



Strategic Land Availability Assessment (SLAA)

Canvey Island Site Assessments

July 2025



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1. Introduction

- 1.1 This document assesses a number of sites within Canvey Island. This should be read alongside the SLAA Overview Report.



2. Canvey - Long Road

Site ID	The former King Canute Public House, Long Road		Site Source
37420	Canvey Island	Long Road	SHLAA Sites 2018

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	1	Within 100m of a listed building, but not adjacent	Development should respect the setting of nearby listed buildings, where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development.	Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	2	55dB(A)-70dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	64

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.30	0.30	null	30	24	294	20% non residential



Site ID	Conservative Club, 59-63 Long Road		Site Source
40228	Canvey Island	Long Road	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
TPOs	4	0	3 or more TPOs on site	TPOs to be incorporated and protected through any potential development, including any tree protection distances.	Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	0	Greater than 70dB(A)	Proposal to consider the impact of noise on future occupants and ways to mitigate.	Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
			least one bus per hour		
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	62

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.39	0.39	null	39	31	381	20% non residential



Site ID	353-365 Long Road (Cosmos Pizza)		Site Source
40256	Canvey Island	Long Road	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	0	Greater than 70dB(A)	Proposal to consider the impact of noise on future occupants and ways to mitigate.	Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	67

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.16	0.16	null	16	13	156	20% non residential

Site ID	Fire Station, 131-139 Long Road		Site Source
40257	Canvey Island	Long Road	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	0	Greater than 70dB(A)	Proposal to consider the impact of noise on future occupants and ways to mitigate.	Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	67

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.24	0.24	null	24	19	231	20% non residential



Site ID	Police Station, 161-167 Long Road		Site Source
40258	Canvey Island	Long Road	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	1	Between 100m to 500m from a Scheduled Monument	Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary.	Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	0	Greater than 70dB(A)	Proposal to consider the impact of noise on future occupants and ways to mitigate.	Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
			least one bus per hour		
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	65

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.19	0.19	null	19	15	189	20% non residential



Site ID	Jones Corner, 169-179 Long Road		Site Source
40259	Canvey Island	Long Road	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	1	Between 100m to 500m from a Scheduled Monument	Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary.	Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	0	Greater than 70dB(A)	Proposal to consider the impact of noise on future occupants and ways to mitigate.	Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
			least one bus per hour		
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	65

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.18	0.18	null	18	14	175	20% non residential



Site ID	Telephone exchange, Kittkatts Road		Site Source
40260	Canvey Island	Long Road	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	0	Greater than 70dB(A)	Proposal to consider the impact of noise on future occupants and ways to mitigate.	Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	67

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.25	0.25	null	25	20	239	20% non residential

Site ID	Former Council Offices, Long Rd		Site Source
40535	Canvey Island	Long Road	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	1	Between 100m to 500m from a Scheduled Monument	Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary.	Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	0	Greater than 70dB(A)	Proposal to consider the impact of noise on future occupants and ways to mitigate.	Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
			least one bus per hour		
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	66

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Deliverable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.32	0.32	null	32	26	314	20% non residential

Site ID	L/a The Paddocks		Site Source
40537	Canvey Island	Long Road	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y

