Volume 2: Site Schedules

This report is Volume 2 of the Strategic Housing Land Availability Assessment (SHLAA) Update 2016. This section contains schedules of the sites within the SHLAA and those sites considered as part of the assessment.

The Schedule's are as follows:

Schedule A – Summary Pages 2 - 16

Schedule B – Delivery Over Time Pages 17 - 24

Schedule C – Capacity Pages 25 - 40

Schedule D – Suitability Pages 41 - 304

Schedule E – Achievability Pages 305 - 315

Schedule F – Availability Pages 316 - 350

Schedule G – Sites Added since 2013 Review Pages 351

Schedule H – Sites Removed since 2013 Review Pages 352

Schedule's A to F are listed firstly in order of delivery period (0-5 years, 5-10 years, 10-15 years, 15+ years, stalled & not available), then secondly alphabetically by settlement (Benfleet, Canvey Island, Hadleigh & Thundersley), and finally alphabetically by ward in each settlement.

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE A – SUMMARY

Row	SITE DETAILS					SHLAA FINDINGS				POLICY IMPLICATIONS	
	Reference	Name	Town	Ward	Size (ha)	Suitability	Achievability	Availability	Capacity (Average)	Current Policy Designation	Change of Policy Required?
1	FA01 SITE 2	44 London Road, Benfleet (previously 44-54 London Road)	Benfleet	Appleton	0.28	High - limited mitigation required	Achievable now	0 to 5 years	13	Residential	No
2	15/0301/FUL	64 Kimberley Road, Benfleet	Benfleet	Appleton	0.08	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
3	FA05 SITE 9	20 Gifford Road, Benfleet	Benfleet	Appleton	0.08	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
4	FA05 SITE 10	Land adj 17 St. Clements Crescent, Benfleet / Site Opposite 14 St Clements Crescent, Benfleet	Benfleet	Appleton	0.07	High - limited mitigation required	Achievable now	0 to 5 years	3	Residential	No
5	CPT/129/10/FUL	679 High Road, Benfleet	Benfleet	Appleton	0.07	High - limited mitigation required	Achievable now	0 to 5 years	3	Town centre / Shopping	No
6	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	Benfleet	Appleton	0.03	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
7	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Benfleet	Boyce	8.7	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	140	Green Belt	No
8	2013/2	Wall Wood & 291 Benfleet Road, Benfleet	Benfleet	Boyce	1.52	Low - significant environmental impacts and poor accessibility difficult to mitigate	Not Achievable	0 to 5 years	0	Green Belt	Yes
9	PGB08	Land to south of Essex Way, Benfleet	Benfleet	Boyce	1.21	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	30	Green Belt	Yes
10	PGB36	396-408 London Road, Benfleet	Benfleet	Boyce	1.1	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	55	Green Belt	No
11	2012/10	44 Badger Hall Avenue, Benfleet	Benfleet	Boyce	0.41	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	2	Green Belt	Yes
12	14/0389/FUL	140 Shipwrights Drive, Benfleet	Benfleet	Boyce	0.38	Medium - accessibility poor but within existing urban area. Limited mitigation required.	Achievable now	0 to 5 years	7	Residential	No
13	2007/18	240-244 High Road, Benfleet	Benfleet	Boyce	0.19	High - limited mitigation required	Achievable now	0 to 5 years	18	Town centre / Shopping	No
14	CPT/686/13/FUL	18-32 High Road, Benfleet	Benfleet	Boyce	0.16	High - limited mitigation required	Achievable now	0 to 5 years	3	Residential	No
15	PGB44	Land between 24-34 Crescent Road, Benfleet	Benfleet	Boyce	0.15	High - limited mitigation required	Achievable now	0 to 5 years	3	Green Belt	No
16	CPT/599/13/FUL	Land to rear of 17 & 19 Downer Road, Benfleet	Benfleet	Boyce	0.14	High - limited mitigation required	Achievable now	0 to 5 years	2	Green Belt	No
17	2013/4	87-97 High Street, Benfleet	Benfleet	Boyce	0.13	High - limited mitigation required	Achievable now	0 to 5 years	14	Residential	No
18	14/0604/FUL	48 High Road, Benfleet	Benfleet	Boyce	0.08	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
19	CPT/20/13/OUT & CPT/46/14/FUL	178 High Road, Benfleet	Benfleet	Boyce	0.04	High - limited mitigation required	Achievable now	0 to 5 years	3	Town Centre / Shopping	No
20	15/0961/FUL	Land adjacent 1 Norwood Drive, Benfleet	Benfleet	Boyce	0.03	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
21	15/0847/CPA	206 High Road, Benfleet	Benfleet	Boyce	0.02	High - limited mitigation required	Achievable now	0 to 5 years	1	Town centre / Shopping	No
22	15/0930/FUL	Flutes, 9-15 High Street, Benfleet	Benfleet	Boyce	0.02	High - limited mitigation required	Achievable now	0 to 5 years	1	Local Shopping Parade.	No
23	15/0911/FUL	Land adjacent 2 Wensley Road, Benfleet	Benfleet	Cedar Hall	0.01	High - limited mitigation required	Achievable now	0 to 5 years	1	Long Term Residential	No
24	PGB30(C)	Land South of Jotmans Lane, Benfleet	Benfleet	St Marys	14.76	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	400	Green Belt	Yes
25	2014/3	Land to the north & west of The Hoy & Helmet Public House, High Street, Benfleet	Benfleet	St Marys	0.94	Low - significant environmental impacts which would be difficult to mitigate and in FRZ3b.	Not Achievable	0 to 5 years	14	Public Open Space	Yes
26	16/0266/PREAPP	65 Thundersley Park Road, 1 & 1a Clarence Road, Benfleet	Benfleet	St Marys	0.26	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
27	2012/13	Brook Road / Hall Farm Road, Benfleet	Benfleet	St Marys	0.25	High - limited mitigation required	Achievable in the Future	0 to 5 years	14	Town Centre / Shopping	No
28	2012/9	45 Fleet Road, Benfleet	Benfleet	St Marys	0.11	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
29	FM03 SITE 10	68 Cumberland Avenue, Benfleet	Benfleet	St Marys	0.11	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
30	14/0589/FUL	109-111 High Road, Benfleet	Benfleet	St Marys	0.06	High - limited mitigation required	Achievable now	0 to 5 years	7	Town centre /	No

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE A – SUMMARY

Row	SITE DETAILS					SHLAA FINDINGS				POLICY IMPLICATIONS	
	Reference	Name	Town	Ward	Size (ha)	Suitability	Achievability	Availability	Capacity (Average)	Current Policy Designation	Change of Policy Required?
										Shopping	
31	15/0572/FUL	23 Fleet Road, Benfleet	Benfleet	St Marys	0.06	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
32	15/0022/FUL	44 Kents Hill Road, Benfleet	Benfleet	St Marys	0.05	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
33	CPT/46/07/REN	12 Melcombe Road, Benfleet	Benfleet	St Marys	0.04	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
34	15/0952/FUL	117-123 London Road, Benfleet	Benfleet	St Peters	0.17	High - limited mitigation required	Achievable now	0 to 5 years	10	Town centre / Shopping	No
35	15/0766/OUT	Carningle, The Common, Benfleet	Benfleet	St Peters	0.11	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
36	CPT/522/13/FUL	47 Paarl Road, Canvey Island	Canvey	Central	0.12	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	5	Residential	No
37	FC09 SITE 20	120-122 Lionel Road, Canvey Island	Canvey	Central	0.09	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	2	Residential	No
38	CPT/684/12/FUL	Land between 117 & 123 Lionel Road, Canvey Island	Canvey	Central	0.05	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	2	Residential	No
39	14/0003/FUL	Pandoras Box, 300 Long Road, Canvey Island	Canvey	Central	0.04	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
40	CPT/446/13/FUL	Land adjacent 134 Cedar Road, Canvey Island	Canvey	Central	0.04	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
41	14/0095/PREAPP	Land R/o 3 Vaagen Road, Canvey Island	Canvey	Central	0.03	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
42	CPT/515/12/FUL	Land adj 69 Waarden Road, Canvey Island	Canvey	Central	0.02	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
43	ELR02 SITE 2	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	Canvey	East	1.56	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	55	Residential	No
44	FD05 SITE 21	51 Chapman Road, Canvey Island	Canvey	East	0.16	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	3	Residential	No
45	CPT/315/13/FUL	Land to East of Wall Road, Canvey Island	Canvey	East	0.1	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	3	Residential	No
46	CPT/314/13/FUL	Land to East of Wall Road, Canvey Island	Canvey	East	0.06	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
47	FD05 SITE 6	9 Aalten Avenue, Canvey Island	Canvey	East	0.03	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
48	FD05 SITE 13	32 Chapman Road, Canvey Island	Canvey	East	0.03	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
49	CTC/019	125-127 High Street, Canvey Island	Canvey	North	0.19	Medium - mitigation required to ensure suitability	Achievability doubtful	0 to 5 years	14	Town centre / Shopping	No
50	CPT/140/13/FUL	71 High Street, Canvey Island	Canvey	North	0.09	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	4	Town Centre / Shopping	No
51	2007/145	R/O 149-153 High Street, Canvey Island	Canvey	North	0.07	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	3	Residential	No
52	14/0015/FUL	19 Larup Avenue, Canvey Island	Canvey	North	0.07	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	3	Residential	No
53	CPT/271/13/FUL	9 Hernen Road, Canvey Island	Canvey	North	0.06	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	2	Residential	No
54	FE09 SITE 11	61 Mornington Road, Canvey Island	Canvey	North	0.04	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
55	GB05 (A1)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 1	Canvey	South	5.47	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	113	Long Term Residential	No
56	CPT/484/12/FUL & CPT/671/12/FUL	Thames Court, Western Esplanade, Canvey Island	Canvey	South	0.07	Medium - mitigation required to ensure suitability	Achievability doubtful	0 to 5 years	2	Residential	No
57	FF02 SITE 5	19 Clifton Road, Canvey Island	Canvey	South	0.05	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
58	14/0016/FUL	23 May Avenue, Canvey Island	Canvey	South	0.04	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
59	FE13 SITE 18	11 Rosbach Road, Canvey Island	Canvey	South	0.04	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE A – SUMMARY

Row	SITE DETAILS					SHLAA FINDINGS				POLICY IMPLICATIONS	
	Reference	Name	Town	Ward	Size (ha)	Suitability	Achievability	Availability	Capacity (Average)	Current Policy Designation	Change of Policy Required?
60	CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	Canvey	South	0.01	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Shopping	No
61	GB02	East of Canvey Road, Canvey Island	Canvey	West	15.6	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	275	Green Belt	Yes
62	2012/21	Land to rear of 37-46 St Christopher's Close, Canvey Island	Canvey	West	0.13	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	3	Residential	No
63	GB04	Former Castle View School, Meppel Avenue, Canvey Island	Canvey	Winter Gardens	0.95	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	50	Green Belt	Yes
64	CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	Canvey	Winter Gardens	0.08	Medium - mitigation required to ensure suitability	Achievability doubtful	0 to 5 years	5	Residential	No
65	CPT/498/12/FUL	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	Canvey	Winter Gardens	0.08	Medium - mitigation required to ensure suitability	Achievability doubtful	0 to 5 years	4	Residential	No
66	FH01 SITE 8	75 Central Avenue, Canvey Island	Canvey	Winter Gardens	0.04	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	2	Residential	No
67	15/0264/FUL	14 Paarl Road, Canvey Island	Canvey Island	Canvey Island Central	0.08	High - limited mitigation required	Achievable now	0 to 5 years	3	Residential	No
68	14/0465/FUL	7 Kollum Road, Canvey	Canvey Island	Canvey Island East	0.03	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
69	15/0400/FUL	21 Brandenburg Road, Canvey	Canvey Island	Canvey Island North	0.07	High - limited mitigation required	Achievable now	0 to 5 years	3	Residential	No
70	15/0423/FUL	58 Central Wall Road, Canvey Island	Canvey Island	Canvey Island North	0.07	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
71	14/0644/FUL	8 Heideburg Road, Canvey	Canvey Island	Canvey Island North	0.04	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
72	15/0249/FUL	Land Adjacent To 12 Whernside Avenue, Canvey Island	Canvey Island	Canvey Island North	0.02	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
73	15/0595/FUL	109 Long Road, Canvey Island	Canvey Island	Canvey Island South	0.2	High - limited mitigation required	Achievable now	0 to 5 years	7	Residential	No
74	15/0987/OUT	40 Roggel Road, Canvey Island	Canvey Island	Canvey Island South	0.03	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
75	15/0562/FUL	100 High Street, Canvey Island	Canvey Island	Canvey Island South	0.02	High - limited mitigation required	Achievable now	0 to 5 years	1	Town centre / Shopping	No
76	15/0563/FUL	100 High Street, Canvey Island	Canvey Island	Canvey Island South	0.01	High - limited mitigation required	Achievable now	0 to 5 years	1	Town centre / Shopping	No
77	14/0446/FUL	25 Craven Avenue, Canvey	Canvey Island	Canvey Island West	0.04	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
78	14/0733/FUL	Rear Of Silver Jubilee, Hilton Road, Canvey Island	Canvey Island	Canvey Island Winter Gardens	0.13	High - limited mitigation required	Achievable now	0 to 5 years	4	Residential	No
79	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	Canvey Island	Canvey Island Winter Gardens	0.07	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	5	Residential	No
80	GF02B	Land off Scrub Lane, Hadleigh	Hadleigh	St James	1.58	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	49	Long Term Residential	No
81	2013/8	The Island Site, High Street / London Road, Hadleigh	Hadleigh	St James	0.59	Medium - mitigation required to ensure suitability	Achievable in the Future	0 to 5 years	54	Town centre / Shopping	No
82	CPT/193/07/FUL	4-12 Park Chase, Hadleigh	Hadleigh	St James	0.31	High - limited mitigation required	Achievable now	0 to 5 years	21	Residential	No
83	CPT/99/08/FUL	325-339 London Road, Hadleigh	Hadleigh	St James	0.17	High - limited mitigation required	Achievable in the future	0 to 5 years	28	Town centre / Shopping	No
84	2007/111	Tower Radio, 573-581 London Road, Hadleigh	Hadleigh	St James	0.15	High - limited mitigation required	Achievable now	0 to 5 years	14	Residential	No
85	2010/9	R/O 106 Rectory Road, Hadleigh	Hadleigh	St James	0.1	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
86	15/0858/FUL	106 Rectory Road, Benfleet	Hadleigh	St James	0.1	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE A – SUMMARY

Row	SITE DETAILS					SHLAA FINDINGS				POLICY IMPLICATIONS	
	Reference	Name	Town	Ward	Size (ha)	Suitability	Achievability	Availability	Capacity (Average)	Current Policy Designation	Change of Policy Required?
87	15/0273/FUL	70 Church Road, Hadleigh	Hadleigh	St James	0.09	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
88	15/0495/FUL	R/O 25 St Johns Road, Hadleigh	Hadleigh	St James	0.06	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
89	CPT/600/12/FUL	121 Church Road, Hadleigh	Hadleigh	St James	0.04	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
90	15/0715/CPA	82 High Street, Hadleigh	Hadleigh	St James	0.04	High - limited mitigation required	Achievable now	0 to 5 years	5	Town centre / Shopping	No
91	14/0028/FUL	Land Rear Of Holbrook House, Church Road, Hadleigh	Hadleigh	St James	0.03	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
92	14/0320/CPA	358 London Road, Hadleigh	Hadleigh	St James	0.01	High - limited mitigation required	Achievable now	0 to 5 years	2	Town centre / Shopping	No
93	16/0014/FUL	2A Castle Road, Hadleigh	Hadleigh	St James	0.01	High - limited mitigation required	Achievable now	0 to 5 years	1	Town centre / Shopping	No
94	GB06	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	Hadleigh	Victoria	27.52	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	430	Green Belt	Yes
95	PGB40	Brook Farm (east of Daws Heath Road), Hadleigh	Hadleigh	Victoria	5.38	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	125	Green Belt	Yes
96	2012/7	Solby Wood Farm, Daws Heath Road, Hadleigh	Hadleigh	Victoria	2.64	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	46	Green Belt	Yes
97	PGB45	Nashlea Farm, Poors Lane North, Hadleigh	Hadleigh	Victoria	1.01	Low - significant environmental impacts and poor accessibility difficult to mitigate	Achievable now	0 to 5 years	6	Green Belt	Yes
98	FP03 SITE 3	60 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.36	High - limited mitigation required	Achievable now	0 to 5 years	3	Residential	No
99	FP04 SITE 6	Land r/o 14-28 Moorcroft Avenue, Hadleigh	Hadleigh	Victoria	0.31	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
100	15/0698/PREAPP	450 Rayleigh Road, Benfleet	Hadleigh	Victoria	0.11	High - limited mitigation required	Achievable now	0 to 5 years	3	Residential	No
101	CPT/556/09/FUL	81 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.1	High - limited mitigation required	Achievable in the future	0 to 5 years	1	Residential & Green Belt	No
102	2012/27	Land between 64 & 68 Kingsmere, Hadleigh	Hadleigh	Victoria	0.07	Medium - mitigation required to ensure suitability	Achievable in the future	0 to 5 years	4	Residential	No
103	16/0039/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	Hadleigh	Victoria	0.06	High - limited mitigation required	Achievable now	0 to 5 years	1	Green Belt	No
104	CPT/655/11/FUL	Land adj 49 Hall Crescent, Hadleigh	Hadleigh	Victoria	0.04	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
105	16/0038/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	Hadleigh	Victoria	0.04	High - limited mitigation required	Achievable now	0 to 5 years	1	Green Belt	No
106	GF01A	Land at Kiln Road, Thundersley (Long Term Housing Site A)	Thundersley	Cedar Hall	7.1	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	11	Long Term Residential	No
107	GF01B	Land at Kiln Road, Thundersley (Long Term Housing Site Site B)	Thundersley	Cedar Hall	2.6	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	71	Long Term Residential	No
108	PGB09B	Land East of Cedar Hall School, Hart Road, Thundersley	Thundersley	Cedar Hall	1.71	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	35	Green Belt	Yes
109	PGB09C	Nursery North of The Chase, Thundersley	Thundersley	Cedar Hall	1.55	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	54	Green Belt	Yes
110	2013/5	Weir House, Arterial Road, Thundersley	Thundersley	Cedar Hall	0.34	High - limited mitigation required	Achievable now	0 to 5 years	12	Residential	No
111	FJ01 SITE 12	20-22 Kingsley Lane, Thundersley	Thundersley	Cedar Hall	0.16	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
112	14/0487/FUL	Fernleigh, Wensley Road, Benfleet	Thundersley	Cedar Hall	0.1	High - limited mitigation required	Achievable now	0 to 5 years	1	Long Term Residential	No
113	14/0022/FUL	Land Adjacent to Wealone, Wensley Road, Benfleet	Thundersley	Cedar Hall	0.04	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
114	GB07	Land West of Glebelands, Thundersley	Thundersley	St Georges	7.69	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	140	Green Belt	Yes
115	2012/30	Land adj to Lawns Court, Thundersley	Thundersley	St Georges	0.04	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
116	PGB14	Brickfields, Great Burches Road, Thundersley	Thundersley	St Peters	2	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	13	Green Belt	No
117	PGB24	Whitegate, Goldfinch Lane, Thundersley	Thundersley	St Peters	0.27	Low - poor accessibility cannot be mitigated.	Achievable now	0 to 5 years	5	Green Belt	Yes

Row	SITE DETAILS					SHLAA FINDINGS				POLICY IMPLICATIONS	
	Reference	Name	Town	Ward	Size (ha)	Suitability	Achievability	Availability	Capacity (Average)	Current Policy Designation	Change of Policy Required?
118	PGB28	R/o 122 Stanley Road, Thundersley	Thundersley	St Peters	0.13	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	3	Green Belt	Yes
119	FN05 SITE 10	230 Church Road, Thundersley	Thundersley	St Peters	0.11	High - limited mitigation required	Achievable now	0 to 5 years	7	Residential	No
120	FN09 SITE 20	58 Rhoda Road North, Thundersley	Thundersley	St Peters	0.07	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
121	14/0151/FUL	7 The Sorrells, Benfleet	Thundersley	St Peters	0.07	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
122	2010/2/MR	Beaver Doors, 211-213 London Road, Thundersley	Thundersley	St Peters	0.07	High - limited mitigation required	Achievable now	0 to 5 years	10	Residential	No
123	CPT/197/13/FUL	Rear of 179-181 Church Road, Thundersley	Thundersley	St Peters	0.02	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
124	PGB30 (A)	Land south east of Sadlers Farm, Benfleet	Benfleet	Appleton	7.77	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	175	Green Belt	Yes
125	2014/6	Ellis House, Felstead Road, Benfleet	Benfleet	Appleton	0.34	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	5	Green Belt	Yes
126	2012/3	Benfleet Police Station, 90-92 High Road, Benfleet	Benfleet	Boyce	0.13	High - limited mitigation required	Achievable now	5 to 10 years	6	Residential	No
127	PGB32	Wheelers Takeaway, 458 London Road, Benfleet	Benfleet	Boyce	0.13	High - limited mitigation required	Achievable now	5 to 10 years	6	Green Belt	Yes
128	PGB30(B)	Land North of Jotmans Lane, Benfleet	Benfleet	St Marys	16.67	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	300	Green Belt	Yes
129	CPT/205/11/FUL	36 Brook Road, Benfleet	Benfleet	St Marys	0.13	High - limited mitigation required	Achievable in the Future	5 to 10 years	1	Residential	No
130	CPT/3/11/FUL	Rear of 3 Hope Road, Benfleet	Benfleet	St Marys	0.05	High - limited mitigation required	Achievable now	5 to 10 years	1	Residential	No
131	2014/4	Land East of Downer Road North, Benfleet	Benfleet	St Peters	1.1	Low - significant environmental impacts which would be difficult to mitigate.	Achievable now	5 to 10 years	0	Green Belt	Yes
132	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	Canvey	Central	0.39	Medium - mitigation required to ensure suitability	Achievability doubtful	5 to 10 years	25	Town centre / Shopping	No
133	2007/164	Outpatients centre, Long Road, Canvey Island	Canvey	Central	0.3	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	10	Local Government	Yes
134	CTC/009	South of Haron Close, Canvey Island	Canvey	Central	0.25	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	10	Town centre / Shopping	No
135	FC01 SITE 26	Land opposite 77-83 Maple Way, Canvey Island	Canvey	Central	0.11	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	2	Residential	No
136	FC04 SITE 17	Land adj 15 Little Gypps Road, Canvey Island	Canvey	Central	0.11	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
137	FC01 SITE 4	Land adj 16 Pine Close, Canvey Island	Canvey	Central	0.07	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	2	Residential	No
138	2012/25	Land adjacent 2 Cedar Road, Canvey Island	Canvey	Central	0.07	Medium - accessibility poor but within existing urban area. Limited mitigation required.	Achievable now	5 to 10 years	1	Residential	No
139	FG04 SITE 13	Adjacent to 10 Green Avenue, Canvey Island	Canvey	Central	0.06	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	2	Residential	No
140	FC04 SITE 11	Land adj 13 Linden Way, Canvey Island	Canvey	Central	0.05	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
141	FC01 SITE 23	Land adj 38 Maple Way, Canvey Island	Canvey	Central	0.04	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
142	FC04 SITE 8	Land adj 32 Linden Way, Canvey Island	Canvey	Central	0.04	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
143	FC05 SITE 1	Land between 18 & 20 Little Gypps Road, Canvey Island	Canvey	Central	0.04	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
144	FC07 SITE 6	70 Paarl Road, Canvey Island	Canvey	Central	0.04	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
145	FC01 SITE 19	Land adj 21 Cherry Close, Canvey Island	Canvey	Central	0.03	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No

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	Reference	Name	Town	Ward	Size (ha)	Suitability	Achievability	Availability	Capacity (Average)	Current Policy Designation	Change of Policy Required?
146	2012/31	Land between 14 & 16 Tilburg Road, Canvey Island	Canvey	Central	0.03	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
147	ELR02 SITE 1	Prout Industrial Estate, Point Road, Canvey Island	Canvey	East	1	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	35	Residential	No
148	2007/152	Admiral Jellico Public House, High Street, Canvey Island	Canvey	East	0.35	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	16	Residential	No
149	FD08 SITE 4	Land between Shell Beach Road, Margareten Avenue & Eastern Esplanade, Canvey Island	Canvey	East	0.09	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	4	Residential	No
150	FD08 SITE 3	173 Eastern Esplanade, Canvey Island	Canvey	East	0.05	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	2	Residential	No
151	FD02 SITE 10	Land at junction of Gifhorn & Holbeck, Canvey Island	Canvey	East	0.04	Medium - mitigation required to ensure suitability	achievable now	5 to 10 years	1	Residential	No
152	2012/26	Land between 20 & 26 Marine Avenue, Canvey Island	Canvey	East	0.03	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
153	FE09 SITE 13	9 Goirle Avenue, Canvey Island	Canvey	North	0.1	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
154	2014/7	Timber Yard, R/O 149-153 High Street, Canvey Island	Canvey	North	0.09	Medium - mitigation required to ensure suitability	Achievable in the future	5 to 10 years	3	Residential	No
155	CTC/014	43 High Street, Canvey Island	Canvey	North	0.05	Medium - mitigation required to ensure suitability	Achievability doubtful	5 to 10 years	4	Town centre / Shopping	No
156	GB05(A2)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 2	Canvey	South	15.36	Medium - mitigation required to ensure suitability	Achievable in the Future	5 to 10 years	487	Long Term Residential	No
157	CTC/005	West of Venebles Close, Canvey Island	Canvey	South	0.4	Medium - mitigation required to ensure suitability	Achievability doubtful	5 to 10 years	30	Town centre / Shopping	No
158	CTC/011	Haystack car park, Long Road, Canvey Island	Canvey	South	0.18	Medium - mitigation required to ensure suitability	Achievability doubtful	5 to 10 years	18	Town centre / Shopping	Yes
159	CTC/012	Job Centre, 140 Furtherwick Road, Canvey Island	Canvey	South	0.13	Medium - mitigation required to ensure suitability	Achievability doubtful	5 to 10 years	15	Town centre / Shopping	Yes
160	2007/115	258 Furtherwick Road, Canvey Island	Canvey	South	0.13	Medium - mitigation required to ensure suitability	Achievability doubtful	5 to 10 years	5	Residential	No
161	CTC/017	116-132 High Street, Canvey Island	Canvey	South	0.1	Medium - mitigation required to ensure suitability	Achievability doubtful	5 to 10 years	8	Town centre / Shopping	Yes
162	CTC/016	108-112 High Street & 2 Florence Road, Canvey Island	Canvey	South	0.08	Medium - mitigation required to ensure suitability	Achievability doubtful	5 to 10 years	8	Town centre / Shopping	No
163	FF01 SITE 21	45 Welbeck Road, Canvey Island	Canvey	South	0.07	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
164	FE13 SITE 7	2 Delgada Road, Canvey Island	Canvey	South	0.05	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Residential	No
165	PGB	Land between Canvey Road, Roscommon Way & Northwick Road (Triangle Site), Canvey Island	Canvey	West	9.39	Low - significant environmental impacts difficult to mitigate	Achievable now	5 to 10 years	199	Green Belt	Yes
166	GB03	West Canvey Road (Frontage), Canvey Island	Canvey	West	0.5	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	50	Green Belt	Yes
167	2012/32	Land adj 31 St Christopher's Close, Canvey Island	Canvey	West	0.13	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	3	Residential	No
168	CPT/596/12/FUL	27 Craven Avenue, Canvey Island	Canvey	West	0.06	Medium - mitigation required to ensure suitability	Achievable in the future	5 to 10 years	1	Residential	No
169	FG02 SITE 5	Land adj 7 Holland Avenue, Canvey Island	Canvey	West	0.05	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	2	Residential	No
170	GF02A	Hadleigh Junior School, Church Road, Hadleigh	Hadleigh	St James	0.6	High - limited mitigation required	Achievable in the future	5 to 10 years	22	Residential	No
171	2013/9	244-258 London Road (Garston Block), Hadleigh	Hadleigh	St James	0.33	High - limited mitigation required	Achievable in the future	5 to 10 years	49	Town centre / Shopping	No
172	2012/2	21 Lynton Road, Hadleigh	Hadleigh	St James	0.16	High - limited mitigation required	Achievable now	5 to 10	4	Residential	No

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								years			
173	2010/4/MR	Garden Centre, 555 London Road, Hadleigh	Hadleigh	St James	0.1	High - limited mitigation required	Achievable in the future	5 to 10 years	6	Residential	No
174	2012/4	Hadleigh Police Station, Hadleigh	Hadleigh	St James	0.1	High - limited mitigation required	Achievable now	5 to 10 years	2	Residential	No
175	2013/6	20 The Avenue, Hadleigh	Hadleigh	St James	0.08	High - limited mitigation required	Achievable now	5 to 10 years	4	Residential	No
176	PE/00039/2013	296 London Road, Hadleigh	Hadleigh	St James	0.02	High - limited mitigation required	Achievable in the future	5 to 10 years	2	Town Centre / Shopping	No
177	CPT/430/12/FUL	391-391a London Road, Hadleigh	Hadleigh	St James	0.01	High - limited mitigation required	Achievable in the Future	5 to 10 years	2	Shopping	No
178	2013/10	Land south of Daws Heath Road, Hadleigh	Hadleigh	Victoria	4.7	Low - significant environmental impacts difficult to mitigate	Achievable now	5 to 10 years	90	Green Belt	Yes
179	PGB10	Oak Tree Farm (North field) and Southfield Close Extension, Hadleigh	Hadleigh	Victoria	2.94	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	90	Green Belt	Yes
180	2012/1	20 Haresland Close, Hadleigh	Hadleigh	Victoria	0.56	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	9	Residential / Green Belt	Yes
181	PGB21	Land east of 174 Bramble Road, Hadleigh	Hadleigh	Victoria	0.46	Low - poor accessibility cannot be mitigated.	Achievable now	5 to 10 years	10	Green Belt	Yes
182	PGB22(B)	164-240 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.46	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	8	Green Belt	Yes
183	14/0422/PREAPP	116 Rayleigh Road, Hadleigh	Hadleigh	Victoria	0.03	High - limited mitigation required	Achievable now	5 to 10 years	4	Residential	No
184	CPT/389/11/FUL	Land r/o 491-493 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.1	High - limited mitigation required	Achievable in the future	5 to 10 years	4	Residential	No
185	2014/2	Land East of Manor Trading Estate, Thundersley	Thundersley	St Peters	3.16	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	100	Green Belt	Yes
186	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	Thundersley	St Peters	2.67	High - limited mitigation required	Achievable in the future	5 to 10 years	106	Employment	Yes
187	PGB46	North of Grasmere, Thundersley	Thundersley	St Peters	2.12	Low - significant environmental impacts difficult to mitigate	Achievable now	5 to 10 years	40	Green Belt	Yes
188	PGB20	Land west of Keswick Road, Thundersley	Thundersley	St Peters	0.9	High - limited mitigation required	Achievable now	5 to 10 years	18	Green Belt	Yes
189	PGB47	Junction of Grasmere Road & Thirlmere Road, