.	0 to 5 years
S0046	15/0595/FUL	109 Long Road, Canvey Island	Other developer	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, 17/0025/BR conditional approval therefore site is considered to be available.	0 to 5 years
S0047	14/0446/FUL	25 Craven Avenue, Canvey	Single Landowner	Full	Vacant PDL / Residential Garden	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore	Not available

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
									site is considered to be unavailable.	
S0048	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	Other Developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner did respond to Fact Checking 2018 exercise, therefore site is considered to be available.	0 to 5 years
S0049	GF02B	Land off Scrub Lane, Hadleigh	Pre-application submission	Pre-application	Vacant Greenfield	Residential Design Guidance . Long term residential	None	Achievable now	ECC working with Housebuilders to deliver scheme of 3 phases - 1. provide residential development on vacant piece of land to north of infants school (GF02B), 2. relocation & build of junior school, 3. redevelop existing junior school site with residential development (GF02A). Policy compliant planning application would need to be submitted & approved (normally 13 weeks) & Building Regulations approval needed (normally 8 weeks).	0 to 5 years
S0050	2013/8	The Island Site, High Street / London Road, Hadleigh	Multiple landowners	Pre-application	In use - use high value	Town Centre/Shopping / Residential Design Guidance	Multiple ownership	Achievable now	All landowners have confirmed availability, therefore site is available.	5 to 10 years
S0051	CPT/193/07/FUL	4-12 Park Chase, Hadleigh	Other Developer	Full	Vacant PDL	Residential Design Guidance	None	Achievable now	Landowner did respond to Fact Checking 2018 exercise and therefore the site is considered as available.	0 to 5 years
S0052	2007/111	Tower Radio, 573-581 London Road, Hadleigh	Single Landowner	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise however 18/0250/BR in place and works commenced therefore the site is considered as available.	0 to 5 years

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0053	CPT/99/08/FUL	325-339 London Road, Hadleigh	Other Developer	Approval awaiting S106	In use - use high value	Town Centre/Shopping / Residential Design Guidance	Multiple owners unable to come to agreement. S106 remains unsigned. Full application grnated on part of site.	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise and therefore the site is considered as unavailable.	Not available
S0054	15/0858/FUL	106 Rectory Road, Benfleet	Single Landowner	Under construction	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise and therefore the site is considered as unavailable.	Not available
S0055	16/0057/FUL	14 St Marks Road, Hadleigh	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise however BR IM received 18/0375 therefore the site is considered as available.	0 to 5 years
S0056	16/0589/FUL	643-645 London Road, Hadleigh	Other Developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise However IN received and works underway therefore the site is considered as available.	0 to 5 years
S0057	15/0793/FUL	363 London Road, Hadleigh	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise and therefore the site is considered as unavailable.	Not available
S0058	CPT/600/12/FUL	121 Church Road, Hadleigh	Single Landowner	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise however site is under construction therefore the site is considered as available.	0 to 5 years

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0059	15/0715/CPA	82 High Street, Hadleigh	Other developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise however work underway therefore the site is considered as available.	0 to 5 years
S0060	16/0069/FUL	231 London Road, Hadleigh	Other Developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 however BR visits in June 18 confirm work ongoing therefore the site is considered as available.	0 to 5 years
S0061	14/0028/FUL	Land Rear Of Holbrook House, Church Road, Hadleigh	Other Developer	Under construction	In use - use low value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise and therefore the site is considered as unavailable.	Not available
S0062	16/0190/CPA	387 London Road, Hadleigh	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise and therefore the site is considered as unavailable.	Not available
S0063	16/0527/CPA & 16/0729/FUL	88 High Street, Hadleigh	Single Landowner	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0064	16/0014/FUL	2A Castle Road, Hadleigh	Other developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 however recent IN received therefore the site is considered as available.	0 to 5 years
S0065	16/0088/CPA	80 High Street, Hadleigh	Other Developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 however recent elec certs in BC and works underway therefore the site is considered as available.	0 to 5 years
S0066	GB06	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	Single Landowner / Housebuilder	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0067	2012/7	Solby Wood Farm, Daws Heath Road, Hadleigh	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0068	PGB40	Brook Farm (east of Daws Heath Road), Hadleigh	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0069	PGB45	Nashlea Farm, Poors Lane North, Hadleigh	Single Landowner	Full	In use - use high value / Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0070	FP03 SITE 3	60 Daws Heath Road, Hadleigh	Housebuilder	Full	In use - use high value / residential garden	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise and therefore the site is considered as unavailable.	Not available
S0071	FP04 SITE 6	Land r/o 14-28 Moorcroft Avenue, Hadleigh	Single Landowner	No engagement to date	Vacant greenfield	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise and therefore the site is considered as unavailable.	Not available
S0072	15/0698/PRE APP	450 Rayleigh Road, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise however IN received for the 2 detached dwellings at rear 17/0465 therefore the site is considered as available.	0 to 5 years
S0073	CPT/556/09/FUL	81 Daws Heath Road, Hadleigh	Other Developer	Full	Vacant PDL	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise however work has commenced and is ongoing therefore the site is considered as available.	0 to 5 years
S0074	PGB47	Junction of Grasmere Road & Thirlmere Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0075	CPT/655/11/FUL	Land adj 49 Hall Crescent, Hadleigh	Single Landowner	Under construction	Residential garden	Residential Design Guidance	None	Not Achievable	Agent advised as part of CFS18 that site is almost full redeveloped - not available.	Not available
S0076	16/0038/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	Single Landowner	Full	In use - use low value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0077	16/0684/FUL	Land Adjacent 270 Daws Heath Road, Hadleigh	Single Landowner	Full	Vacant PDL	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise and therefore the site is considered as unavailable.	Not available
S0078	PGB09B	Land East of Cedar Hall School, Hart Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0079	PGB09C	Nursery North of The Chase, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0080	2017/1	277-279 & 283 Rayleigh Road, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield / In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0081	16/0913/FUL	Land at rear of 219 Kiln Road, Thundersley	Other Developer	Full	Vacant greenfield	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise however 17/0699 BN received - Works started and ongoing therefore the site is considered as available.	0 to 5 years
S0082	2013/5	Weir House, Arterial Road, Thundersley	Other Developer	Full	In use - use high value & Vacant PDL	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise however local officers advised that site is available.	0 to 5 years
S0083	FJ01 SITE 12	20-22 Kingsley Lane, Thundersley	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise and	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
									therefore the site is considered as unavailable.	
S0084	GB07	Land West of Glebelands, Thundersley	Other Developer	Refused	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0085	16/0983/FUL	50 Albert Road, Thundersley	Single Landowner	Under construction	Vacant greenfield	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise however BC inspections in July 18 work continuing therefore the site is considered as available.	0 to 5 years
S0086	PGB14	Brickfields, Great Burches Road, Thundersley	Housebuilder	Under construction	Soon to be vacant PDL & Vacant Greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise and therefore the site is considered as unavailable.	Not available
S0087	PGB24	Whitegate, Goldfinch Lane, Thundersley	Other Developer	Refused	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and the site is available.	0 to 5 years
S0088	PGB28	R/o 122 Stanley Road, Thundersley	Single Landowner	Refused	Vacant greenfield	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0089	16/0513/FUL	14 Downer Road North, Thundersley	Single Landowner	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise however BR inspections June 18 confirm drainage and insulation and works ongoing therefore the site is considered as available.	0 to 5 years
S0090	14/0151/FUL	7 The Sorrells, Benfleet	Single Landowner	Full	Residential garden	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise and therefore the site is considered as unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0091	2010/2/MR	Beaver Doors, 211-213 London Road, Thundersley	Single landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise however permission current and local knowledge suggests the site is considered as available in 5-10 years.	5 to 10 years
S0092	2007/66	331 London Road, Thundersley	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise and therefore the site is considered as unavailable.	Not available
S0093	16/0547/FUL	Land adjacent 5 Shrewsbury Drive, Thundersley	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise and therefore the site is considered as unavailable.	Not available
S0094	16/0954/FUL	40 Park Road, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise and therefore the site is considered as unavailable.	Not available
S0095	CPT/197/13/FUL	Rear of 179-181 Church Road, Thundersley	Single Landowner	Full	Residential Garden	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available. More land put forward by landowner without planning.	0 to 5 years
S0096	16/0649/FUL	412a Kents Hill Road North, Thundersley	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise and therefore the site is considered as unavailable.	Not available
S0097	PGB30 (A)	Land south east of Sadlers Farm, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and the site is available.	0 to 5 years
S0098	2014/6	Ellis House, Felstead Road, Benfleet	Joint Landowners	SHLAA / NLP Representation	In use - use high value, Residential Garden	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0099	2012/3	Benfleet Police Station, 90-92 High Road, Benfleet	Not promoted. Landowner unknown, land registry hold no information.	Application made	Vacant PDL	Residential Design Guidance	None	Achievable now	Recent application received, therefore considered as available.	0 to 5 years
S0100	PGB32	Wheeler's Takeaway, 458 London Road, Benfleet	Single Landowner	SHLAA / NLP Representation	In use - Use high value	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0101	PGB30(B)	Land North of Jotmans Lane, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available with site area amended.	5 to 10 years
S0102	PGB30(B)	Land North of Jotmans Lane, Benfleet	Multiple landowners	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Site split as only some land came forward as part of CFS 2018 as available. Comprehensive nature of the land means all needs to be included. Landowner did not respond to Fact Checking 2018, Agent has however confirmed availability.	5 to 10 years
S0103	CPT/205/11/FUL	36 Brook Road, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0104	CPT/3/11/FUL	Rear of 3 Hope Road, Benfleet	Single Landowner	Application Expired	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0105	2014/4	Land East of Downer Road North, Benfleet	Multiple landowners - no legal agreement	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0106	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	Canvey Town Centre Masterplan	No engagement to date	In use -use high value	Town Centre/Shopping / Residential Design Guidance / Flood Risk	None	Not Achievable	15/0201/FUL - refused 27/07/2015 for 1 house on western part of site off of Linde Road (inadequate site specific flood risk assessment, inadequate badger survey & inadequate tree protection for protected trees). Site identified in Canvey Town Centre Master Plan. Council in negotiations with multiple landowners for redevelopment. Site still in use, as well as some open land. Some buildings in good condition, others in poor condition. Area of overgrown land to rear of site. Truck parked within vegetation. Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0107	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	Canvey Town Centre Masterplan	SHLAA / NLP Representation	In use -use high value	Town Centre/Shopping / Residential Design Guidance / Flood Risk	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available. Site split from previous larger CTC/001.	0 to 5 years
S0108	2007/164	Outpatients centre, Long Road, Canvey Island	Multiple Landowners	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance / Flood Risk / Local Government Building.	Council owned land - EX2055 & EX54814	Achievable in the future	Council owned land, which the Council may wish to dispose of. No agreement in place. Also owned by other organisations. Council confirmed can be included as available.	5 to 10 years

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0109	CTC/009	South of Haron Close, Canvey Island	Other Developer	Pre-application	Vacant Greenfield	Residential Design Guidance / Flood Risk. Policy S6 in Adopted Local Plan not saved. Principle of residential development on site established in 2005 with CPT/84/04/FUL.	CPT/84/04/FUL had S106 which required all dwellings to be affordable.	Achievable now	Site is included in Canvey Town Centre Masterplan, indicated for redevelopment for residential development. 17/0915 pre app for 41 dwellings. Ok in principle Planning officer suggests 20 would be appropriate, therefore site is considered to be available.	0 to 5 years
S0110	FG04 SITE 13	Adjacent to 10 Green Avenue, Canvey Island	Not promoted	No engagement to date	Vacant PDL	Residential Design Guidance / Flood Risk.	None	Not Achievable	Landowner responded to Call for Sites 2018 and does not want the land considered as available.	Not available
S0111	ELR02 SITE 1	Prout Industrial Estate, Point Road, Canvey Island	Not promoted	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance / Flood Risk / Policy H3 - New development sites for residential use	None	Achievable now	Council confirmed land can be considered as available.	15 years +
S0112	2007/152	Admiral Jellico Public House, High Street, Canvey Island	Not promoted	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner through agent confirmed site is available as part of the CFS 2018.	0 to 5 years
S0113	FD02 SITE 10	Land at junction of Gifhorn & Holbeck, Canvey Island	Not promoted	No engagement to date	Vacant greenfield	Residential Design Guidance / Flood Risk	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0114	FE09 SITE 13	9 Goirle Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0115	2014/7	Timber Yard, R/O 149-153 High Street, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0116	CTC/014	43 High Street, Canvey Island	Not promoted	No engagement to date	In use - use high value	Town Centre/Shopping / Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0117	GB05(A2)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 2	Single Landowner	Approval awaiting S106	In use -use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner has confirmed that the site is available.	0 to 5 years
S0118	CTC/005	West of Venebles Close, Canvey Island	Landowner	Outline	Vacant previously developed land	Town Centre/Shopping / Residential Design Guidance / Flood Risk	None	Achievable now	Landowner did respond to Fact Checking 2018 exercise, therefore the site is considered to be available.	0 to 5 years
S0119	CTC/011	Haystack car park, Long Road, Canvey Island	Canvey Town Centre Masterplan	Pre-application	In use - use low value	Town Centre/Shopping / Residential Design Guidance / Flood Risk	None	Achievable in the future	Landowner did not respond to Fact Checking 2018 exercise, however full app 18/0638 under consideration/ 17/0885 pre app therefore the site is considered to be available.	0 to 5 years
S0120	CTC/012	Job Centre, 140 Furtherwick Road, Canvey Island	Not promoted	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0121	2007/115	258 Furtherwick Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner not engaged with planning process to redevelop site. Landowner unknown as no registered titles with land registry, therefore unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0122	CTC/017	116-132 High Street, Canvey Island	Not promoted	No engagement to date	In use - use low value	Town Centre/Shopping / Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0123	CTC/016	108-112 High Street & 2 Florence Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0124	FF01 SITE 21	45 Welbeck Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner responded to Call for Sites 2018 and does not want their land considered as available.	Not available
S0125	FE13 SITE 7	2 Delgada Road, Canvey Island	Not promoted	No engagement to date	Vacant PDL	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner unknown as no registered titles with land registry, therefore unavailable.	Not available
S0126	PGB	Land between Canvey Road, Roscommon Way & Northwick Road (Triangle Site), Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance/Flood Risk	S106 for CPT/56/96/OUT has clause which prevents this site (known as the Triangle site) being used for purposes inconsistent with the GB.	Achievable now	Landowner response confirms the site is considered to be available.	10 to 15 years
S0127	GB03	West Canvey Road (Frontage), Canvey Island	Multiple landowners - no legal agreement	SHLAA / NLP Representation	In use - high use value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowners have put their sites forward as part of the Call for Sites 18, therefore the site is considered as available.	5 to 10 years

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0128	CPT/596/12/FUL	27 Craven Avenue, Canvey Island	Other Developer	Application Expired	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0129	FG02 SITE 5	Land adj 7 Holland Avenue, Canvey Island	Not promoted	SHLAA / NLP Representation	Vacant greenfield	Residential Design Guidance / Flood Risk/Green Belt	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available. Site area has increased.	0 to 5 years
S0130	GF02A	Hadleigh Junior School, Church Road, Hadleigh	Pre-application submission	Pre-application	In use - use high value	Residential Design Guidance	None	Achievable now	Site has been confirmed by ECC to be available for school use.	Not available
S0131	2013/9	244-258 London Road (Garston Block), Hadleigh	Pre-application submission	Pre-application	In use - use high value	Town Centre / shopping / Residential Design Guidance	Leaseholds	Not Achievable	Not all landowners came forward to advise that the site is available as part of the Call for Sites 2018, therefore site is unavailable.	Not available
S0132	2010/4/MR	Garden Centre, 555 London Road, Hadleigh	Not promoted	SHLAA / NLP Representation	Vacant PDL	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, however 18/0547 pre app therefore the site is considered to be available.	0 to 5 years
S0133	2012/4	Hadleigh Police Station, Hadleigh	Single Landowner	Full	Vacant PDL	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, however IN received and gas certs so the site is considered to be available.	0 to 5 years
S0134	2013/6	20 The Avenue, Hadleigh	Single Landowner	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance		Not Achievable	Site is unavailable.	Not available
S0135	PE/00039/2013	296 London Road, Hadleigh	Pre-application submission	Pre-application	In use - use high value	Residential Design Guidance	None	Not Achievable	Not all landowners came forward to advise that the site is available as part of the Call for Sites 2018, therefore site is unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
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S0136	CPT/430/12/F UL	391-391a London Road, Hadleigh	Single Landowner	Full	In use - use high value	Residential Design Guidance / Town Centre / Shopping	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0137	2013/10	Land south of Daws Heath Road, Hadleigh	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0138	PGB10	Oak Tree Farm (North field) and Southfield Close Extension, Hadleigh	Housebuilder	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance/Flood Risk	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0139	2012/1	20 Haresland Close, Hadleigh	Single Landowner	SHLAA / NLP Representation	In use - use high value & residential garden	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0140	PGB21	Land east of 174 Bramble Road, Hadleigh	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner wishes to develop.	0 to 5 years
S0141	PGB22(B)	164-240 Daws Heath Road, Hadleigh	Multiple landowners	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	More than one landowner responded to Call for Sites 2018 to advise that the site is unavailable.	Not available
S0142	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0143	14/0422/PRE APP	116 Rayleigh Road, Hadleigh	Pre-application submission	Pre-application	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0144	CPT/389/11/F UL	Land r/o 491-493 Rayleigh Road, Thundersley	Other Developer	Application Expired	Residential garden	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0145	2014/2	Land East of Manor Trading Estate, Thundersley	Other Developer	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0146	PGB46	North of Grasmere, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0147	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	Multiple landowners - in the process of seeking an agreement.	SHLAA / NLP Representation	In use - use high value	Employment / Residential Design Guidance	None	Not Achievable	Not all landowners came forward to advise that the site is available as part of the Call for Sites 2018, therefore site is unavailable.	Not available
S0148	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	Multiple landowners - in the process of seeking an agreement.	SHLAA / NLP Representation	In use - use high value	Employment / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available. Site is in an existing employment area on only suitable for employment use.	Not available
S0149	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	Multiple landowners - in the process of seeking an agreement.	SHLAA / NLP Representation	In use - use high value	Employment / Residential Design Guidance	None	Not Achievable	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available. Site is in an existing employment area on only suitable for employment use.	Not available
S0150	FN06 SITE 16	Canvey Supply, 223 London Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0151	14/0303/PRE APP	Bowercombe, Great Burches Road, Thundersley	Pre-application submission	Pre-application	Vacant PDL / Vacant Greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0152	PGB31	Extension to Silverdale, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0153	2014/5	Land to the West of Borrowdale Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0154	PGB48	West of Bassenthwaite Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0155	FN02 SITE 2	Marimba, Goldfinch Lane, Thundersley	Single Landowner	Application withdrawn	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0156	2012/14	34 Linden Road, Thundersley	Single Landowner	Application Expired	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0157	FN10 SITE 14	Land adj 2 Thundersley Grove, Thundersley	Other Developer	Refused - Details only	Vacant greenfield	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0158	CPT/148/07/FUL	131 London Road, Thundersley	Single Landowner	Application Expired	In use - use high value	Town Centre / shopping / Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0159	FA08 SITE 4	6 Merton Road, Benfleet	Not promoted	SHLAA / NLP Representation	In use - use high value / Residential garden / Vacant greenfield	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	15 years +

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0160	FA10 SITE 13	110 Kents Hill Road, Benfleet	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0161	FA11 SITE 2	83 Thundersley Park Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0162	2007/54	14 London Road, Benfleet	Single Landowner	Refused	In use - use high value	Residential Design Guidance	Access rights across adjacent site.	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0163	FA09 SITE 20	39 Felstead Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0164	2010/7	11 Highfield Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0165	FB02 SITE 14	Valee Casa, 62 Hill Road, Benfleet	Not promoted	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	15 years +
S0166	2007/22	South Benfleet Social Club, 8 Vicarage Hill, Benfleet	Not promoted	No engagement to date	In use - low use value	Residential Design Guidance	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0167	FB01 SITE 10	162 Thundersley Park Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0168	FB01 SITE 3	188 Thundersley Park Road, Benfleet	Single Landowner	Refused - Details only	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	15 years +

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0169	FB11 SITE 11	70 St Marys Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner unknown.	Not available
S0170	2007/21	3 Vicarage Hill, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0171	FB09 SITE 31	Land adj 41 Greenwood Avenue, Benfleet	Not promoted	No engagement to date	Vacant Greenfield	Residential Design Guidance	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0172	FB07 SITE 34	19 Hillside Road, Benfleet	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0173	2007/15	Benfleet Tavern Public House (formerly Appleton Arms), High Road, Benfleet	Not promoted	SHLAA / NLP Representation	In use - use high value	Town Centre / shopping / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2017, therefore the site is considered to be available.	5 to 10 years
S0174	FM04 SITE 7	116 Cumberland Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner responded to the Call for Sites 2018 and does not want the site considered as to be available.	Not available
S0175	2007/23	Willow Funeral Services, 61 High Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Town Centre / Shopping	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0176	FM10 SITE 4	72 Brook Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0177	2007/10	Benfleet Clinic, 513 High Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0178	FC03 SITE 21	62 Thisselt Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner not engaged with planning process to redevelop site.	Not available
S0179	FC03 SITE 8	174 Waarden Road, Canvey Island	Single Landowner	Application made	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, however recent app therefore the site is considered to be available.	0 to 5 years
S0180	FC10 SITE 26	65 Lionel Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0181	FC10 SITE 14	52 Vaagen Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0182	FC06 SITE 5	46 Delfzul Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0183	FC09 SITE 14	33 Roosevel Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0184	FC10 SITE 18	28 Thelma Avenue, Canvey Island	Single Landowner	Application Expired	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0185	FD06 SITE 11	10 Woodville Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0186	FD12 SITE 15	34 Beck Road, Canvey Island	Single Landowner	Refused - Details only	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	10 to 15 years

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0187	FD10 SITE 4	36 Holbek Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0188	FD06 SITE 25	61 Taranto Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0189	FD06 SITE 37	29 St. Annes Road, Canvey Island	Not promoted	Application made	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site considered available as planning application 17/0120 and BR 17/0508 in place.	0 to 5 years
S0190	FD01 SITE 30	Land adj 15 Stevens Close, Canvey Island	Not promoted	No engagement to date	Residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0191	FD07 SITE 19	44 Gafzelle Drive, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0192	FD05 SITE 8	Land north 42 Zelham Drive, Canvey Island	Not promoted	SHLAA / NLP Representation	Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	10 to 15 years
S0193	FD04 SITE 11	4 Buren Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner not engaged with planning process to redevelop site. Unknown land owner.	Not available
S0194	FE03 SITE 29	Land adj 63 Nevada Road, Canvey Island	Not promoted	No engagement to date	Vacant Greenfield	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0195	CTC/013	11-23 High Street, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk / Town Centre / Shopping	None	Not Achievable	Not all landowners came forward to advise that the site is available as part of the Call for Sites 2018, therefore site is unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0196	FD01 SITE 17	The Manse, Woodville Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0197	FE06 SITE 3	55 Heilsburg Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0198	FE09 SITE 26	The Haven, Korndyk Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0199	FD01 SITE 20	84 Westerland Avenue, Canvey Island	Not promoted	No engagement to date	Vacant Greenfield	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	10 to 15 years
S0200	FF03 SITE 6	17 Poplar Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0201	2007/113/193 A	Rear of Monico Club & car park, Eastern Esplanade, Canvey Island	Not promoted	No engagement to date	In use - use low value	Residential Design Guidance / Flood Risk / Seafront entertainment area	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0202	2012/15	2-6 May Avenue, Canvey Island	Other Developer	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0203	2007/126	2 Elm Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0204	FF03 SITE 3	2 Labworth Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0205	FF03 SITE 14	18 Elm Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0206	2007/143	Canvey Club, 162 High Street, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0207	FE08 SITE 40	1 Bramble Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0208	FF01 SITE 24	11 Cottessmore Close, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0209	FE08 SITE 41	2 Bramble Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0210	CTC/015	78-88 High Street, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0211	FE12 SITE 8	25 Florence Road, Canvey Island	Not promoted	Application made	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site is subject to a current appeal. Site is considered available	0 to 5 years
S0212	FE13 SITE 1	22 Odessa Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0213	2012/24	Land to rear of 29-51 St Agnes Drive, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land -	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0214	2012/18	Land between 12 & 14 St Johns Crescent, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land -	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0215	2012/19	Land to rear of 12-18 St Peters Road, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land - EX745717 ??	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0216	2012/22	Land to rear of 3-15 St Davids Walk, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land - 2 garages under EX745458 (2) & 1 garage under EX745458 (3)	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0217	2012/23	Land to rear of 25-37 St Marks Road, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land - 1 garage under EX745458 (1)	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0218	FG09 SITE 11	1 Coniston Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0219	2010/8	Cheriton, Stroma Avenue, Canvey Island	Single Landowner	Application Expired	Residential Garden / In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Not all landowners came forward to advise that the site is available as part of the Call for Sites 2018,	5 to 10 years

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
									therefore site is unavailable.	
S0220	FH05 SITE 17	Land between 15-23 Tabora Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0221	2014/1	Land South of Eastwood Old Road, Eastwood	Not promoted	No engagement to date	Vacant Greenfield / In use -use high value / Residential garden	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0222	2012/8	Garage court at Brindles, Canvey Island	Multiple landowners	SHLAA / NLP Representation	In use - low use value	Residential Design Guidance / Flood Risk	Council Owned land? Not shown on GGP overlay.	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0223	2013/11	Land north of Eastwood Old Road, Hadleigh	Not promoted	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0224	2013/11	Land north of Eastwood Old Road, Hadleigh	Not promoted	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0225	2013/11	Land north of Eastwood Old Road, Hadleigh	Not promoted	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0226	2012/11	Land adj 430 & 460 Daws Heath Road, Hadleigh	Other Developer	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0227	2007/99	81 London Road, Hadleigh	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
									the site is considered to be unavailable.	
S0228	2007/96	Thames Loose Leaf, 289 Kiln Road, Hadleigh	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner has confirmed that the site is available.	5 to 10 years
S0229	PGB09	Land south of The Chase, Thundersley	Multiple landowners	SHLAA / NLP Representation	Vacant Greenfield / In use - use high value	Green Belt / Residential Design Guidance	None	Achievable now	Landowners did respond to Fact Checking 2018 exercise, therefore the site is considered to be available.	0 to 5 years
S0230	2007/52	Halfords, 543-557 Rayleigh Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner has confirmed that the site is available.	5 to 10 years
S0231	2007/51	Glendale International Ltd, 533 Rayleigh Road, Thundersley	Not promoted	SHLAA / NLP Representation	In use - use high value	Employment / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	10 to 15 years
S0232	2007/40	343 Rayleigh Road, Thundersley	Not promoted	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Site has business still in operation. Would need to be relocated. No engagement with planning process for redevelopment of site. Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	10 to 15 years
S0233	2007/92	201-205 Kiln Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Site occupied by 2 residential dwellings. One is in use and in good condition. The other is enclosed by hoardings associated with redevelopment of site to rear - SHLAA site GF01B. Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0234	2012/5	Land to rear of 125-139 Roseberry Avenue, Thundersley	Not promoted	No engagement to date	In use - use low value	Residential Design Guidance	None	Not Achievable	Garage blocks still on site & all in fairly good condition & appear to be in use. Some cars also parked in courtyard. Advised previously that land was for sale, but no evidence of this on site & no indication of landownership or intention to redevelop site. Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0235	FK10 SITE 16	Adj 6 Albert Road, Thundersley	Not promoted	No engagement to date	Vacant Greenfield	Residential Design Guidance	None	Not Achievable	Site is vacant & heavily overgrown. Unclear on landownership. No promotion of site for redevelopment & no engagement with planning process. Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0236	2017/2	Land to the south of A127, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant greenfield, agricultural	Green Belt / Residential Design Guidance	None	Not Achievable	Not all landowners came forward to advise that the site is available as part of the Call for Sites 2018, therefore site is unavailable.	Not available
S0237	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available. Site is in an existing employment area on only suitable for employment use.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0238	FN09 SITE 18	49-51 Rhoda Road North, Thundersley	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0239	FN04 SITE 9	18 Grasmere Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0240	FN07 SITE 2	45 Manor Road, Thundersley	Not promoted	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, however 18/0324 approved therefore the site is considered to be available.	0 to 5 years
S0241	FN04 SITE 14	22 Borrowdale Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0242	FN06 SITE 20	30 Linden Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0243	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available. Site is in an existing employment area on only suitable for employment use.	Not available
S0244	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	Not promoted	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available. Site is in an existing employment area on only suitable for employment use.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0245	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	Single Landowner	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available. Site is in an existing employment area on only suitable for employment use.	Not available
S0246	CPT/147/07/FUL	11 Clifton Avenue, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0247	CPT/486/09/OUT	166-168 Kiln Road, Benfleet	Other Developer	Application Expired	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise however recent applications suggest availability.	0 to 5 years
S0248	FH09 SITE 27	19-23 Third Avenue, Canvey Island	Single Landowner	Full	In use - use high value	Residential Design Guidance / Flood Risk / Local shopping parade	None	Not Achievable	Landowners did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0249	CPT/24/05/FUL	320 London Road, Hadleigh	Other Developer	Full	In use - use high value	H17 & Appendix 12	Lease holder still operational on Phase 2 section of site	Achievable now	Site has planning permission that has been commenced and is therefore considered as available.	5 to 10 years
S0250	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	Not promoted	No engagement to date	In use - use high value	Town Centre / shopping / Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0251	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	Not promoted	SHLAA / NLP Representation	In use - use high value	Town Centre / shopping / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0252	FA05 SITE 12	286 London Road, Benfleet	Not promoted	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the	5 to 10 years

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
									site can be considered as available.	
S0253	2007/67	Maharaja Restaurant, 358 London Road, Benfleet	Not promoted	Pre-application	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0254	FA08 SITE 11	23 Clifton Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0255	FA02 SITE 7	15 Homefields Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0256	FA11 SITE 15	30 Avondale Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0257	FA02 SITE 5	76 Homefields Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0258	FA11 SITE 24	179 Thundersley Park Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0259	FA01 SITE 17	19 Romsey Road, Benfleet	Not promoted	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0260	2007/8	620 High Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0261	2013/3	295, 297, 297A Benfleet Road, Benfleet	Multiple landowners - no legal agreement	SHLAA / NLP Representation	In use - use high value / Residential garden	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0262	2007/89	174-176 Kiln Road, Benfleet	Not promoted	No engagement to date	In use - use of high value / Residential garden	Residential Design Guidance	None	Not Achievable	Landowner responded to the Call for Sites 2018 and does not want the site considered as to be available.	Not available
S0263	FB03 SITE 21	21 Netherfield, Benfleet	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0264	FB03 SITE 31	62 Kiln Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0265	FB03 SITE 17	14 Hermitage Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0266	2007/80	36 Kiln Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0267	FB05 SITE 9	60 Benfleet Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0268	FB03 SITE 16	18 Hermitage Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0269	FB07 SITE 31	29 Kings Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0270	FB07 SITE 5	72 Underhill Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0271	2007/81	2 Cherrymeade, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0272	FB05 SITE 2	254 Kiln Road, Benfleet	Not promoted	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site. Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0273	FB09 SITE 39	40 St Marys Drive, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0274	FB09 SITE 37	25 Greenwood Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0275	FB07 SITE 35	Land adj 18 Alexandra Road, Benfleet	Not promoted	No engagement to date	Residential garden	Residential Design Guidance	None	Not Achievable	Landowner responded to the Call for Sites 2018 and does not want the site considered as to be available.	Not available
S0276	FB06 SITE 20	19 Grove Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0277	FB07 SITE 27	11 St Marys Drive, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
									the site is considered to be unavailable.	
S0278	FM01 SITE 7	66 Wavertree Road, Benfleet	Not promoted	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0279	FA10 SITE 16	195-201 Oakfield Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0280	FM01 SITE 15	44 Uplands Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0281	FM04 SITE 8	122 Cumberland Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner responded to the Call for Sites 2018 and does not want the site considered as to be available.	Not available
S0282	2007/20	R/o 81-87 High Road, Benfleet	Not promoted	No engagement to date	In use - use low value	Residential Design Guidance / Town Centre / Shopping	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0283	FA10 SITE 15	187 Oakfield Road, Benfleet	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Not Achievable	Landowner responded to the Call for Sites 2018 and does not want the site considered as to be available.	Not available
S0284	FM12 SITE 11	16 Green Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0285	FM12 SITE 20	40 Hall Farm Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0286	FM10 SITE 3	R/o 36-38 Hope Road, Benfleet	Not promoted	No engagement to date	Residential garden	Residential Design Guidance	Part of site is Council owned land.	Not Achievable	Not all landowners came forward to advise that the site is available as part of the Call for Sites 2018, therefore site is unavailable.	Not available
S0287	2007/155/56/57	54 Long Road, Canvey Island	Single Landowner	Full	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner responded to the Call for Sites 2018 and does not want the site considered as to be available.	Not available
S0288	2007/175	302-304 Long Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0289	FC03 SITE 11	78 Thisselt Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner responded to the Call for Sites 2018 and does not want the site considered as to be available.	Not available
S0290	FC02 SITE 16	64 Urmond Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0291	FC10 SITE 28	18 Sydervelt Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0292	FD04 SITE 20	57 Point Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0293	FD11 SITE 17	7 Park Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner responded to the Call for Sites 2018 and does not want the site considered as to be available.	Not available
S0294	FD05 SITE 7	31 Aalten Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	No registered landowners identified through land registry checks, therefore	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
									site is considered to be unavailable.	
S0295	FD06 SITE 5	234 High Street, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0296	FD01 SITE 27	29 Geylen Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0297	FD06 SITE 7	16 Hope Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0298	FD09 SITE 20	46 Marine Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0299	FD06 SITE 28	58 Hope Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0300	FD09 SITE 3	38 Weel Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0301	FD05 SITE 10	11 Chapman Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0302	FD09 SITE 25	3 Marine Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0303	FD09 SITE 26	28 Station Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0304	FD01 SITE 15	10 Yamburg Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0305	FE03 SITE 20	11 Miltsin Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0306	2007/122/123	204-206 Furtherwick Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0307	FF04 SITE 19	58 Leigh Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0308	FF05 SITE 34	23-25 Meynell Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0309	2007/120	1 Marine Approach, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0310	FF01 SITE 1	85 Long Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0311	FG09 SITE 5	20 Rose Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner responded to the Call for Sites 2018 and does not want the site considered as to be available.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0312	FF04 SITE 25	Rear gardens of 31 & 33 Marine Approach, Canvey Island	Not promoted	No engagement to date	Residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0313	2007/118	2 Meynell Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0314	FF01 SITE 20	29 Welbeck Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0315	FG09 SITE 4	22 Rose Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0316	2007/150	1 Gafzelle Drive, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0317	FF02 SITE 27	176 Furtherwick Road, Canvey Island	Not promoted	No engagement to date	Residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0318	FF01 SITE 16	4 Welbeck Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0319	FF01 SITE 11	6 Westwood Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0320	FE12 SITE 15	19 Juliers Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0321	FE12 SITE 3	Land between 5 & 7 Oxford Road, Canvey Island	Not promoted	No engagement to date	Residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0322	GB05(B)	Thorney Bay Park West, Thorney Bay Road, Canvey Island (Park Homes)	Single Landowner	No engagement to date	In use -use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner advised that the site is available.	0 to 5 years
S0323	CPT/111/02/F UL	Holehaven Caravan Park, Haven Road, Canvey Island	Not promoted	Full	In use - use low value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0324	2007/189	186 Canvey Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Landowner advised that the site is available.	5 to 10 years
S0325	FG05 SITE 4	393 Long Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0326	2007/167	Whiteways, 1 Thorney Bay Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0327	2007/178	Canvey Village Surgery, 391 Long Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0328	2007/181	1 Village Hall Close, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0329	FG08 SITE 1	211 Long Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0330	2007/195	1a Hawkesbury Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0331	2007/196	Doctors Surgery, 409 Long Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0332	FH05 SITE 16	Rosary, Tabora Avenue, Canvey Island	Not promoted	No engagement to date	Residential garden	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0333	FH03 SITE 3	Adj to Syringa, Somnes Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0334	2010/6	25-31 & 37-39 Scrub Lane, Hadleigh	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable now	Local knowledge - site can be considered as available	5 to 10 years
S0335	2012/5/MR	1-3 Park Chase, Hadleigh	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0336	2010/3/MR	683-687 London Road, Hadleigh	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0337	PE/00010/20 14	Land to rear of 50 & 52 Seymour Road, Hadleigh	Pre-application submission	Pre-application	Residential Garden	Residential Design Guidance	None	Not Achievable	Not all landowners came forward to advise that the site is available as part of the Call for Sites 2018, therefore site is unavailable.	Not available
S0338	2007/41	394-402 Rayleigh Road, Hadleigh	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0339	FP01 SITE 22	73 Daws Heath Road, Hadleigh	Not promoted	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0340	FP03 SITE 14	284 Rayleigh Road, Hadleigh	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0341	CPT/174/07/F UL	319 Daws Heath Road, Hadleigh	Single Landowner	Application Expired	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0342	FP04 SITE 1	419 Daws Heath Road, Hadleigh	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0343	CPT/70/13/O UT	80 Daws Heath Road, Hadleigh	Single Landowner	Outline	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0344	FA11 SITE 18	141 Thundersley Park Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0345	2007/46/47	477-489 Rayleigh Road, Thundersley	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0346	FN11 SITE 9	37 Kiln Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0347	2007/94	Rear of 221-229 Kiln Road, Thundersley (previously known as 221-235 Kiln	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
		Road, Thundersley)								
S0348	FJ08 SITE 7	243 Hart Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0349	FJ07 SITE 14	68 The Chase, Thundersley	Not promoted	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0350	FJ08 SITE 5	205 Hart Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0351	2007/50	529 Rayleigh Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Local knowledge - site can be considered as available	5 to 10 years
S0352	2007/85	1 Warren Chase, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner has advised that the site is available.	5 to 10 years
S0353	FJ04 SITE 14	R/o 4-5 Deerhurst Close, Thundersley	Not promoted	No engagement to date	Residential garden	Residential Design Guidance	None	Not Achievable	All landowners did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0354	2007/58	101 & 105 London Road & 1 Rushbottom Lane, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Town Centre / Shopping	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0355	FK10 SITE 28	12 Ivy Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0356	FK08 SITE 4	Formosa, Roseberry	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
		Avenue, Thundersley							the site is considered to be unavailable.	
S0357	2007/79	Ex Social services building, 535 London Road, Thundersley	Single Landowner	No engagement to date	Vacant PDL	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0358	FN10 SITE 5	64 Kenneth Road, Thundersley	Not promoted	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0359	FN10 SITE 12	164 Kenneth Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	No registered landowners identified through land registry checks, therefore site is considered to be unavailable.	Not available
S0360	FN09 SITE 25	Birchwood, Thundersley Grove, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0361	FN10 SITE 3	18 Coombewood Drive, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0362	2007/68	Benfleet Dental Clinic, 3 Downer Road North, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowner did not respond to Fact Checking 2018 exercise, therefore the site is considered to be unavailable.	Not available
S0363	FN04 SITE 5	1 Langford Crescent & r/o 27 & 29 Raymonds Drive, Thundersley	Not promoted	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0364	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Multiple landowners - legal agreement (Aas part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	Refused - Details only	In use -use high value / Residential garden / Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0365	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Multiple landowners - legal agreement (Aas part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	Refused - Details only	In use -use high value / Residential garden / Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0366	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Multiple landowners - legal agreement (Aas part of larger site PGB05 as a whole - S0007, S0364, S0365 & S0366).	Refused - Details only	In use -use high value / Residential garden / Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0367	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	Single Landowner	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available. Site is in an existing employment area on only suitable for employment use.	Not available

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0368	N/A	Recycling Centres for Household Waste (RCHW), Canvey Road, Canvey Island	Landowners	SHLAA / NLP Representation	Vacant Greenfield, partly in use	Green Belt / Residential Design Guidance/Flood Risk	Multiple ownership (ECC and CPBC)	Not Achievable	Landowner submitted site to Council for waste site use as part of CFS 2018.	Not available
S0369	PGB20	Land west of Keswick Road, Thundersley	Multiple landowners - no legal agreement	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner did respond to Fact Checking 2018 exercise, therefore the site is considered to be available.	5 to 10 years
S0370	PGB20	Land west of Keswick Road, Thundersley	Multiple landowners - no legal agreement	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0371	2012/16	Land to rear of 187-209 Link Road, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land - EX756180 apart from 1 garage.	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	10 to 15 years
S0372	2012/17	Land between 43 & 45 Benderloch, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land - EX756345	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	10 to 15 years
S0373	2012/20	Land r/o 56-80 North Avenue, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX750155 & EX749511 (1)	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0374	2012/25	Land adjacent 2 Cedar Road, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX750153	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0375	2012/26	Land between 20 & 26 Marine Avenue, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land - EX743250 & P99805	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0376	2012/27	Land between 64 & 68 Kingsmere, Hadleigh	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance	Council owned land - EX98281	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0377	2012/28	Land between 12 & 14 Merrivale, Benfleet	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance	Council owned land - EX773834 (7)	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0378	2012/29	Land between 37 & 45 Merrivale, Benfleet	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance	Council owned land - EX773834 (7)	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0379	2012/31	Land between 14 & 16 Tilburg Road, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land - EX68635	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0380	2012/32	Land adj 31 St Christopher's Close, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX745717 & EX746546 (3)	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0381	2013/1	Land adj 24 Windsor Gardens, Hadleigh	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance	Council owned land - EX25998 (7)	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0382	FC01 SITE 23	Land adj 38 Maple Way, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX749182 (2)	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0383	FC01 SITE 26	Land opposite 77-83 Maple Way, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX749785 (3)	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0384	FC01 SITE 4	Land adj 16 Pine Close, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX784759	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0385	FC04 SITE 11	Land adj 13 Linden Way, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX749786 (2)	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0386	FC04 SITE 17	Land adj 15 Little Gypps Road, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX749786 (2)	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0387	FC01 SITE 19	Land adj 21 Cherry Close, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX749169	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0388	FC04 SITE 8	Land adj 32 Linden Way, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX749786 (2)	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0389	FC05 SITE 1	Land between 18 & 20 Little Gypps Road, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX749785 (3)	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0390	FD08 SITE 3	173 Eastern Esplanade, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX757437	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0391	FD08 SITE 4	Land between Shell Beach Road, Margareten Avenue & Eastern Esplanade, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX757470	Achievable now	Council as landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0392	PGB09	Land off Kiln Road/North of The Chase, Thundersley	Single Landowner	Application made	Vacant Greenfield / In use - use high value	Green Belt / Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0393	N/A	Land east of Bassentwaite Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0394	N/A	Land to the east of Consiton Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant greenfield/residential	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0395	N/A	Christmas Tree Farm, Rhoda Road, Benfleet	Single Landowner	SHLAA / NLP Representation	Horticulture	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0396	N/A	160 Clifton Avenue, Benfleet	Single Landowner	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0397	N/A	Playing field north of The Chase, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	5 to 10 years

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SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0398	N/A	Kings Park, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant greenfield.	Green Belt / Residential Design Guidance	Has not acquired the land from Castle Point Council to date.	Achievable now	Land promoter submitted site to Council for housing as part of CFS 2018. Site considered available.	0 to 5 years
S0399	N/A	61-69 Hart Road, Thundersley	Single Landowner	SHLAA / NLP Representation	In use - use high value	Shopping / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	5 to 10 years
S0400	N/A	Land between Essex Way and Vicarage Hill, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	10 to 15 years
S0401	N/A	Land between Essex Way and 234 Vicarage Hill, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0402	N/A	Land adjacent 37 The Dale, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0403	N/A	210 & 212 High Road, Benfleet	Single Landowner	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0404	N/A	Land to the rear of 201 Vicarage Hill, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0405	N/A	Land to the east of Borrowdale Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	5 to 10 years
S0406	N/A	191-193 High Road, Benfleet	Single Landowner	Application made	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0407	N/A	Land on the south side of London Road, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0408	N/A	Land on the east side of Thundersley Park Road, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0409	N/A	Land at the junction of Thundersley Park Road and Hill road, South Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0410	N/A	Land to the east of Church View Road, Thundersley, Benfleet	Joint landowners	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0411	N/A	Land to the west of Church View Road, Thundersley, Benfleet	Joint landowners	SHLAA / NLP Representation	Residential /vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0412	N/A	Land at the rear of 301 Rayleigh Road, Benfleet	Single landowner with agent	Refused	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Land promoter submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0413	N/A	Russell House and Theo Hall, Canvey Road, Canvey Island	Joint landowners, submitted by agent	SHLAA / NLP Representation	In use - use high value	Green Belt / Residential Design Guidance	None	Achievable now	Land promoter submitted site to Council for housing as part of CFS 2018.	5 to 10 years
S0414	N/A	Thatch Farm, Bramble Crescent, Hadleigh	Single landowner	Application made	Agricultural	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0415	N/A	Burches Livery Centre, 1 Caversham Villas, Great Burches Road, Thundersley	Single landowner	SHLAA / NLP Representation	Agricultural	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner submitted site to Council for housing as part of CFS 2018.	5 to 10 years
S0416	N/A	Howard Hall, 231 Benfleet Rd, Benfleet	Single landowner	SHLAA / NLP Representation	Residential/vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0417	N/A	Birches View, Great Burches Road, Thundersley	Single landowner	SHLAA / NLP Representation	Agricultural	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0418	N/A	157 Chesterfield Avenue, Benfleet	Single landowner	SHLAA / NLP Representation	In use - use high value	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0419	N/A	27 - 29 Geylen Road, Canvey Island	Single landowner submitted by agent	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Land promoter submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0420	N/A	Land to the rear of 2 Badgers Way, Benfleet	Single landowner	SHLAA / NLP Representation	In use - use high value	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0421	N/A	The Lodge, Rhoda Road, Benfleet	Single landowner	SHLAA / NLP Representation	In use - use high value	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0422	N/A	High Warren Farm, Vicarage Hill, Benfleet	Single landowner	SHLAA / NLP Representation	Agricultural	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0423	N/A	30-32 Essex Way, Benfleet	Single landowner submitted by agent	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Land promoter submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0424	N/A	59 South View Road, Benfleet	Single landowner submitted by agent	Refused	In use - use high value	Residential Design Guidance	None	Achievable now	Land promoter submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0425	N/A	430 London Road, Benfleet	Single landowner submitted by agent	SHLAA / NLP Representation	In use - use high value	Green Belt / Residential Design Guidance	None	Achievable now	Land promoter submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0426	N/A	Stafford Court Care Home, Venables Close, Canvey Island	Single landowner submitted by agent	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance	None	Achievable now	Land promoter submitted site to Council for housing as part of CFS 2018.	0 to 5 years

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0427	N/A	Coniston Farm, Coniston Road, Benfleet	Single landowner	Application made	Plotland	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0428	N/A	Land at London Road and east of Downer Road North, South Benfleet	Single landowner submitted by agent	SHLAA / NLP Representation	Residential and vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Land promoter submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0429	N/A	Land at Oakleigh Nurseries, Goldfinch Lane, Benfleet	Single landowner submitted by agent	SHLAA / NLP Representation	Part residential, mainly vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Land promoter submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0430	N/A	Land to the east of Coniston Farm, Coniston Road, Benfleet	Single landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0431	N/A	Land south of Roscommon Way & west of Haven Road, Canvey Island	Single landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner submitted site to Council for employment use - offices, industrial and warehousing as part of CFS 2018.	0 to 5 years
S0432	N/A	Land south of Roscommon Way, Canvey Island	Single landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner submitted site to Council for employment use - office or industrial use, retail and/or leisure, D1 nursery as part of CFS 2018.	0 to 5 years
S0433	N/A	Land at the Deanes Academy, Daws Heath Road, Benfleet	Single landowner submitted by agent	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Land promoter submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0434	N/A	Land adjoining Greenacre, 156 Bowers Road, Benfleet	Single landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner submitted site to Council for housing as part of CFS 2018.	0 to 5 years
S0435	N/A	Brookside Cottage, Hilltop Avenue, Benfleet	Single landowner submitted by agent	SHLAA / NLP Representation	Residential and equestrian	Green Belt / Residential Design Guidance	None	Achievable now	Land promoter submitted site to Council for housing as part of CFS 2018.	0 to 5 years

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0436	14/0525/PRE APP	364 London Road, Hadleigh	Single Landowner	Pre-application	In use - use high value	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0437	18/0661/OUT	54 Beech Road, Hadleigh	Not promoted	Application made	Warehouse	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, however 18/0661/FUL received, likely to be agreed in principle therefore the site is considered to be available.	0 to 5 years
S0438	17/0778/OUT	Land adjacent 573 High Road, Benfleet	Single Landowner	Pre-application	Vacant greenfield	Residential Design Guidance	None	Achievable now	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0439	N/A	9//17 Kent Hill Road, Benfleet	Not promoted	SHLAA / NLP Representation	Employment	Employment / Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, However agent advised available.	0 to 5 years
S0440	N/A	19-27 Kents Hill Road, Benfleet	Not promoted	Full	Employment	Employment / Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, however pre app 17/0390 followed by full planning application 17/0831/FUL - approval for 23 sheltered units. Site is considered to be available.	0 to 5 years
S0441	N/A	Walsingham House, Lionel Road, Canvey Island	Not promoted	Application made	School/worship	School / Worship / Residential Design Guidance	None	Achievable in the future	Landowner did not respond to Fact Checking 2018 exercise, current outline application 17/0964 therefore the site is considered to be available.	5 to 10 years
S0442	14/0668/FUL	396 London Road, Benfleet	Not promoted	Full	In use - low value	Employment / Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, however agent confirmed availability.	0 to 5 years

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0443	N/A	90 High Street, Canvey Island	Not promoted	No engagement to date	In use - use high value	Town Centre/ Shopping / Residential Design Guidance / Flood Risk	None	Not Achievable	Not all landowners responded to Fact Checking 2018 exercise therefore the site is considered as unavailable.	Not available
S0444	17/1028/FUL	Land adjacent 14 Thundersley Park Road, Benfleet	Not promoted	Full	Vacant greenfield	Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, however planning permission has been granted and 18/0439/BR is live and commencement and excavations underway, therefore the site is considered to be available.	0 to 5 years
S0445	N/A	246-250 High Road, Benfleet	Not promoted	Full	Retail	Town Centre / Shopping / Residential Design Guidance	None	Achievable now	Landowner did not respond to Fact Checking 2018 exercise, however full application received 18/0366/FUL, so site is considered available	0 to 5 years
S0446	N/A	Land at Northwick Stables & Northwick Poultry Farm, Northwick Road, Canvey Island	Joint Landowners	SHLAA / NLP Representation	Equestrian and Agricultural	Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0447	PGB42	Copperfield Stables, Fane Road, Thundersley	Single landowner submitted by agent	SHLAA / NLP Representation	Residential/vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0448	PGB42	Land south of Copperfield Stables CFS92	Single landowner submitted by agent	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0449	N/A	Hillview, Windermere Road, Benfleet	Single Landowner	SHLAA / NLP Representation	Residential/commercial	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0450	PGB42	Tideways, Great Burches Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Commercial	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0451	N/A	Land to the west of Consiton Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0452	N/A	Land to the west of Consiton Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0453	PGB42	Land lying to the south side of Burches Road, Thundersley	Single landowner submitted by agent	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0454	PGB42	Land lying to the south west of Fane Road, Thundersley	Single landowner submitted by agent	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0455	PGB09	Land south of The Chase, Thundersley	Multiple landowners	SHLAA / NLP Representation	Vacant Greenfield / In use - use high value	Green Belt / Residential Design Guidance	None	Achievable now	Landowners did respond to Fact Checking 2018 exercise, therefore the site is considered to be available.	5 to 10 years
S0456	PGB09	Land north of The Chase, Thundersley	Multiple landowners	SHLAA / NLP Representation	Vacant Greenfield / In use - use high value	Green Belt / Residential Design Guidance	None	Achievable now	Landowners did respond to Fact Checking 2018 exercise, therefore the site is considered to be available.	0 to 5 years
S0457	PGB42	Land at Regamey, Fane Road, Thundersley	Single landowner submitted by agent	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0458	PGB42	Land at Wyoming, Fane Road, Thundersley	Single landowner submitted by agent	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0459	PGB42	Workshops, Homestead Farm, Great Burches Road, Benfleet	Single Landowner	SHLAA / NLP Representation	Commercial	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0460	PGB42	Oak Farm, Arterial Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Residential / Storage	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0461	PGB42	Land at Allingham, Fane Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Residential / Vacant Greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0462	PGB42	The Nook, Arterial Road, Thundersley	Single Landowner	SHLAA / NLP Representation	In use - use high value	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0463	N/A	Land east of Windermere Road, Thundersley	Joint Landowners	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0464	PGB42	Land including and surroung Lynchgate Farm, Arterial Road, Thundersley	Multiple Landowners	SHLAA / NLP Representation	Residential / Commerical / Plotland	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0465	PGB42	Land on the North Side of Fane Road, Thundersley	Single landowner submitted by agent	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0466	PGB42	Long Acre Nursery, Great Burches Road, Thundersley	Single Landowner	SHLAA / NLP Representation	In use - use high value	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	0 to 5 years
S0467	N/A	Land north of Grange Road, Thundersley	Single Landowner	SHLAA / NLP Representation	In use - use high value	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0468	N/A	Land north of Grange Road, Thundersley	Multiple landowners	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Not all landowners responded to Fact Checking 2018 exercise to confirm land as available, therefore the site can be considered as unavailable.	Not available
S0469	N/A	Land west of Great Burches Farm, Great Burches Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0470	PGB42	Janda Fields, Fane Road, Thundersley	Joint Landowners	SHLAA / NLP Representation	Plotland	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0471	N/A	Land south of Grange Road, Thundersley	Multiple landowners	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0472	PGB42	Land north of Burches Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0473	N/A	Land to the east of 451 Daws Heath Road, Hadleigh	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0474	N/A	Former Hall site, Richmond Avenue, Benfleet	Single Landowner	SHLAA / NLP Representation	Community and vacant greenfield	Residential Design Guidance	None	Achievable now	Council are landowners. Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0475	PGB42	Land north of Allingham, Fane Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE F – AVAILABILITY

SITE DETAILS			AVAILABILITY CONSIDERATIONS							
New Reference	Previous Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	ACHIEVABILITY	Comments on Availability	AVAILABILITY
S0476	N/A	Poplars, Windermere Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Residential/commercial	Green Belt / Residential Design Guidance	None	Not Achievable	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years
S0477	N/A	Land to the east of Consiton Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant greenfield/residential	Green Belt / Residential Design Guidance	None	Achievable now	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.	5 to 10 years

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE G – SHLAA SITES ADDED SINCE 2017 REVIEW

New Reference	Previous Reference	Name	Town	Ward	Size (ha)	Capacity	Availability Comments
S0393	N/A	Land east of Bassentwaite Road, Thundersley	Thundersley	St Peters	0.34	3	Landowner submitted site to Council for housing as part of CFS 2018.
S0394	N/A	Land to the east of Consiton Road, Thundersley	Thundersley	St Peters	0.63	2	Landowner submitted site to Council for housing as part of CFS 2018.
S0395	N/A	Christmas Tree Farm, Rhoda Road, Benfleet	Benfleet	Appleton	0.43	12	Landowner submitted site to Council for housing as part of CFS 2018.
S0396	N/A	160 Clifton Avenue, Benfleet	Benfleet	Appleton	0.1	1	Landowner submitted site to Council for housing as part of CFS 2018.
S0397	N/A	Playing field north of The Chase, Thundersley	Thundersley	St Peters	3.24	90	Landowner submitted site to Council for housing as part of CFS 2018.
S0398	N/A	Kings Park, Canvey Island	Canvey Island	Canvey Island North	1.9	50	Land promoter submitted site to Council for housing as part of CFS 2018. Site considered available.
S0399	N/A	61-69 Hart Road, Thundersley	Thundersley	St Peters	0.11	2	Landowner submitted site to Council for housing as part of CFS 2018.
S0400	N/A	Land between Essex Way and Vicarage Hill, Benfleet	Benfleet	Boyce	3.37	100	Landowner submitted site to Council for housing as part of CFS 2018.
S0401	N/A	Land between Essex Way and 234 Vicarage Hill, Benfleet	Benfleet	Boyce	0.76	10	Landowner submitted site to Council for housing as part of CFS 2018.
S0402	N/A	Land adjacent 37 The Dale, Benfleet	Benfleet	Boyce	0.19	2	Landowner submitted site to Council for housing as part of CFS 2018.
S0403	N/A	210 & 212 High Road, Benfleet	Benfleet	Boyce	0.04	5	Landowner submitted site to Council for housing as part of CFS 2018.
S0404	N/A	Land to the rear of 201 Vicarage Hill, Benfleet	Benfleet	Boyce	0.15	1	Landowner submitted site to Council for housing as part of CFS 2018.
S0405	N/A	Land to the east of Borrowdale Road, Thundersley	Thundersley	St Peters	0.41	5	Landowner submitted site to Council for housing as part of CFS 2018.
S0406	N/A	191-193 High Road, Benfleet	Benfleet	Boyce	0.12	14	Landowner submitted site to Council for housing as part of CFS 2018.
S0407	N/A	Land on the south side of London Road, Benfleet	Benfleet	Boyce	1.11	7	Landowner submitted site to Council for housing as part of CFS 2018.
S0408	N/A	Land on the east side of Thundersley Park Road, Benfleet	Benfleet	Boyce	0.31	2	Landowner submitted site to Council for housing as part of CFS 2018.
S0409	N/A	Land at the junction of Thundersley Park Road and Hill road, South Benfleet	Benfleet	Boyce	0.78	3	Landowner submitted site to Council for housing as part of CFS 2018.
S0410	N/A	Land to the east of Church View Road, Thundersley, Benfleet	Benfleet	St Peters	0.08	1	Landowner submitted site to Council for housing as part of CFS 2018.
S0411	N/A	Land to the west of Church View Road, Thundersley, Benfleet	Benfleet	St Peters	0.74	1	Landowner submitted site to Council for housing as part of CFS 2018.
S0412	N/A	Land at the rear of 301 Rayleigh Road, Benfleet	Benfleet	Cedar Hall	0.56	16	Land promoter submitted site to Council for housing as part of CFS 2018.

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE G – SHLAA SITES ADDED SINCE 2017 REVIEW

New Reference	Previous Reference	Name	Town	Ward	Size (ha)	Capacity	Availability Comments
S0413	N/A	Russell House and Theo Hall, Canvey Road, Canvey Island	Canvey Island	Canvey Island West	0.43	12	Land promoter submitted site to Council for housing as part of CFS 2018.
S0414	N/A	Thatch Farm, Bramble Crescent, Hadleigh	Hadleigh	Victoria	1.05	3	Landowner submitted site to Council for housing as part of CFS 2018.
S0415	N/A	Burches Livery Centre, 1 Caversham Villas, Great Burches Road, Thundersley	Thundersley	St Peters	2.58	12	Landowner submitted site to Council for housing as part of CFS 2018.
S0416	N/A	Howard Hall, 231 Benfleet Rd, Benfleet	Benfleet	Boyce	3.65	35	Landowner submitted site to Council for housing as part of CFS 2018.
S0417	N/A	Birches View, Great Burches Road, Thundersley	Thundersley	St Peters	1.5	1	Landowner submitted site to Council for housing as part of CFS 2018.
S0418	N/A	157 Chesterfield Avenue, Benfleet	Benfleet	St Peters	0.68	20	Landowner submitted site to Council for housing as part of CFS 2018.
S0419	N/A	27 - 29 Geylen Road, Canvey Island	Canvey Island	Canvey Island East	0.04	2	Land promoter submitted site to Council for housing as part of CFS 2018.
S0420	N/A	Land to the rear of 2 Badgers Way, Benfleet	Benfleet	Boyce	0.16	4	Landowner submitted site to Council for housing as part of CFS 2018.
S0421	N/A	The Lodge, Rhoda Road, Benfleet	Benfleet	Boyce	0.29	8	Landowner submitted site to Council for housing as part of CFS 2018.
S0422	N/A	High Warren Farm, Vicarage Hill, Benfleet	Benfleet	Boyce	9.84	60	Landowner submitted site to Council for housing as part of CFS 2018.
S0423	N/A	30-32 Essex Way, Benfleet	Benfleet	Boyce	0.1	14	Land promoter submitted site to Council for housing as part of CFS 2018.
S0424	N/A	59 South View Road, Benfleet	Benfleet	Appleton	0.06	3	Land promoter submitted site to Council for housing as part of CFS 2018.
S0425	N/A	430 London Road, Benfleet	Benfleet	Boyce	0.14	13	Land promoter submitted site to Council for housing as part of CFS 2018.
S0426	N/A	Stafford Court Care Home, Venables Close, Canvey Island	Canvey Island	Canvey Island South	0.33	0	Land promoter submitted site to Council for housing as part of CFS 2018.
S0427	N/A	Coniston Farm, Coniston Road, Benfleet	Thundersley	St Peters	2.81	75	Landowner submitted site to Council for housing as part of CFS 2018.
S0428	N/A	Land at London Road and east of Downer Road North, South Benfleet	Thundersley	St Peters	0.5	16	Land promoter submitted site to Council for housing as part of CFS 2018.
S0429	N/A	Land at Oakleigh Nurseries, Goldfinch Lane, Benfleet	Thundersley	St Peters	2.07	60	Land promoter submitted site to Council for housing as part of CFS 2018.
S0430	N/A	Land to the east of Coniston Farm, Coniston Road, Benfleet	Thundersley	St Peters	0.77	21	Landowner submitted site to Council for housing as part of CFS 2018.
S0431	N/A	Land south of Roscommon Way & west of Haven Road, Canvey Island	Canvey Island	Canvey Island West	7.66	0	Landowner submitted site to Council for employment use - offices, industrial and warehousing as part of CFS 2018.

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE G – SHLAA SITES ADDED SINCE 2017 REVIEW

New Reference	Previous Reference	Name	Town	Ward	Size (ha)	Capacity	Availability Comments
S0432	N/A	Land south of Roscommon Way, Canvey Island	Canvey Island	Canvey Island West	0.56	0	Landowner submitted site to Council for employment use - office or industrial use, retail and/or leisure, D1 nursery as part of CFS 2018.
S0433	N/A	Land at the Deanes Academy, Daws Heath Road, Benfleet	Hadleigh	Victoria	5.77	100	Land promoter submitted site to Council for housing as part of CFS 2018.
S0434	N/A	Land adjoining Greenacre, 156 Bowers Road, Benfleet	Benfleet	Boyce	0.44	9	Landowner submitted site to Council for housing as part of CFS 2018.
S0435	N/A	Brookside Cottage, Hilltop Avenue, Benfleet	Benfleet	Boyce	0.95	20	Land promoter submitted site to Council for housing as part of CFS 2018.
S0436	14/0525/PREAPP	364 London Road, Hadleigh	Hadleigh	St James	0.01	9	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0437	18/0661/OUT	54 Beech Road, Hadleigh	Hadleigh	St James	0.12	14	Landowner did not respond to Fact Checking 2018 exercise, however 18/0661/FUL received, likely to be agreed in principle therefore the site is considered to be available.
S0438	17/0778/OUT	Land adjacent 573 High Road, Benfleet	Benfleet	Appleton	0.06	1	Landowner responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0439	N/A	9//17 Kent Hill Road, Benfleet	Benfleet	St Marys	0.16	11	Landowner did not respond to Fact Checking 2018 exercise, However agent advised available.
S0440	N/A	19-27 Kents Hill Road, Benfleet	Benfleet	St Marys	0.26	23	Landowner did not respond to Fact Checking 2018 exercise, however pre app 17/0390 followed by full planning application 17/0831/FUL - approval for 23 sheltered units. Site is considered to be available.
S0441	N/A	Walsingham House, Lionel Road, Canvey Island	Canvey Island	Canvey Island Central	1.57	32	Landowner did not respond to Fact Checking 2018 exercise, current outline application 17/0964 therefore the site is considered to be available.
S0442	14/0668/FUL	396 London Road, Benfleet	Benfleet	Appleton	0.23	22	Landowner did not respond to Fact Checking 2018 exercise, however agent confirmed availability.
S0443	N/A	90 High Street, Canvey Island	Canvey Island	South	0.02	0	Not all landowners responded to Fact Checking 2018 exercise therefore the site is considered as unavailable.
S0444	17/1028/FUL	Land adjacent 14 Thundersley Park Road, Benfleet	Benfleet	Boyce	0.02	1	Landowner did not respond to Fact Checking 2018 exercise, however planning permission has been granted and 18/0439/BR is live and commencement and excavations underway, therefore the site is considered to be available.
S0445	N/A	246-250 High Road, Benfleet	Benfleet	Boyce	0.09	11	Landowner did not respond to Fact Checking 2018 exercise, however full application received 18/0366/FUL, so site is considered available

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE G – SHLAA SITES ADDED SINCE 2017 REVIEW

New Reference	Previous Reference	Name	Town	Ward	Size (ha)	Capacity	Availability Comments
S0446	N/A	Land at Northwick Stables & Northwick Poultry Farm, Northwick Road, Canvey Island	Canvey Island	Canvey Island West	1.07	12	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0447	PGB42	Copperfield Stables, Fane Road, Thundersley	Thundersley	St Peters	2.84	85	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0448	PGB42	Land south of Copperfield Stables CFS92	Thundersley	St Peters	2.01	60	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0449	N/A	Hillview, Windermere Road, Benfleet	Thundersley	St Peters	0.63	17	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0450	PGB42	Tideways, Great Burches Road, Thundersley	Thundersley	St Peters	0.4	20	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0451	N/A	Land to the west of Consiton Road, Thundersley	Thundersley	St Peters	0.26	16	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0452	N/A	Land to the west of Consiton Road, Thundersley	Thundersley	St Peters	2.43	72	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0453	PGB42	Land lying to the south side of Burches Road, Thundersley	Thundersley	St Peters	3.81	113	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0454	PGB42	Land lying to the south west of Fane Road, Thundersley	Thundersley	St Peters	5.7	170	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0455	PGB09	Land south of The Chase, Thundersley	Thundersley	Cedar Hall	1.65	30	Landowners did respond to Fact Checking 2018 exercise, therefore the site is considered to be available.
S0456	PGB09	Land north of The Chase, Thundersley	Thundersley	Cedar Hall	2.27	40	Landowners did respond to Fact Checking 2018 exercise, therefore the site is considered to be available.
S0457	PGB42	Land at Regamey, Fane Road, Thundersley	Thundersley	St Peters	2	59	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0458	PGB42	Land at Wyoming, Fane Road, Thundersley	Thundersley	St Peters	0.8	23	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0459	PGB42	Workshops, Homestead Farm, Great Burches Road, Benfleet	Thundersley	St Peters	1.08	31	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE G – SHLAA SITES ADDED SINCE 2017 REVIEW

New Reference	Previous Reference	Name	Town	Ward	Size (ha)	Capacity	Availability Comments
S0460	PGB42	Oak Farm, Arterial Road, Thundersley	Thundersley	St Peters	0.83	80	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0461	PGB42	Land at Allingham, Fane Road, Thundersley	Thundersley	St Peters	2.47	60	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0462	PGB42	The Nook, Arterial Road, Thundersley	Thundersley	St Peters	0.06	0	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0463	N/A	Land east of Windermere Road, Thundersley	Thundersley	St Peters	0.11	1	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0464	PGB42	Land including and surroung Lynchgate Farm, Arterial Road, Thundersley	Thundersley	St Peters	26.05	1000	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0465	PGB42	Land on the North Side of Fane Road, Thundersley	Thundersley	St Peters	0.81	24	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0466	PGB42	Long Acre Nursery, Great Burches Road, Thundersley	Thundersley	St Peters	0.36	6	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0467	N/A	Land north of Grange Road, Thundersley	Thundersley	St Peters	1.1	33	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0468	N/A	Land north of Grange Road, Thundersley	Thundersley	St Peters	0.97	29	Not all landowners responded to Fact Checking 2018 exercise to confirm land as available, therefore the site can be considered as unavailable.
S0469	N/A	Land west of Great Burches Farm, Great Burches Road, Thundersley	Thundersley	St Peters	0.79	23	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0470	PGB42	Janda Fields, Fane Road, Thundersley	Thundersley	St Peters	0.81	23	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0471	N/A	Land south of Grange Road, Thundersley	Thundersley	St Peters	0.32	3	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0472	PGB42	Land north of Burches Road, Thundersley	Thundersley	St Peters	0.84	21	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0473	N/A	Land to the east of 451 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.66	19	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE G – SHLAA SITES ADDED SINCE 2017 REVIEW

New Reference	Previous Reference	Name	Town	Ward	Size (ha)	Capacity	Availability Comments
S0474	N/A	Former Hall site, Richmond Avenue, Benfleet	Benfleet	St Marys	1.33	39	Council are landowners. Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0475	PGB42	Land north of Allingham, Fane Road, Thundersley	Thundersley	St Peters	1.53	44	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0476	N/A	Poplars, Windermere Road, Thundersley	Thundersley	St Peters	0.54	2	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.
S0477	N/A	Land to the east of Consiton Road, Thundersley	Thundersley	St Peters	0.63	2	Landowners responded to Fact Checking 2018 exercise and confirmed the site can be considered as available.

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE H – SHLAA SITES REMOVED SINCE 2017 REVIEW

Reference	Name	Town	Ward	Size (ha)	Capacity	Reason for removal
CPT/97/99/FUL	Land north of Romsey Drive, Benfleet	Benfleet	Appleton	0.06	2	Site completed.
14/0389/FUL	140 Shipwrights Drive, Benfleet	Benfleet	Boyce	0.38	3	Site completed.
CPT/522/13/FUL	47 Paarl Road, Canvey Island	Canvey	Central	0.12	3	Site completed.
FD03 SITE 2	Site adjacent 55 Hannett Road, Canvey Island	Canvey	East	0.03	2	Site completed.
14/0644/FUL	8 Heideburg Road, Canvey	Canvey Island	Canvey Island North	0.04	1	Site completed.
15/0400/FUL	21 Brandenburg Road, Canvey	Canvey Island	Canvey Island North	0.07	3	Site completed.
16/0646/FUL	2 Harvest Road, Canvey Island	Canvey Island	Canvey Island North	0.03	1	Site completed.
14/0733/FUL	Rear Of Silver Jubilee, Hilton Road, Canvey Island	Canvey Island	Canvey Island Winter Gardens	0.13	4	Site completed.
16/0045/FUL	112 Central Avenue, Canvey Island	Canvey Island	Canvey Island Winter Gardens	0.06	2	Site completed.
16/0087/FUL	4a Champlain Avenue, Canvey Island	Canvey Island	Canvey Island Winter Gardens	0.03	1	Site completed.
15/1026/FUL	Land East of Swanley, Swale Road, Benfleet	Thundersley	Cedar Hall	0.3	5	Site completed.
16/0418/FUL	271 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.08	6	Site completed.
FN09 SITE 20	58 Rhoda Road North, Thundersley	Thundersley	St Peters	0.07	1	Site completed.
PGB36	396-408 London Road, Benfleet	Benfleet	Boyce	1.1	55	Site completed.
FC07 SITE 6	70 Paarl Road, Canvey Island	Canvey	Central	0.04	1	Site completed.
FE09 SITE 11	61 Mornington Road, Canvey Island	Canvey	North	0.04	1	Site completed.
FE13 SITE 18	11 Rosbach Road, Canvey Island	Canvey	South	0.04	1	Site completed.
FH01 SITE 8	75 Central Avenue, Canvey Island	Canvey	Winter Gardens	0.04	2	Site completed.
15/0273/FUL	70 Church Road, Hadleigh	Hadleigh	St James	0.09	1	Site completed.
15/0495/FUL	R/O 25 St Johns Road, Hadleigh	Hadleigh	St James	0.06	1	Site completed.
2012/2	21 Lynton Road, Hadleigh	Hadleigh	St James	0.16	3	Site completed.
16/0492/FUL	76 High Street, Hadleigh	Hadleigh	St James	0.02	4	Site completed.
15/0022/FUL	44 Kents Hill Road, Benfleet	Benfleet	St Marys	0.05	1	Site completed.
16/0605/FUL	41 Templewood Road, Hadleigh	Hadleigh	Victoria	0.09	2	Site completed.
CPT/599/13/FUL	Land to rear of 17 & 19 Downer Road, Benfleet	Benfleet	Boyce	0.14	2	Site completed.
CPT/46/07/REN	12 Melcombe Road, Benfleet	Benfleet	St Marys	0.04	1	Site completed.
FD05 SITE 6	9 Aalten Avenue, Canvey Island	Canvey	East	0.03	1	Site completed.
FA05 SITE 10	Land adj 17 St. Clements Crescent, Benfleet / Site Opposite 14 St Clements Crescent, Benfleet	Benfleet	Appleton	0.07	3	Site completed.
14/0604/FUL	48 High Road, Benfleet	Benfleet	Boyce	0.08	1	Site completed.
FC09 SITE 20	120-122 Lionel Road, Canvey Island	Canvey	Central	0.09	2	Site completed.
15/0987/OUT	40 Roggel Road, Canvey Island	Canvey Island	Canvey Island South	0.03	2	Site completed.
15/0562/FUL	100 High Street, Canvey Island	Canvey Island	Canvey Island South	0.02	1	Site completed.
15/0563/FUL	100 High Street, Canvey Island	Canvey Island	Canvey Island South	0.01	1	Site completed.

SHLAA REVIEW 2018 – VOLUME 2 - SCHEDULE H – SHLAA SITES REMOVED SINCE 2017 REVIEW

Reference	Name	Town	Ward	Size (ha)	Capacity	Reason for removal
16/0914/FUL	Land Adjacent to 17 Alma Close, Hadleigh	Hadleigh	St James	0.02	1	Site completed.
16/0533/FUL	2A Castle Road, Hadleigh	Hadleigh	St James	0.01	1	Duplicate of 16/0014/FUL (S0065)
GF01B	Land at Kiln Road, Thundersley (Long Term Housing Site Site B)	Thundersley	Cedar Hall	2.85	55	Site completed.
FD12 SITE 16	11 Northfalls Road, Canvey Island	Canvey	East	0.03	1	Landowner does not want the site considered in the SHLAA.
2012/30	Land adj to Lawns Court, Thundersley	Thundersley	St Georges	0.04	2	Council owned - site not to go forward.
2012/12	Land to the south east corner of School Lane Car Park, Benfleet	Benfleet	Boyce	0.08	2	Council owned - site not to go forward.
2007/199	Railway car park, School Lane, Benfleet	Benfleet	Boyce	0.2	13	Council owned - site not to go forward.
16/0786/FUL	19 Holbek Road, Canvey Island	Canvey Island	Canvey Island East	0.03	1	Site completed.