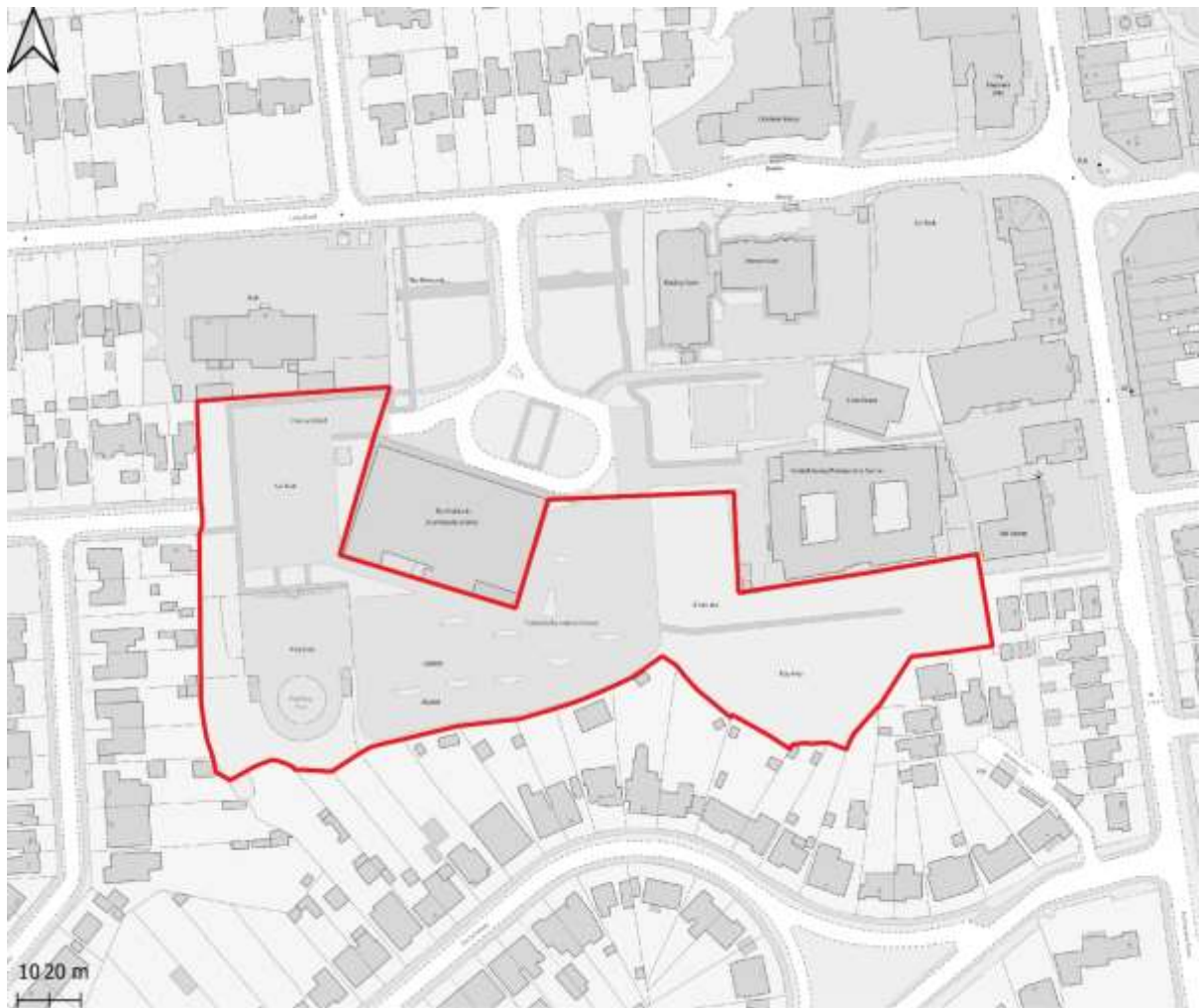
Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	2	55dB(A)-70dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
			least one bus per hour		
Brownfield	6	3	Partially Brownfield (at least 50% site)	Provide upgrades to broadband	Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	0	Publicly accessible	The Paddocks enclosed Paddling Pool falls within the site boundary, this has been closed for many years. Any development of this site should contribute to improving open space provision within and around the site, in particular this could include children	Y
				Suitability Score (unmitigated)	55

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
1.55	1.55	null	155	124	1514	20% non residential



Site ID	85 Long Road		Site Source
39907	Canvey Island	Long Road	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	0	Greater than 70dB(A)	Proposal to consider the impact of noise on future occupants and ways to mitigate.	Y
Contaminated land	2	2	No evidence of contamination		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	55

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.08	0.08	null	8	7	80	20% non residential



3. Canvey – Suburban

Site ID	Garages off St Johns Crescent		Site Source
37392	Canvey Island	Suburban - Canvey	SHLAA Sites 2018

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	2	55dB(A)-70dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)	Provide upgrades to broadband	Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	67

Additional Suitability Comments			

Viabile?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.11	0.11	null	7	N/A	null	100% Resi



Site ID	Garages site off St Agnes Drive		Site Source
37393	Canvey Island	Suburban - Canvey	SHLAA Sites 2018

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)	Provide upgrades to broadband	Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	69

Additional Suitability Comments				

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.17	0.17	null	11	N/A	null	100% Resi



Site ID	258 Furtherwick Road		Site Source
37474	Canvey Island	Suburban - Canvey	SHLAA Sites 2018

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	6	Brownfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	71

Additional Suitability Comments			

Viabile?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.13	0.13	null	9	N/A	null	100% Resi



Site ID	Charfleets Industrial Estate, Canvey Road		Site Source
40229	Canvey Island	Suburban - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	0	Within a SSSI/SPA/Ramsar 250m Buffer Zone	Any proposal should consider the impact to the SSSI and implement any mitigation.	Y
Local Wildlife Sites	6	0	Within a Local Wildlife Site	The southern edge of this site borders the Canvey Village Marsh (CPT5), any development of this site should avoid the local wildlife site, ensuring development does not impact biodiversity. Development could provide opportunities to enhance the local wil	Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	1	Identified as potentially contaminated	Contaminated land assessment and remediation	Unknown
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	2	Within 800m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	0	In employment area designation	Implications to loss of employment should be tested at Plan level.	Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	44

Additional Suitability Comments

Consultation is required with the Health and Safety Executive and pipeline authority for any proposal as this site is within close proximity to a pipeline.

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
38.25	37.38	HSE Hazardous Pipelines (10m Buffer)	2430	N/A	null	Mixed Use



Site ID	Morrisons, Link Road		Site Source
40248	Canvey Island	Suburban - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	65

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.18	0.18	null	12	N/A	null	100% Resi



Site ID	Health Centre, Third Avenue		Site Source
40250	Canvey Island	Suburban - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	1	Between 100m to 500m from a Scheduled Monument	Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary.	Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	67

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.21	0.21	null	13	N/A	null	100% Resi



Site ID	149-151 and rear of High Street (Corner Club et al)		Site Source
40251	Canvey Island	Suburban - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	6	Brownfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	67

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.26	0.26	null	17	N/A	null	100% Resi



Site ID	Land on the corner of Station Road and High Street (GMD Mowers)		Site Source
40254	Canvey Island	Suburban - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	64

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.13	0.13	null	8	N/A	null	100% Resi



Site ID	27-37 Eastern Esplanade (Parks Pallidum - Brunos)		Site Source
40261	Canvey Island	Suburban - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y

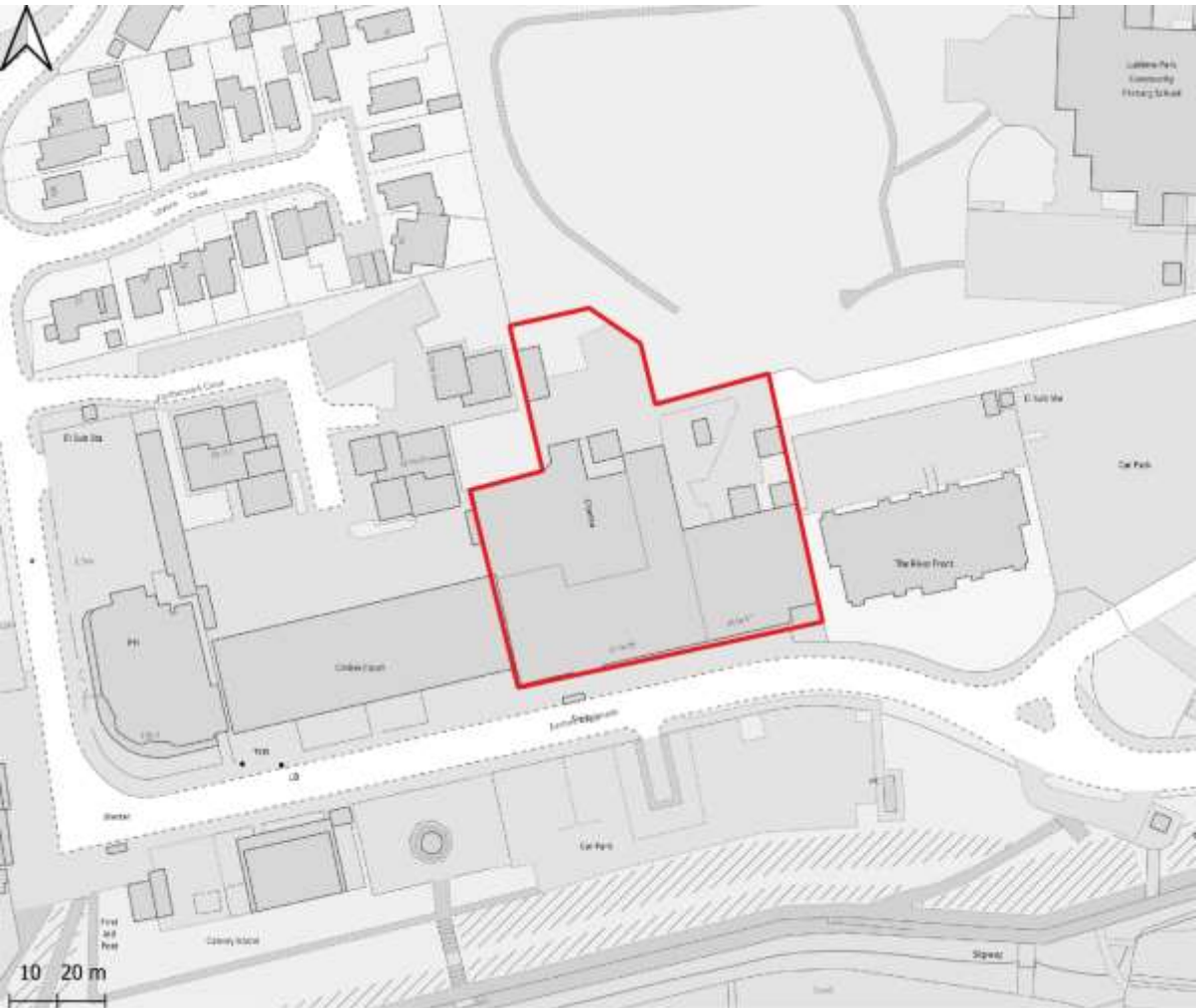
Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
				Suitability Score (unmitigated)	68

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.38	0.38	null	25	N/A	null	100% Resi



Site ID	Land at The Point		Site Source
40524	Canvey Island	Suburban - Canvey	Adopted Local Plan 1998 & CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	0	Within a SSSI/SPA/Ramsar 250m Buffer Zone	Any proposal should consider the impact to the Benfleet and Southend Marshes SPA and Ramsar through a project level HRA with the recommended mitigation implemented.	Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
			average lower than 30		
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	58

Additional Suitability Comments

This site is within 19m of the sea defences, consultation is required with the Environment Agency to ensure there is sufficient space for future improvements to the flood defences, this should be incorporated into any proposal.

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
2.65	2.55	Sea Defences (Plus 19m Buffer)	166	N/A	null	100% Resi



Site ID	Essex Coachworks, 218 High Street		Site Source
40525	Canvey Island	Suburban - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	6	Brownfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	73

Additional Suitability Comments

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Viabile?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.12	0.12	null	8	N/A	null	100% Resi



Site ID	Land to the rear of North Avenue		Site Source
40534	Canvey Island	Suburban - Canvey	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	1	Between 100m to 500m from a Scheduled Monument	Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary.	Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	2	Within 800m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	0	Publicly accessible	This site provides amenity green space, any development on this site should provide enhancements to nearby open spaces.	Y
				Suitability Score (unmitigated)	53

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.40	0.40	null	26	N/A	null	100% Resi



Site ID	Corner of Little Gypps Rd & Willow Cl		Site Source
40536	Canvey Island	Suburban - Canvey	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
			conservation area		
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	1	Between 100m to 500m from a Scheduled Monument	Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary.	Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	2	Within 800m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield	Provide upgrades to broadband	Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	0	Publicly accessible	This site contributes to multiple smaller spaces within the residential area of Canvey. Any development of this site could provide contributions to enhance the quality of neighbouring green spaces.	Y
Suitability Score (unmitigated)					57

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.11	0.11	null	7	N/A	null	100% Resi



Site ID	Former Admiral Jellicoe, High Street		Site Source
40539	Canvey Island	Suburban - Canvey	Brownfield Register 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield	Provide upgrades to broadband	Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
				Suitability Score (unmitigated)	61

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.11	0.11	null	7	N/A	null	100% Resi



Site ID	Land between Station Rd & Seaview rd		Site Source
40540	Canvey Island	Suburban - Canvey	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
			conservation area		
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	0	Publicly accessible	This site provides amenity green space, any development on this site should provide enhancements	Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
				to nearby open spaces.	
				Suitability Score (unmitigated)	60

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.17	0.17	null	11	N/A	null	100% Resi



Site ID	Ozonia Gardens, Eastern Esplanade		Site Source
40541	Canvey Island	Suburban - Canvey	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
			conservation area		
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	0	Publicly accessible	This site provides amenity green space, any development on this site should provide enhancements	Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
				to nearby open spaces.	
				Suitability Score (unmitigated)	60

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.19	0.19	null	12	N/A	null	100% Resi



Site ID	Land to the west of Canvey Island		Site Source
40491	Canvey Island	Suburban - Canvey	Site Search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	3	Adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	3	Within 100m of a Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	0	3 or more TPOs on site	TPOs to be incorporated and protected through any potential development, including any tree protection distances.	Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Contaminated land	2	1	Identified as potentially contaminated	Contaminated land assessment and remediation	Unknown
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	2	Within 800m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	0	Not in employment area designation	Implications to loss of employment should be tested at Plan level.	Unknown
Public Open Space	6	0	Publicly accessible	Any proposal should compensate for any loss of open space with bigger or better provision	Y
				Suitability Score (unmitigated)	40

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Unknown

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		30% resi	20% resi		
61.23	54.53	Sea Defences (Plus 19m Buffer), HSE Hazardous Pipelines (10m Buffer), Sites of Special Scientific Interest	2325	1550	380,000	125 dph assumed density



4. Canvey – Town Centre

Site ID	Land to rear of Royal Mail, off Vaagen Road		Site Source
39898	Canvey Island	TC - Canvey	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	62

Additional Suitability Comments

Due to the shape of the site there is limited development potential of 6 units or more.

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	N

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.10	0.10	null	13	10	124	20% non residential



Site ID	Land on the corner of Furtherwick Road and Waarden Road		Site Source
40233	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	62

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.11	0.11	null	13	11	131	20% non residential



Site ID	11-15 Knightswick Road, Canvey Island (Roland Hall accountants)		Site Source
40234	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	3	Within 100m of a Wildlife Site	Proposals should consider any impact of the development on the nearby local wildlife site.	Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	61

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.20	0.20	null	25	20	245	20% non residential

Site ID	Knightswick clinic, Foksville Road		Site Source
40237	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Protected Species	6	3	Potential for species to be present	Site proposal to avoid these areas in the first instance and an ecology assessment to provide detailed mitigation where appropriate	Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	67

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.12	0.12	null	15	12	143	20% non residential



Site ID	Corner of High Street and Foksville Road (Sainsburys petrol station)		Site Source
40238	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitability (Y/N)
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	70

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.19	0.19	null	23	19	227	20% non residential



Site ID	88-94 Furtherwick Road (Iceland)		Site Source
40239	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	0	Greater than 70dB(A)	Proposal to consider the impact of noise on future occupants and ways to mitigate.	Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	63

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.27	0.27	null	34	27	335	20% non residential



Site ID	56-65 High Street, (KFC and Dominos)		Site Source
40242	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
				Suitability Score (unmitigated)	67

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.20	0.20	null	24	20	238	20% non residential



Site ID	Corner of Florence Road and High Street, 112 High Street (Car dealership)		Site Source
40245	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitability (Y/N)
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	71

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.07	0.07	null	9	7	90	20% non residential



Site ID	High Street between Florence Road & Oxford Road		Site Source
40246	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	68

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.10	0.10	null	12	10	117	20% non residential



Site ID	Canvey Island War Memorial Hall		Site Source
40247	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
				Suitability Score (unmitigated)	68

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.17	0.17	null	21	17	202	20% non residential



Site ID	129 High Street (Esso, Londis and NTS)		Site Source
40249	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
				Suitability Score (unmitigated)	67

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.17	0.17	null	22	17	210	20% non residential



Site ID	West of Venebles Close		Site Source
40263	Canvey Island	TC - Canvey	Brownfield Register 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Protected Species	6	3	Potential for species to be present	Site proposal to avoid these areas in the first instance and an ecology assessment to provide detailed mitigation where appropriate	Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	6	Brownfield		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	71

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.27	0.27	null	33	27	324	20% non residential



Site ID	14-18 Furtherwick Road and land to the rear (Halifax, Royal Mail)		Site Source
40297	Canvey Island	TC - Canvey	CFS 2024 & site search 2024 (combined site)

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	65

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Unknown	Unknown	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.30	0.30	null	37	30	366	20% non residential



Site ID	Grouts head offices, Furtherwick Road		Site Source
40392	Canvey Island	TC - Canvey	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitability (Y/N)
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	6	Brownfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	70

Site ID	Oak Road Car Park		Site Source
40526	Canvey Island	TC - Canvey	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	2	55dB(A)-70dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	68

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.35	0.35	null	44	35	425	20% non residential



Site ID	Long Rd & Furtherwick Rd Cluster		Site Source
40527	Canvey Island	TC - Canvey	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	0	Greater than 70dB(A)	Proposal to consider the impact of noise on future occupants and ways to mitigate.	Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	64

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.29	0.29	null	36	29	355	20% non residential



Site ID	Grouts and land to rear, Furtherwick Road		Site Source
40528	Canvey Island	TC - Canvey	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	2	55dB(A)-70dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
				Suitability Score (unmitigated)	65

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.23	0.23	null	29	23	279	20% non residential



Site ID	Kushi, Furtherwick Rd		Site Source
40529	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y

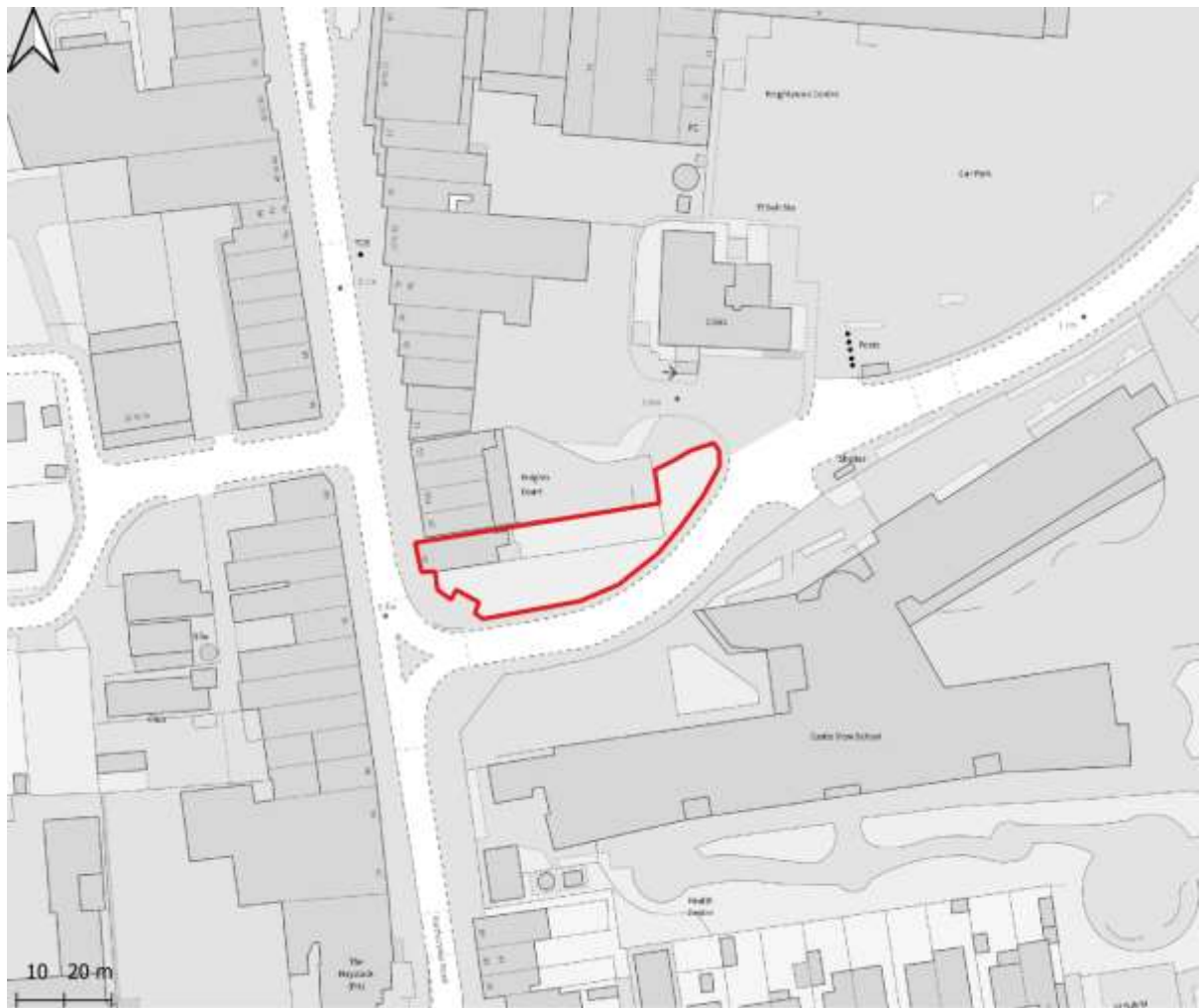
Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	3	Potential for species to be present	Site proposal to avoid these areas in the first instance and an ecology assessment to provide detailed mitigation where appropriate	Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	58

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.09	0.09	null	12	9	113	20% non residential



Site ID	Matrix House, 12-16 Lionel Rd		Site Source
40530	Canvey Island	TC - Canvey	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	65

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.09	0.09	null	12	9	116	20% non residential



Site ID	Canvey Library + Barclays		Site Source
40531	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	3	Within 100m of a Wildlife Site	Proposals should consider any impact of the development	Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
				on the nearby local wildlife site.	
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	6	Brownfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	68

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.19	0.19	null	24	19	232	20% non residential



Site ID	Knightswick Shopping Centre		Site Source
40532	Canvey Island	TC - Canvey	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y

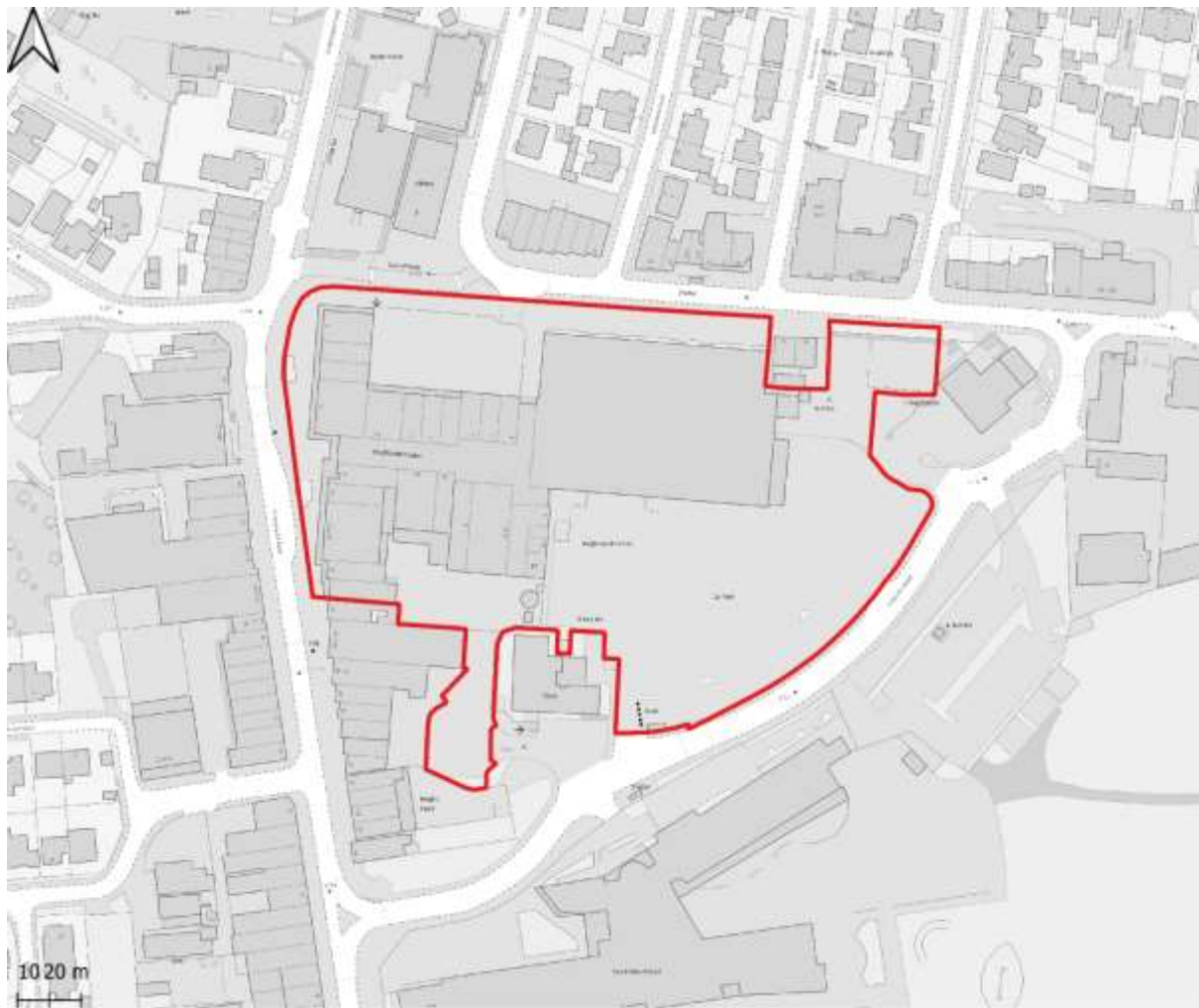
Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	3	Potential for species to be present	Site proposal to avoid these areas in the first instance and an ecology assessment to provide detailed mitigation where appropriate	Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	60

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
2.10	2.10	null	263	210	2567	20% non residential



Site ID	Venables Close Cluster		Site Source
40533	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y
TPOs	4	0	3 or more TPOs on site	TPOs to be incorporated and protected through any potential development, including any tree protection distances.	Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	61

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.55	0.55		68	55	671	20% non residential



Site ID	Canvey Job Centre, Furtherwick Road		Site Source
40538	Canvey Island	TC - Canvey	Brownfield Register 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Y

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitability (Y/N)
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	3	Partially Brownfield (at least 50% site)		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	70

Additional Suitability Comments

Viable?	Available?	Deliverability?	Suitable?
Y	Available	Developable	Y

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommended Policy Mix
Gross	Developable		100% resi	80% resi		
0.13	0.13	null	16	13	159	20% non residential



5. Canvey – Strategic Green Belt

Site ID	Land to the east of Canvey Road	Site Source
40504	Canvey Island Suburban - Canvey	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y

Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	3	Within 100m of a Wildlife Site	Proposals should consider any impact of the development on the nearby local wildlife site.	Y
Badger Consultation Zone	6	6	No setts present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	0	Less than 100m from a Scheduled Monument	Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary.	?
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation	Y

				implemented where necessary	
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	2	55dB(A)-70dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	0	Beyond 800m of a bus stop served by at least one bus per hour	The site is currently unsustainable and would require improvements to bus services and facilities within close proximity to the site.	?
Brownfield	6	0	Greenfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	0	On Public Open Land	Development proposal will need to consider replacing open space through development proposal to ensure no overall loss of open space provision	?
				Suitability Score (unmitigated)	41

Additional Suitability Comments

The site is not considered to be in a sustainable location due to limited access to active and sustainable transport modes.

Viable?	Available?	Developable?	Suitable?
Y	Yes	?	N

Site Size (Ha)		Reasons for reduction	Assumed Density (units)	
Gross	Developable		50dph	30dph
26.66	26.66	null	1333	799



Site ID	Land to the west of Canvey Road	Site Source
40505	Canvey Island Suburban - Canvey	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y

Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	0	Within a Local Wildlife Site	Further investigations required into any potential harm to habitat with full mitigation implemented.	unknown
Badger Consultation Zone	6	6	No setts present		Y
TPOs	4	2	2 TPOs or less on site	TPOs to be incorporated and protected through any potential development, including any tree protection distances.	Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	1	Within 100m of a listed building, but not adjacent	Development should respect the setting of nearby listed buildings,	Y

				where there may be an impact to such buildings then a heritage impact assessment should be completed and relevant mitigation incorporated in the development .	
Scheduled Monuments	2	1	Between 100m to 500m from a Scheduled Monument	Proposal to consider any impact of development to nearby Scheduled Ancient Monument and incorporate into the development where necessary.	Y
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	2	55dB(A)-70dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y

Sustainable accessibility	4	2	Within 800m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not within or near Public Open Land		Y
				Suitability Score (unmitigated)	46

Additional Suitability Comments

Viable?	Available?	Developable?	Suitable?
Y	Yes	?	Unknown

Site Size (Ha)		Reasons for reduction	Assumed Density (units)	
Gross	Developable		50dph	30dph
17.44	17.44	null	872	523



Site ID	Land south of Charfleets	Site Source
40506	Canvey Island Suburban - Canvey	CFS 2024

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamically resistant to prevent damage to buildings from flooding.	Y

Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	0	Within a Local Wildlife Site	Further investigations required into any potential harm to habitat with full mitigation implemented.	unknown
Badger Consultation Zone	6	6	No setts present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y

Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	0	Beyond 800m of a bus stop served by at least one bus per hour	The site is currently unsustainable and would require improvements to bus services and facilities within close proximity to the site.	?
Brownfield	6	0	Greenfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not within or near Public Open Land		Y
				Suitability Score (unmitigated)	49

Additional Suitability Comments
The developable area of the site is reduced due to being within 19m of sea defences within a Health and Safety Exeetuvie consultation zone and therefore would require consultation with relevant bodies. The site is not considered to be in a sustainable lo

Viable?	Available?	Developable?	Suitable?
Y	Yes	?	N

Site Size (Ha)		Reasons for reduction	Assumed Density (units)	
Gross	Developable		50dph	30dph
12	2.69	HSE Hazardous Installations Consultation Zone, Sea Defences (Plus 19m Buffer), HSE Hazardous Pipelines (10m Buffer)	134	80



6. Canvey - Green Belt

Site ID	Land south of Fleet Roundabout, Roscommon Way	Site Source
40562	Canvey Island Suburban - Canvey	N/A

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamically resistant and meet the recommendations of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	0	Within a Potential surface water flooding hotspot	Proposals to incorporate SUDS into the scheme and locate development in lower risk areas	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Y
SSSI / SPA / Ramsar Sites	6	3	Adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	0	Within a Local Wildlife Site	Further investigations required into	Unknown

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
				any potential harm to habitat with full mitigation implemented.	
Badger Consultation Zone	6	6	No setts present		Y
TPOs	4	4	No TPOs		Y
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30	?	Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat “ no more than 6% slope		Y
Service Accessibility Score	4	0	Beyond 800m of a bus stop	The site is currently unsustainable and would require improvements to bus services and facilities	?

Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
				within close proximity to the site.	
Sustainable accessibility	4	2	Fair Accessibility	Site should provide as number of services to ensure site is sustainable. This is likely to be unachievable based on the level of development expected for this site.	Y
Brownfield	6	0	Greenfield		Y
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not within or near Public Open Land		Y
				Suitability Score (unmitigated)	45

Additional Suitability Comments

Viable?	Available?	Developable?	Suitable?
Y	Not Known	Not Known	

Site Size (Ha)		Reasons for reduction	Assumed Density (units)	
Gross	Developable		50dph resi	30 dph resi
0.61	0.22	Sea Defences (Plus 19m Buffer), Sites of Special Scientific Interest	10.5900626275871	6.3540375765522601

