

Strategic Land Availability Assessment (SLAA) Canvey Island Site Assessments July 2025

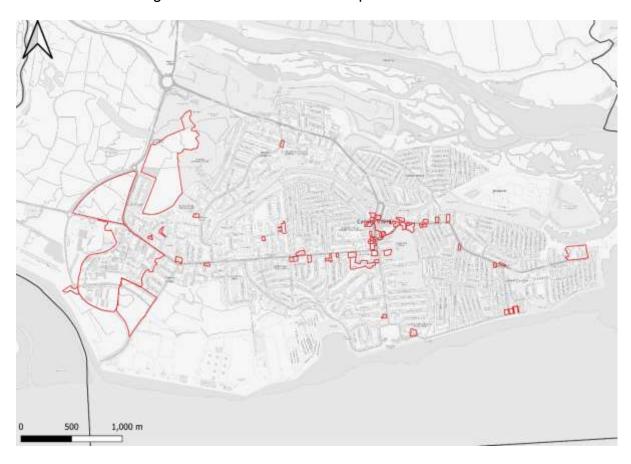


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1. Introduction

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 Kir	Site Source	
37420	Canvey Island	Long Road	SHLAA Sites 2018

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 iss	ues hav	e been identified		Υ
Drainage Capacity (WRC)	No iss	ues hav	e been identified		Υ
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	re 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/Rams ar 250m Buffer Zone		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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		Υ
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
Archaeologic al 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Service Accessibility Score	4	2	Some services within walking distance		Υ
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		Υ
				Suitability Score (unmitigated)	64

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		luction Density		Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros	Devel		100%	80%				
s	opable		resi	resi				
0.30	0.30	null	30	24	294	20% non		
						residential		



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No iss		Y		
Drainage Capacity (WRC)	No iss		Y		
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e been identified		Υ
Broadband Coverage	Superfast in area adjacent to 2 1 site between 24Mbps and 100Mbps			Y	
SSSI / SPA / Ramsar Sites	Not in or adjacent to a 6 6 SSSI/SPA/Rams ar 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		Υ

Suitability Criteria	Max Scor	Scor e	Description	Mitigation?	Suitabl e (Y/N)
TPOs	4	0	3 or more TPOs on site	TPOs to be incorporated and protected through any potential development, including any	Υ
			Not within or	tree protection distances.	
Conservation Area	2	2	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
Archaeologic al Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Υ
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		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
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 Scor e	Scor e	Description	Mitigation?	Suitabl e (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		Υ
				Suitability Score (unmitigated)	62

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site S	ite Size (Ha) Reasons for reduction Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix		
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.39	0.39	null	39	31	381	20% non residential



Site ID	353-365 Long Road (Cos	Site Source	
40256	Canvey Island	Long Road	Site search 2024

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No iss		Υ		
Drainage Capacity (WRC)	No iss		Υ		
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e been identified		Y
Broadband Coverage	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y	
SSSI / SPA / Ramsar Sites	6	Not in or adjacent to a		Y	
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Υ

	Max	Scor	Description	Mitigation?	Suitabl
Suitability	Scor	e	2 ccciiption	initigation i	e (Y/N)
Criteria	e				(1)11)
Ontona					
TPOs	4	4	No TPOs		Υ
			Not within or		
Conservation			near a		W
Area	2	2	conservation		Υ
			area		
			Not a listed		
Listed	2	_	building and not		V
Buildings	4	2	near a listed		Υ
			building		
			More than 500m		
Scheduled	2	2	from a		Υ
Monuments	-	_	Scheduled		•
			Monument		
Archaeologic			Not in an		
al	2	2	archaeological		Υ
Consultation	-	_	consultation		•
Zone			zone		
			Nearest AQ		
Air Quality	6	6	Monitor annual		Υ
			average lower		
			than 30	5 1/	
				Proposal to consider the	
			Greater than		
Noise	4	0	70dB(A)	impact of noise on future	Υ
			/VUD(A)	occupants and	
				ways to mitigate.	
Contaminated			No evidence of	ways to intigate.	
land	2	2	contamination		Υ
			Relatively flat no		
Topography	2	2	more than 6%		Υ
			slope		
Service			Some services		
Accessibility	4	2	within walking		Υ
Score	<u> </u>	1	distance		
			Within 400m of a		
Sustainable	4	4	bus stop with at		Υ
accessibility] -] -	least one bus		_
			per hour		
D			Partially		V
Brownfield	6	3	Brownfield (at		Υ
Fuenday			least 50% site)		
Employment	_	4	Not in		v
Area	4	4	employment		Υ
Designation			area designation		

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

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Si	te Size (Ha) Reasons for Assumed Pensity (units)		Floorspace Capacity (m²)	Recommende d Policy Mix		
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.16	0.16	null	16	13	156	20% non
						residential



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No iss	Y			
Drainage Capacity (WRC)	No iss		Y		
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e been identified		Y
Broadband Coverage	2	Ultrafast in area adjacent to site 2 (>100Mbps); or site greater than 30 units		Y	
SSSI / SPA / Ramsar Sites	6	Not in or adjacent to a 6 SSSI/SPA/Rams ar 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		Υ

	Max	Scor	Description	Mitigation?	Suitabl
Suitability	Scor	e	2 0001111111111111111111111111111111111		e (Y/N)
Criteria	e				(,
Ginona					
TPOs	4	4	No TPOs		Υ
			Not within or		
Conservation	2	2	near a		Υ
Area	4		conservation		T
			area		
			Not a listed		
Listed	2	2	building and not		Υ
Buildings	4		near a listed		T
_			building		
			More than 500m		
Scheduled	2	2	from a		Υ
Monuments	4	_	Scheduled		T
			Monument		
Archaeologic]		Not in an		
al	2	2	archaeological		Υ
Consultation	~	_	consultation		T
Zone			zone		
			Nearest AQ		
Air Quality	6	6	Monitor annual		Υ
All Quality	•	0	average lower		•
			than 30		
				Proposal to	
				consider the	
Noise	4	0	Greater than	impact of noise	Υ
110100	•		70dB(A)	on future	•
				occupants and	
				ways to mitigate.	
Contaminated	2	2	No evidence of		Υ
land	_	_	contamination		_
			Relatively flat no		24
Topography	2	2	more than 6%		Υ
			slope		
Service			Some services		V
Accessibility	4	2	within walking		Υ
Score			distance		
Cuete in all l			Within 400m of a		
Sustainable	4	4	bus stop with at		Υ
accessibility			least one bus		
			per hour		
Drawafiald			Partially		V
Brownfield	6	3	Brownfield (at		Υ
Empleyees			least 50% site)		
Employment		_	Not in		V
Area	4	4	employment		Υ
Designation			area designation		

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

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.24	0.24	null	24	19	231	20% non
						residential



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y	
Pluvial Flood Risk	6	6	No surface water flood risk		Υ	
Drainage Capacity (network)	No iss		Υ			
Drainage Capacity (WRC)	No iss		Y			
Water Supply	No iss	ues hav	e been identified		Υ	
Electricity Capacity	No iss	No issues have been identified				
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/Rams ar 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		Υ	

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
TPOs	4	4	No TPOs		Υ
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
Archaeologic al 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.	Υ
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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		Υ
				Suitability Score (unmitigated)	65

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.19	0.19	null	19	15	189	20% non residential



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y	
Pluvial Flood Risk	6	6	No surface water flood risk		Υ	
Drainage Capacity (network)	No iss		Υ			
Drainage Capacity (WRC)	No iss		Y			
Water Supply	No iss	ues hav	e been identified		Υ	
Electricity Capacity	No iss	No issues have been identified				
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y	
SSSI / SPA / Ramsar Sites	6	Not in or adjacent to a 6 SSSI/SPA/Rams ar 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		Υ	

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
TPOs	4	4	No TPOs		Υ
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
Archaeologic al 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.	Υ
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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		Υ
				Suitability Score (unmitigated)	65

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.18	0.18	null	18	14	175	20% non residential



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No iss		Υ		
Drainage Capacity (WRC)	No iss		Y		
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e been identified		Y
Broadband Coverage	Ultrafast in area adjacent to site 2 (>100Mbps); or site greater than 30 units		Y		
SSSI / SPA / Ramsar Sites	6	Not in or adjacent to a 6 SSSI/SPA/Rams ar 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		Υ

	Max	Scor	Description	Mitigation?	Suitabl
Suitability	Scor	e	2 ccciiption	initigation i	e (Y/N)
Criteria	e				(1)11)
Ontona					
TPOs	4	4	No TPOs		Υ
			Not within or		
Conservation			near a		W
Area	2	2	conservation		Υ
			area		
			Not a listed		
Listed	2	_	building and not		V
Buildings	4	2	near a listed		Υ
			building		
			More than 500m		
Scheduled	2	2	from a		Υ
Monuments	-	_	Scheduled		•
			Monument		
Archaeologic			Not in an		
al	2	2	archaeological		Υ
Consultation	-	_	consultation		•
Zone			zone		
			Nearest AQ		
Air Quality	6	6	Monitor annual		Υ
			average lower		
			than 30	5 1/	
				Proposal to consider the	
			Greater than		
Noise	4	0	70dB(A)	impact of noise on future	Υ
			/VUD(A)	occupants and	
				ways to mitigate.	
Contaminated			No evidence of	ways to intigate.	
land	2	2	contamination		Υ
			Relatively flat no		
Topography	2	2	more than 6%		Υ
			slope		
Service			Some services		
Accessibility	4	2	within walking		Υ
Score	<u> </u>		distance		
			Within 400m of a		
Sustainable	4	4	bus stop with at		Υ
accessibility] -] -	least one bus		_
			per hour		
D			Partially		V
Brownfield	6	3	Brownfield (at		Υ
Fuenday			least 50% site)		
Employment	_	4	Not in		v
Area	4	4	employment		Υ
Designation			area designation		

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

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	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 Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No iss		Υ		
Drainage Capacity (WRC)	No iss		Υ		
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e 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/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Υ
Protected Species	6	6	No species present		Υ
TPOs	4	4	No TPOs		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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
Archaeologic al 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		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	4	Within 400m of a bus stop with at		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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		Υ
				Suitability Score (unmitigated)	66

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Deliverable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix	
Gros	Devel		100%	80%			
S	opable		resi	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

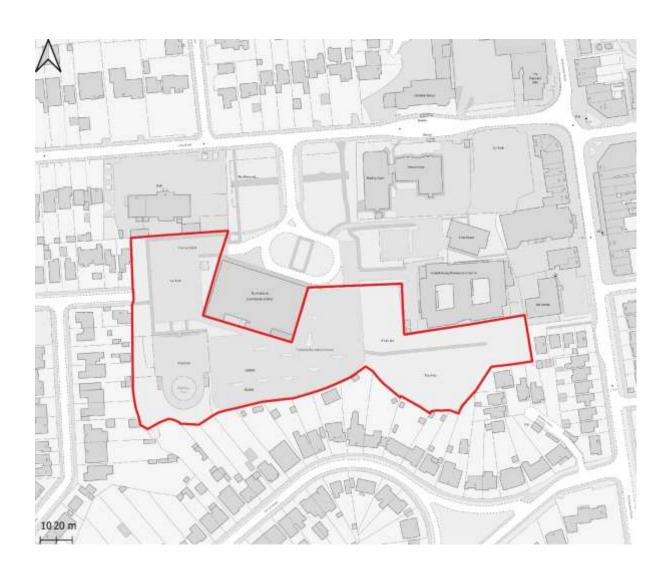
Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)	
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated 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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y	
Drainage Capacity (network)	No issues have been identified					
Drainage Capacity (WRC)	No iss	ues hav	e been identified		Y	
Water Supply	No iss	Υ				
Capacity No issues have been identified					Y	

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Broadband			Less than	Provide	
Coverage	2	0	24Mbps in area adjacent to site	upgrades to broadband	Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Rams ar 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		Υ
TPOs	4	4	No TPOs		Υ
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
Archaeologic al 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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 Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
			least one bus per hour		
Brownfield	6	3	Partially Brownfield (at least 50% site)	Provide upgrades to broadband	Υ
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

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	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 Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 hydrodynamicall y 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				Υ
Electricity Capacity	No iss	No issues have been identified			

	Max	Scor	Description	Mitigation?	Suitabl
Suitability	Scor	e	2 ccciiption	initigation i	e (Y/N)
Criteria	e				
Officia					
			Superfast in		
Broadband			area adjacent to		
Coverage	2	1	site between		Υ
Ooverage			24Mbps and		
			100Mbps		
			Not in or		
SSSI / SPA /			adjacent to a		
Ramsar Sites	6	6	SSSI/SPA/Rams		Υ
			ar 250m Buffer		
			Zone Not within or		
Local Wildlife	6	6	near a Local		Υ
Sites	٦	٥	Wildlife Site		
Protected			No species		
Species	6	6	present		Υ
TPOs	4	4	No TPOs		Υ
11 03	-	-	Not within or		•
Conservation			near a		
Area	2	2	conservation		Υ
			area		
			Not a listed		
Listed	2	_	building and not		Υ
Buildings	4	2	near a listed		T
			building		
			More than 500m		
Scheduled	2	2	from a		Υ
Monuments	_	_	Scheduled		-
			Monument		
Archaeologic			Not in an		
al	2	2	archaeological		Υ
Consultation			consultation		
Zone			zone Nearest AQ		
	1		Monitor annual		
Air Quality	6	6	average lower		Υ
	1		than 30		
				Proposal to	
				consider the	
Noise			Greater than	impact of noise	Υ
Noise	4	0	70dB(A)	on future	Y
				occupants and	
				ways to mitigate.	
Contaminated	2	2	No evidence of		Υ
land	_	_	contamination		

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Topography	2	2	Relatively flat no more than 6% slope		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	55

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.08	0.08	null	8	7	80	20% non residential



3. Canvey - Suburban

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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)	
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial) Buildings sho be designed to be hydrostatical and hydrodynami y resistant an meet the recommendar s of the SFRA SUDS should incorporated into the schei		Y	
Pluvial Flood Risk	6	6	No surface water flood risk		Y	
Drainage Capacity (network)	No iss	No issues have been identified				
Drainage Capacity (WRC)	No iss	ues hav	e been identified		Y	
Water Supply	No iss	ues hav	e been identified		Υ	
Electricity Capacity	No iss	ues hav	e been identified		Υ	
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/Rams ar 250m Buffer Zone		Y	
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Υ	
Protected Species	6	6	No species present		Υ	

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
TPOs	4	4	No TPOs		Υ
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
Archaeologic al 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
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		Υ
Brownfield	6	3	Partially Brownfield (at least 50% site)	Provide upgrades to broadband	Y
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	67

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site S	ize (Ha)	Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.11	0.11	null	7	N/A	null	100% Resi



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 iss	Υ			
Drainage Capacity (WRC)	No iss	Y			
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	Υ			
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/Rams ar 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		Υ
TPOs	4	4	No TPOs		Υ

	Max	Scor	Description	Mitigation?	Suitabl
Suitability Criteria	Scor e	е			e (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
Archaeologic al 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Si	ize (Ha)	Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros s	Devel opable		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 Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No iss	Y			
Drainage Capacity (WRC)	No iss		Y		
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e been identified		Y
Broadband Coverage	2	Superfast in area adjacent to 2 1 site between 24Mbps and 100Mbps			Y
SSSI / SPA / Ramsar Sites	6	Not in or adjacent to a		Y	
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y
Protected Species	6	6	No species present		Υ

	Max	Scor	Description	Mitigation?	Suitabl
Suitability	Scor	е	-	_	e (Y/N)
Criteria	е				
TDO-	4	4	No TDO		V
TPOs	4	4	No TPOs Not within or		Υ
Conservation			near a		
Area	2	2	conservation		Υ
Alcu			area		
			Not a listed		
Listed	2	2	building and not		Υ
Buildings	~	_	near a listed		I
			building		
Oalaadadad			More than 500m		
Scheduled Monuments	2	2	from a Scheduled		Υ
wonuments			Monument		
				Consultation	
Archaeologic			In an	required and	
al	2	0	archaeological	mitigation	Υ
Consultation			consultation	implemented	
Zone			zone	where necessary	
			Nearest AQ		
Air Quality	6	6	Monitor annual		Υ
,			average lower		-
			than 30 Less than 55		
Noise	4	4	dB(A)		Υ
Contaminated	_		No evidence of		V
land	2	2	contamination		Υ
			Relatively flat no		
Topography	2	2	more than 6%		Υ
Operation			slope		
Service Accessibility	4	2	Some services within walking		Υ
Score	7	_	distance		
			Within 400m of a		
Sustainable		_	bus stop with at		V
accessibility	4	4	least one bus		Υ
			per hour		
Brownfield	6	6	Brownfield		Υ
Employment			Not in		V
Area	4	4	employment		Y
Designation Public Open			area designation Not publicly		
Space	6	6	accessible		Υ
	1	I		Suitability Score	74
				(unmitigated)	71

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.13	0.13	null	9	N/A	null	100% Resi



Site ID	Charfleets Indi	Site Source	
40229	Canvey Island	Suburban - Canvey	Site search 2024

Suitability Criteria	Max Scor e	Scor e	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 hydrodynamicall y resistant and meet the recommendation s 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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No iss		Y		
Water Supply	No iss		Υ		
Electricity Capacity	No iss	ues hav	ve been identified		Y

Suitability Criteria	Max Scor e	Scor e	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/Rams ar 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		Υ
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 Scor e	Scor e	Description	Mitigation?	Suitable (Y/N)
Archaeologic al 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	Unknow 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	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		Υ
				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?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros s	Devel opable		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 Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y		
Drainage Capacity (network)	No issues have been identified				Y		
Drainage Capacity (WRC)	No iss	Y					
Water Supply	No iss	No issues have been identified					
Electricity Capacity	No iss	No issues have been identified					

Suitability	Max Scor	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Criteria	е				
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/Rams ar 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		Υ
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
Archaeologic al 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		Υ
Topography	2	2	Relatively flat no more than 6% slope		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Service Accessibility Score	4	2	Some services within walking distance		Υ
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		Υ
				Suitability Score (unmitigated)	65

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.18	0.18	null	12	N/A	null	100% Resi



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 iss	Y			
Drainage Capacity (WRC)	No iss	Y			
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	ve 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/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Protected Species	6	6	No species present		Υ
TPOs	4	4	No TPOs		Υ
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
Archaeologic al Consultation Zone	2	2	Not in an archaeological consultation zone		Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
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 Scor e	Scor e	Description	Mitigation?	Suitabl e (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

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros s	Devel opable		100% resi	80% resi	,	
0.21	0.21	null	13	N/A	null	100% Resi



Site ID	149-151 and rear of High	Site Source	
40251	Canvey Island	Suburban - Canvey	Site search 2024

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y	
Drainage Capacity (network)	No issues have been identified				Υ	
Drainage Capacity (WRC)	No issues have been identified					
Water Supply	No iss	Υ				
Electricity Capacity	No iss	No issues have been identified				

	Max	Scor	Description	Mitigation?	Suitabl
Suitability	Scor	е			e (Y/N)
Criteria	е				
			Superfast in		
Broadband			area adjacent to		
Coverage	2	1	site between		Υ
o o ronage			24Mbps and		
			100Mbps Not in or		
0001/004/			adjacent to a		
SSSI / SPA / Ramsar Sites	6	6	SSSI/SPA/Rams		Υ
Railisai Siles			ar 250m Buffer		
			Zone		
Local Wildlife	6	6	Not within or near a Local		Υ
Sites	•		Wildlife Site		•
Protected	6	6	No species		Υ
Species			present		_
TPOs	4	4	No TPOs		Υ
Conservation			Not within or near a		
Area	2	2	conservation		Υ
7 • • •			area		
			Not a listed		
Listed	2	2	building and not		Υ
Buildings	_	_	near a listed		-
			building More than 500m		
Scheduled			from a		V
Monuments	2	2	Scheduled		Υ
			Monument		
Archaeologic			Not in an		
al Consultation	2	2	archaeological consultation		Υ
Zone			zone		
			Nearest AQ		
Air Quality	6	6	Monitor annual		Υ
, in Quality	•		average lower		
			than 30 Less than 55		
Noise	4	4	dB(A)		Υ
Contaminated	2	2	No evidence of		Υ
land	<u> </u>		contamination		
Topography	2	2	Relatively flat no more than 6%		Υ
Topography	-	_	slope		
]			

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	67

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity	Recommende d Policy Mix	
			(units)		(m²)		
Gros	Devel		100%	80%			
S	opable		resi	resi			
0.26	0.26	null	17	N/A	null	100% Resi	



Site	Land on the corner of St	Site Source			
ID	(GMD Mowers)				
40254	Canvey Island	1			

Suitability Criteria	Max Scor e	Scor e	Description Mitigation?		Suitabl e (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	risk Zone 3a Fidal and Tidal and Tidal and Tidal and	
Pluvial Flood Risk			Proposals to incorporate SUDS into the scheme and locate development in lower risk areas of flooding. Development should be hydrostatically and hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y	
Drainage Capacity (network)	No issues have been identified			Υ	
Drainage Capacity (WRC)	No issues have been identified			Υ	
Water Supply	No issues have been identified			Υ	
Electricity Capacity	No issues have been identified				Y

	Max	Scor	Description	Mitigation?	Suitabl
Suitability	Scor	е			e (Y/N)
Criteria	е				
			Superfast in		
Broadband			area adjacent to		
Coverage	2	1	site between		Υ
.			24Mbps and 100Mbps		
			Not in or		
CCCL / CDA /			adjacent to a		
SSSI / SPA / Ramsar Sites	6	6	SSSI/SPA/Rams		Υ
itallisal Sites			ar 250m Buffer		
			Zone Not within or		
Local Wildlife	6	6	near a Local		Υ
Sites			Wildlife Site		•
Protected	6	6	No species		Υ
Species			present		_
TPOs	4	4	No TPOs		Υ
Conservation			Not within or near a		
Area	2	2	conservation		Υ
7 6 6			area		
			Not a listed		
Listed	2	2	building and not		Υ
Buildings			near a listed		_
			building More than 500m		
Scheduled			from a		V
Monuments	2	2	Scheduled		Υ
			Monument		
Archaeologic			Not in an		
al Consultation	2	2	archaeological consultation		Υ
Zone			zone		
			Nearest AQ		
Air Quality	6	6	Monitor annual		Υ
			average lower		
			than 30 Less than 55		
Noise	4	4	dB(A)		Υ
Contaminated	2	2	No evidence of		Υ
land	_	_	contamination		
Topography	2	2	Relatively flat no more than 6%		Υ
Topography	_	_	slope		
		1	Licko	<u> </u>	

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Service Accessibility Score	4	2	Some services within walking distance		Υ
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		Υ
				Suitability Score (unmitigated)	64

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.13	0.13	null	8	N/A	null	100% Resi



Site ID	27-37 Eastern Esplanado	Site Source	
40261	Canvey Island	Suburban - Canvey	Site search 2024

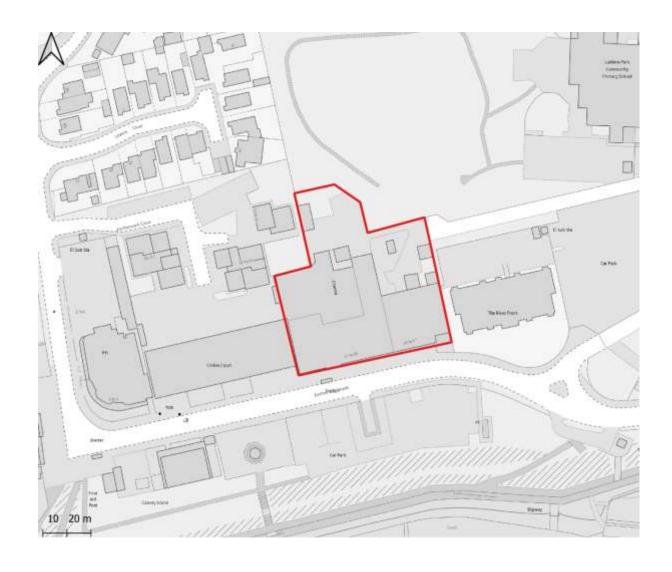
Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No iss	Υ			
Drainage Capacity (WRC)	No iss		Y		
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e 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/Rams ar 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		Υ

	Max	Scor	Description	Mitigation?	Suitabl
Suitability	Scor	е		J	e (Y/N)
Criteria	е				
TPOs	4	4	No TPOs		Υ
			Not within or		
Conservation	2	2	near a		Υ
Area			conservation		
			Not a listed		
Listed			building and not		
Buildings	2	2	near a listed		Υ
Dullulligs			building		
			More than 500m		
Scheduled			from a		
Monuments	2	2	Scheduled		Υ
			Monument		
Archaeologic			In an	Consultation	
al			archaeological	required and	
Consultation	2	0	consultation	mitigation	Υ
Zone			zone	implemented	
			No are of AO	where necessary	
			Nearest AQ Monitor annual		
Air Quality	6	6	average lower		Υ
			than 30		
	_		Less than 55		
Noise	4	4	dB(A)		Υ
Contaminated	2	2	No evidence of		Υ
land			contamination		I
			Relatively flat no		
Topography	2	2	more than 6%		Υ
O a maria a			slope		
Service	4	2	Some services within walking		Υ
Accessibility Score	~	_	distance		
J0016			Within 400m of a		
Sustainable			bus stop with at		
accessibility	4	4	least one bus		Υ
•			per hour		
			Partially		
Brownfield	6	3	Brownfield (at		Υ
			least 50% site)		
Employment			Not in		V
Area	4	4	employment		Υ
Designation			area designation		
Public Open Space	6	6	Not publicly accessible		Υ
Space		L	accessible		

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
				Suitability Score (unmitigated)	68

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.38	0.38	null	25	N/A	null	100% Resi



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Υ
Drainage Capacity (WRC)	Prainage Rapacity No issues have been identified				
Water Supply No issues have been identified					Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Electricity Capacity	No iss	ues hav	e been identified		Υ
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/Rams ar 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		Υ
TPOs	4	4	No TPOs		Υ
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
Archaeologic al Consultation Zone	2	2	Not in an archaeological consultation zone		Y
Air Quality	6	6	Nearest AQ Monitor annual		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
			average lower than 30		
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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

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?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros s	Devel opable		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 Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No iss	Υ			
Drainage Capacity (WRC)	No iss		Y		
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e 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/Rams ar 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		Υ

	Max	Scor	Description	Mitigation?	Suitabl
Suitability	Scor	е			e (Y/N)
Criteria	е				
TPOs	4	4	No TPOs		Υ
			Not within or		
Conservation	2	2	near a		Υ
Area	-	_	conservation		-
			Not a listed		
Listed			building and not		
Buildings	2	2	near a listed		Υ
			building		
			More than 500m		
Scheduled Monuments	2	2	from a Scheduled		Υ
wonuments			Monument		
Archaeologic			Not in an		
al	2	2	archaeological		Y
Consultation	4	_	consultation		T
Zone			zone		
			Nearest AQ		
Air Quality	6	6	Monitor annual average lower		Υ
			than 30		
Noise	4	4	Less than 55		Υ
	4	4	dB(A)		T
Contaminated	2	2	No evidence of		Υ
land			contamination		
Topography	2	2	Relatively flat no more than 6%		Υ
Topography	-	_	slope		•
Service			Some services		
Accessibility	4	2	within walking		Υ
Score			distance		
Sustainable			Within 400m of a		
accessibility	4	4	bus stop with at least one bus		Υ
accoolamity			per hour		
Brownfield	6	6	Brownfield		Υ
Employment			Not in		
Area	4	4	employment		Υ
Designation			area designation Not publicly		
Public Open Space	6	6	accessible		Υ
Spaco		<u> </u>		Suitability Score	70
				(unmitigated)	73

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

` '		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.12	0.12	null	8	N/A	null	100% Resi



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 hydrodynamicall y 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 iss	No issues have been identified			Υ
Electricity Capacity	No iss	No issues have been identified			

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Υ
Protected Species	6	6	No species present		Υ
TPOs	4	4	No TPOs		Υ
Conservation Area	2	2	Not within or near a conservation area		Υ
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
Archaeologic al Consultation Zone	2	2	Not in an archaeological consultation zone		Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	2	Within 800m of a bus stop with at least one bus per hour		Υ
Brownfield	6	0	Greenfield		Υ
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

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.40	0.40	null	26	N/A	null	100% Resi



Site ID	Corner of Little Gypps R	d & Willow CI	Site Source
40536	Canvey Island	Suburban - Canvey	CFS 2024

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No issues have been identified				Υ
Drainage Capacity (WRC)	No issues have been identified				Υ
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e been identified		Y
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Υ
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or		Υ
Protected Species	6	6	No species present		Υ
TPOs	4	4	No TPOs		Υ
Conservation Area	2	2	Not within or near a		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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
Archaeologic al 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ
Brownfield	6	0	Greenfield	Provide upgrades to broadband	Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Si	ze (Ha)	Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.11	0.11	null	7	N/A	null	100% Resi



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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				
Drainage Capacity (WRC)	No iss	ues hav	e been identified		Y
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	ve been identified		Υ
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Υ
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Rams ar 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		Υ

	Max	Scor	Description	Mitigation?	Suitabl
Suitability	Scor	е	•		e (Y/N)
Criteria	е				
TPOs	4	4	No TPOs		Υ
			Not within or		
Conservation	2	2	near a		Υ
Area			conservation area		
			Not a listed		
Listed			building and not		
Buildings	2	2	near a listed		Υ
J			building		
			More than 500m		
Scheduled	2	2	from a		Υ
Monuments	-	_	Scheduled		•
	ļ		Monument	Conquitation	
Archaeologic			In an	Consultation	
al	2	0	archaeological	required and mitigation	Υ
Consultation	-		consultation	implemented	•
Zone			zone	where necessary	
			Nearest AQ	,	
Air Quality	6	6	Monitor annual		Υ
All Quality	•	•	average lower		•
			than 30		
Noise	4	4	Less than 55		Υ
Contaminated			dB(A) No evidence of		
land	2	2	contamination		Υ
idild			Relatively flat no		
Topography	2	2	more than 6%		Υ
			slope		
Service			Some services		
Accessibility	4	2	within walking		Υ
Score	-		distance		
Sustainable			Within 400m of a bus stop with at		
accessibility	4	4	least one bus		Υ
accommity	1		per hour		
			1. 3	Provide	
Brownfield	6	0	Greenfield	upgrades to	Υ
				broadband	
Employment] _		Not in		
Area	4	4	employment		Υ
Designation Dublic Open			area designation		
Public Open Space	6	6	Not publicly accessible		Υ
Space			accessible		

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
				Suitability Score (unmitigated)	61

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Si	ze (Ha)	Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.11	0.11	null	7	N/A	null	100% Resi



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No issues have been identified				Υ
Drainage Capacity (WRC)	No iss		Υ		
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e been identified		Y
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Υ
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or		Υ
Protected Species	6	6	No species present		Υ
TPOs	4	4	No TPOs		Υ
Conservation Area	2	2	Not within or near a		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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
Archaeologic al 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield		Υ
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 Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
				to nearby open	
				spaces.	
				Suitability Score (unmitigated)	60

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site S	ize (Ha)	Reasons for reduction	Assume Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.17	0.17	null	11	N/A	null	100% Resi



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No issues have been identified				Υ
Drainage Capacity (WRC)	No iss		Υ		
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e been identified		Y
Broadband Coverage	2	0	Less than 24Mbps in area adjacent to site	Provide upgrades to broadband	Υ
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or		Υ
Protected Species	6	6	No species present		Υ
TPOs	4	4	No TPOs		Υ
Conservation Area	2	2	Not within or near a		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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
Archaeologic al 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield		Υ
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 Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
				to nearby open	
				spaces.	
				Suitability Score	60
				(unmitigated)	00

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site S	ize (Ha)	Reasons for reduction	Assume Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.19	0.19	null	12	N/A	null	100% Resi



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

Suitability Criteria	Max Scor e	Scor e	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 hydrodynamicall y resistant and meet the recommendation s 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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Υ
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No iss	No issues have been identified			
Electricity Capacity	No iss	ues hav	ve been identified		Y

Suitability Criteria	Max Scor e	Scor e	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/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	3	Within 100m of a Wildlife Site		Υ
Protected Species	6	6	No species present		Υ
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
Archaeologic al 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 Scor e	Scor e	Description	Mitigation?	Suitable (Y/N)
Contaminated land	2	1	Identified as potentially contaminated	Contaminated land assessment and remediation	Unknow n
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Υ
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.	Unknow n
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

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Unknown

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros	Devel		30%	20%		
S	opable		resi	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 duph assumed density



4. Canvey - Town Centre

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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply No issues have been identified					

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Electricity Capacity	No iss	ues hav	e been identified		Υ
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/Rams ar 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		Υ
TPOs	4	4	No TPOs		Υ
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
Archaeologic al 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 Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Service Accessibility Score	4	2	Some services within walking distance		Υ
Sustainable accessibility	4	4	Within 400m of a bus stop with at least one bus per hour		Y
Brownfield	6	0	Greenfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Υ
				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?
Υ	Available	Developable	N

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.10	0.10	null	13	10	124	20% non residential



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified			Υ	
Drainage Capacity (WRC)	No issues have been identified			Υ	
Water Supply Electricity	No iss	ues hav	ve been identified		Υ
Capacity	No iss	ues hav	e been identified		Υ

Suitability	Max Scor	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Criteria	е				
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/Rams ar 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		Υ
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
Archaeologic al 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		Υ
Topography	2	2	Relatively flat no more than 6% slope		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	62

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Si	Reasons for Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix		
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.11	0.11	null	13	11	131	20% non
						residential



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y	
Drainage Capacity (network)	No issues have been identified			Υ		
Drainage Capacity (WRC)	No issues have been identified				Υ	
Water Supply	No issues have been identified				Υ	
Electricity Capacity	No iss	No issues have been identified				

	Max	Scor	Description	Mitigation?	Suitabl
Suitability	Scor	е	,	3	e (Y/N)
Criteria	е				
			Superfast in		
Broadband			area adjacent to		
Coverage	2	1	site between		Υ
_			24Mbps and 100Mbps		
			Not in or		
0001 / 004 /			adjacent to a		
SSSI / SPA / Ramsar Sites	6	6	SSSI/SPA/Rams		Υ
Railisal Siles			ar 250m Buffer		
			Zone		
				Proposals	
				should consider	
Local Wildlife	6	3	Within 100m of a	any impact of the development	Υ
Sites	•	3	Wildlife Site	on the nearby	•
				local wildlife	
				site.	
Protected	6	6	No species		Υ
Species			present		-
TPOs	4	4	No TPOs		Υ
Conservation			Not within or near a		
Area	2	2	conservation		Υ
7.1.00			area		
			Not a listed		
Listed	2	2	building and not		Υ
Buildings	~	_	near a listed		•
			building		
Scheduled			More than 500m from a		
Monuments	2	2	Scheduled		Υ
			Monument		
Archaeologic			Not in an		
al	2	2	archaeological		Υ
Consultation	_	_	consultation		•
Zone			zone		
			Nearest AQ Monitor annual		
Air Quality	6	6	average lower		Υ
			than 30		
Noise	4	4	Less than 55		Υ
Noise	4	4	dB(A)		T
Contaminated	2	2	No evidence of		Υ
land			contamination		•

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Υ
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		Υ
				Suitability Score (unmitigated)	61

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	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 Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.		Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No iss	Υ			
Drainage Capacity (WRC)	No iss	ues hav	e been identified		Υ
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e 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/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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		Υ
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
Archaeologic al 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		Υ
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 Scor e	Scor e	Description	Mitigation?	Suitabl e (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		Υ
				Suitability Score (unmitigated)	67

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site S	ite Size (Ha) Reasons for Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix		
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.12	0.12	null	15	12	143	20% non residential



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No iss	Υ			
Drainage Capacity (WRC)	No iss		Y		
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e been identified		Y
Broadband Coverage	2	Superfast in area adjacent to 2 1 site between 24Mbps and 100Mbps			Y
SSSI / SPA / Ramsar Sites	6	Not in or adjacent to a 6 SSSI/SPA/Rams ar 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		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
TPOs	4	4	No TPOs		Υ
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
Archaeologic al 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ
•			•	Suitability Score (unmitigated)	70

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Si	ze (Ha)	Reasons for reduction			Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.19	0.19	null	23	19	227	20% non
				İ		residential



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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	Υ
Drainage Capacity (network)	No issues have been identified				
Drainage Capacity (WRC)	No iss	Y			
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e been identified		Υ
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/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Υ
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
Archaeologic al 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		Υ
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 Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	63

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.27	0.27	null	34	27	335	20% non residential



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	3	Within a Critical Drainage Area SUDS into the scheme		Y
Drainage Capacity (network)	No issues have been identified				
Drainage Capacity (WRC)	No issues have been identified				
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e 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/Rams ar 250m Buffer Zone		Υ
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
				Suitability Score (unmitigated)	67

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.20	0.20	null	24	20	238	20% non
						residential



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No iss		Υ		
Drainage Capacity (WRC)	No iss		Y		
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e been identified		Y
Broadband Coverage	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/Rams ar 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		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
TPOs	4	4	No TPOs		Υ
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		Υ
Archaeologic al 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ
_				Suitability Score (unmitigated)	71

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.07	0.07	null	9	7	90	20% non residential



Site ID	High Street between Flo	Site Source	
40246	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y	
Pluvial Flood Risk	6	6	No surface water flood risk		Υ	
Drainage Capacity (network)	No iss	No issues have been identified				
Drainage Capacity (WRC)	No iss		Y			
Water Supply	No iss	ues hav	e been identified		Υ	
Electricity Capacity	No iss	ues hav	e been identified		Υ	
Broadband Coverage	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/Rams ar 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		Υ	

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

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.10	0.10	null	12	10	117	20% non residential



Site ID	Canvey Island War Mem	Site Source	
40247	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 iss	ues hav	e been identified		Y
Drainage Capacity (WRC)	No iss	ues hav	e been identified		Y
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e 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/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
				Suitability Score (unmitigated)	68

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.17	0.17	null	21	17	202	20% non
						residential



Site ID	129 High Street (Esso, L	Site Source	
40249	Canvey Island	TC - Canvey	Site search 2024

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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				Υ
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No iss	No issues have been identified			Υ
Electricity Capacity	No issues have been identified				Υ
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/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Υ

	Max	Scor	Description	Mitigation?	Suitabl
Suitability	Scor	е			e (Y/N)
Criteria	е				
Protected			No species		
Species	6	6	present		Υ
TPOs	4	4	No TPOs		Υ
			Not within or		
Conservation	2	2	near a		Υ
Area			conservation		•
			Not a listed		
Listed			building and not		
Buildings	2	2	near a listed		Υ
-anamgo			building		
			More than 500m		
Scheduled	2	2	from a		Υ
Monuments	2		Scheduled		T
			Monument		
Archaeologic			Not in an		
al	2	2	archaeological		Υ
Consultation			consultation		
Zone			zone Nearest AQ		
			Monitor annual		
Air Quality	6	6	average lower		Υ
			than 30		
Noise	4	4	Less than 55		Υ
	7	~	dB(A)		•
Contaminated	2	2	No evidence of		Υ
land		_	contamination		-
Topography	2	2	Relatively flat no more than 6%		Υ
Topography	2	2	slope		T
Service			Some services		
Accessibility	4	2	within walking		Υ
Score			distance		
			Within 400m of a		
Sustainable	4	4	bus stop with at		Υ
accessibility	-		least one bus		•
			per hour		
Brownfield	6 3	9	Partially Proventiald (at		Υ
		3	Brownfield (at least 50% site)		ī
Employment			Not in		
Area	4	4	employment		Υ
Designation	1 -] -	area designation		-
Public Open	6	6	Not publicly		Υ
Space	0	0	accessible		I

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
				Suitability Score (unmitigated)	67

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	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 Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No iss		Υ		
Drainage Capacity (WRC)	No iss		Υ		
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e 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/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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		Υ
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
Archaeologic al 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		Υ

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

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.27	0.27	null	33	27	324	20% non residential



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No iss	Y			

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e 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/Rams ar 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		Υ
TPOs	4	4	No TPOs		Υ
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
Archaeologic al 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)		Υ
Contaminated land	2	2	No evidence of contamination		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Υ
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

Viable?	Available?	Deliverability?	Suitable?
Υ	Unknown	Unknown	Υ

Site Si	Site Size (Ha) Reasons for reduction Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix		
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.30	0.30	null	37	30	366	20% non
						residential



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 iss	Y			
Drainage Capacity (WRC)	No iss	Υ			
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	e been identified		Υ
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/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Protected Species	6	6	No species present		Υ
TPOs	4	4	No TPOs		Υ
Conservation Area	2	2	Not within or near a conservation area		Υ
Listed Buildings	2	2	Not a listed building and not near a listed building		Υ
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Υ
Archaeologic al Consultation Zone	2	2	Not in an archaeological consultation zone		Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Υ
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Υ
-				Suitability Score (unmitigated)	70

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Si	ze (Ha)	Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.14	0.14	null	17	14	166	20% non
						residential



Site ID	Oak Road Car Park		Site Source
4052	6 Canvey Island	TC - Canvey	CFS 2024

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No iss	Y			
Drainage Capacity (WRC)	No iss	Y			
Water Supply	No iss		Υ		
Electricity Capacity	No iss	ues hav	e been identified		Y
Broadband Coverage	2	1	Superfast in area adjacent to site between 24Mbps and 100Mbps		Y
SSSI / SPA / Ramsar Sites	6	Not in or adjacent to a 6 SSSI/SPA/Rams ar 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		Υ
TPOs	4	4	No TPOs		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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
Archaeologic al 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
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		Υ
				Suitability Score (unmitigated)	68

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Si	Site Size (Ha) Reasons for		Assumed		Floorspace	Recommende
. ,		reduction	Density		Capacity	d Policy Mix
			(units)		(m ²)	
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.35	0.35	null	44	35	425	20% non
						residential



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

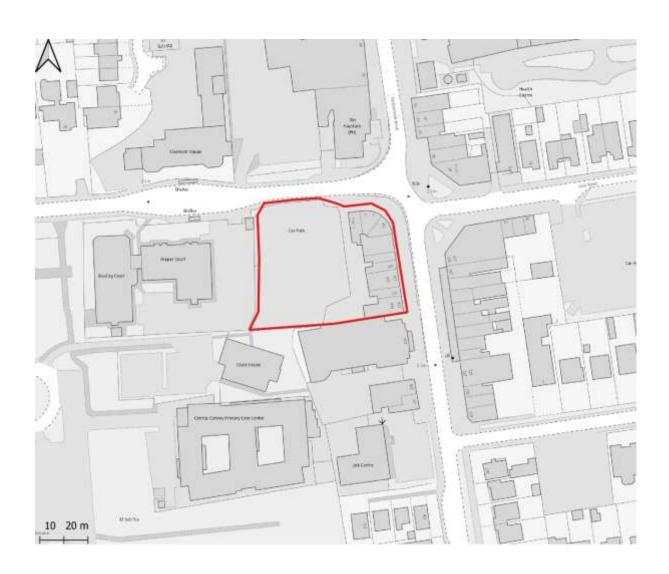
Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated 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 iss	Y			
Drainage Capacity (WRC)	No iss	Y			
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	ve been identified		Υ
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/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Protected Species	6	6	No species present		Y
TPOs	4	4	No TPOs		Υ
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
Archaeologic al 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		Υ
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 Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	64

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	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 Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 iss	Y			
Drainage Capacity (WRC)	No iss	Y			
Water Supply	No iss	ues hav	e been identified		Υ
Electricity Capacity	No iss	ues hav	ve been identified		Υ
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/Rams ar 250m Buffer Zone		Υ
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Y

Suitability	Max Scor	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Criteria	е				
Protected Species	6	6	No species present		Υ
TPOs	4	4	No TPOs		Υ
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
Archaeologic al 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)		Υ
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
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 Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
				Suitability Score (unmitigated)	65

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	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

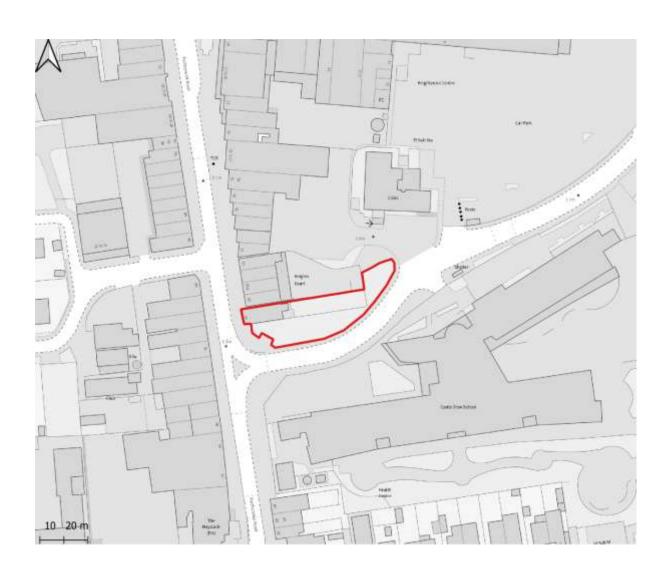
Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Tidal and Fluvial Flood Risk	6	0	Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated 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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y
Drainage Capacity (network)	No issues have been identified				Υ
Drainage Capacity (WRC)	No issues have been identified				Υ
Water Supply Electricity	No iss	ues hav	ve been identified	-	Υ
Capacity	No iss	ues hav	e been identified		Υ

Suitability Criteria	Max Scor	Scor e	Description	Mitigation?	Suitabl e (Y/N)
- Critoria					
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/Rams ar 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	Υ
TPOs	4	4	No TPOs		Υ
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		Υ
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeologic al 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)		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ
Brownfield	6	0	Greenfield		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	58

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.09	0.09	null	12	9	113	20% non
						residential



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s 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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y	
Drainage Capacity (network)	No issues have been identified				Υ	
Drainage Capacity (WRC)	No issues have been identified				Y	
Water Supply	No iss	No issues have been identified				
Electricity Capacity	No iss	ues hav	e been identified		Υ	

Suitability	Max Scor	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Criteria	е				
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/Rams ar 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		Υ
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
Archaeologic al 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		Υ
Topography	2	2	Relatively flat no more than 6% slope		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Service Accessibility Score	4	2	Some services within walking distance		Υ
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		Υ
				Suitability Score (unmitigated)	65

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.09	0.09	null	12	9	116	20% non
						residential



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Fluvial Flood 6 0 Risk (Tida		Inside Flood Risk Zone 3a (Tidal and Fluvial)	Buildings should be designed to be hydrostatically and hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y	
Pluvial Flood Risk	6	3	Within a Critical Incorporate SUDS into the scheme		Υ
Drainage Capacity (network)	pacity No issues have been identified				
Drainage Capacity (WRC)	Capacity No issues have been identified				
Water Supply					Υ
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/Rams ar 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 Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
				on the nearby local wildlife site.	
Protected Species	6	6	No species present		Υ
TPOs	4	4	No TPOs		Υ
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
Archaeologic al 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)		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Y

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

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
s	opable		resi	resi		
0.19	0.19	null	24	19	232	20% non
						residential



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

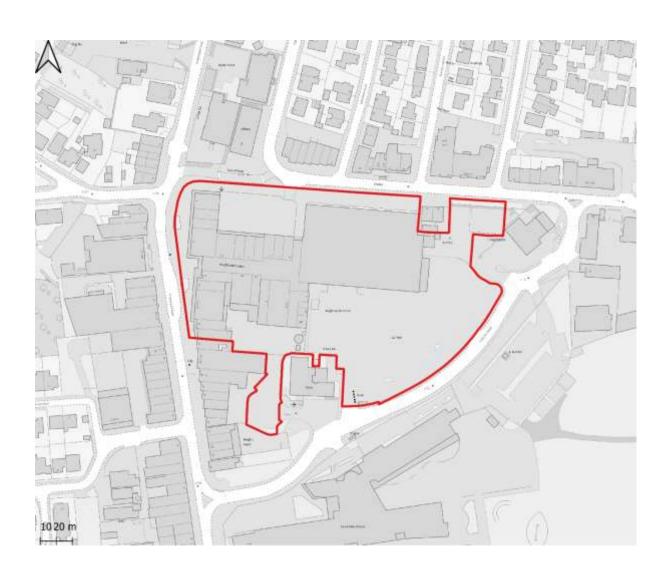
Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)	
Tidal and Fluvial Flood Risk	6	Inside Flood Risk Zone 3a (Tidal and Fluvial) Buildings should be designed to be hydrostatically and hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated 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 hydrodynamicall y resistant to prevent damage to buildings from flooding.	Y	
Drainage Capacity (network)	No issues have been identified			Υ		
Drainage Capacity (WRC)	No issues have been identified				Υ	
Water Supply	No iss	No issues have been identified				
Electricity Capacity	No iss	ues hav	e been identified		Y	

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Υ
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	Υ
TPOs	4	4	No TPOs	преториясь	Υ
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		Υ
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeologic al Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Noise	4	4	Less than 55 dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Υ
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)		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Y
				Suitability Score (unmitigated)	60

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	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 Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)	
Tidal and Fluvial Flood Risk	6	Inside Flood Risk Zone 3a (Tidal and Fluvial) Buildings should be designed to be hydrostatically and hydrodynamicall y resistant and meet the recommendation s 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 hydrodynamicall y 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					
Water Supply	No iss	Υ				
Electricity Capacity	No iss	No issues have been identified				

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	6	Not within or near a Local Wildlife Site		Υ
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.	Υ
Conservation Area	2	2	Not within or near a conservation area		Υ
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
Archaeologic al 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 Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
Noise	4	4	Less than 55 dB(A)		Υ
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)		Υ
Employment Area Designation	4	4	Not in employment area designation		Y
Public Open Space	6	6	Not publicly accessible		Υ
				Suitability Score (unmitigated)	61

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

Site Size (Ha)		Reasons for reduction	Assumed Density (units)		Floorspace Capacity (m ²)	Recommende d Policy Mix
Gros	Devel		100%	80%		
S	opable		resi	resi		
0.55	0.55		68	55	671	20% non
						residential



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

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (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 hydrodynamicall y resistant and meet the recommendation s of the SFRA. SUDS should be incorporated into the scheme.	Y
Pluvial Flood Risk	6	6	No surface water flood risk		Υ
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No iss	ues hav	e been identified		Υ
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/Rams ar 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		Υ

Suitability Criteria	Max Scor e	Scor e	Description	Mitigation?	Suitabl e (Y/N)
TPOs	4	4	No TPOs		Υ
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
Archaeologic al 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)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
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		Υ
•			•	Suitability Score (unmitigated)	70

Viable?	Available?	Deliverability?	Suitable?
Υ	Available	Developable	Υ

` '		Reasons for reduction	Assume Density (units)		Floorspace Capacity (m²)	Recommende d Policy Mix
Gros	Devel		100%	80%	,	
S	opable		resi	resi		
0.13	0.13	null	16	13	159	20% non
						residential



5. Canvey – Strategic Green Belt

Site	Land to the east of Canvey	Site
ID	Road	Source
40504	Canvey IslandSuburban -	CFS 2024
40304	Canvey	

Suitability Criteria	Max Sco re	Sco re	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 hydrostatical ly and hydrodynami cally resistant and meet the recommenda tions 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 hydrostatical ly and hydrodynami cally resistant to prevent damage to buildings from flooding.	Y

Drainage Capacity (network)	No is:		Υ			
Drainage Capacity (WRC)	No is:	No issues have been identified				
Water Supply	No is:	sues h	ave been identified		Υ	
Electricity Capacity	No is:	sues h	ave been identified		Y	
Broadband Coverage	2	2 Less than 24Mbps in area adjacent to site broadband				
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		Υ	
TPOs	4	4	No TPOs		Υ	
Conservation Area	2	2	Not within or near a conservation area		Υ	
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	
			Nearest AQ Monitor	necessary	
Air Quality	6	6	annual average lower than 30		Y
Noise	4	2	55dB(A)-70dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
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

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?
Υ	Yes	?	N

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



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

Suitability Criteria	Max Sco re	Sco re	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 hydrostatical ly and hydrodynami cally resistant and meet the recommenda tions 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 hydrostatical ly and hydrodynami cally resistant to prevent damage to buildings from flooding.	Y

Drainage Capacity (network)	No is:	No issues have been identified				
Drainage Capacity (WRC)	No is:	No issues have been identified				
Water Supply	No is:	No issues have been identified				
Electricity Capacity	No is:	sues h	ave been identified		Υ	
Broadband Coverage	2	2 Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units			Y	
SSSI / SPA / Ramsar Sites	6	Not in or adjacent to			Y	
Local Wildlife Sites	6	0	Within a Local Wildlife Site	Further investigation s required into any potential harm to habitat with full mitigation implemented .	unknow n	
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		Υ	
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.	\
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Υ
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Υ
Noise	4	2	55dB(A)-70dB(A)		Υ
Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
Service Accessibility Score	4	2	Some services within walking distance		Υ

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

Additional Suitability Comments	

Viable?	Available?	Developable?	Suitable?
Υ	Yes	?	Unknown

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



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

Suitability Criteria	Max Sco re	Sco re	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 hydrostatical ly and hydrodynami cally resistant and meet the recommenda tions 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 hydrostatical ly and hydrodynami cally resistant to prevent damage to buildings from flooding.	Y

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

Contaminated land	2	2	No evidence of contamination		Υ
Topography	2	2	Relatively flat no more than 6% slope		Υ
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		Υ
Employment Area Designation	4	4	Not in employment area designation		Υ
Public Open Space	6	6	Not within or near Public Open Land		Υ
				Suitability Score (unmitigated)	49

The developable area of the site is reduced due to being within 19m of sea defences within a Health and Safety Exectuvie 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?
Υ	Yes	?	N

Site Size (Ha)		Reasons for reduction	Assumed Density (units)	
Gros s	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 IslandSuburban - Canvey	N/A

Suitability Criteria	Max Scor e	or e		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 hydrodynamicall y resistant and meet the recommendation s 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			Υ	
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/Rams ar 250m Buffer Zone		Y
Local Wildlife Sites	6	0	Within a Local Wildlife Site	Further investigations required into	Unknow n

Suitability Criteria	Max Scor e	Scor e	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		Υ
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
Archaeologic al 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		Υ
Topography	2	2	Relatively flat – no more than 6% slope		Υ
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 Scor e	Scor e	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		Υ
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

Viable?	Available?	Developable?	Suitable?
Υ	Not Known	Not Known	

Site Size (Ha)		Reasons for	Assumed Density (units)		
Gross	Developabl e	reduction	50dph resi	30 dph resi	
0.61	0.22	Sea Defences (Plus 19m Buffer),Site s of Special Scientific Interest	10.590062627587 1	6.354037576552260 1	

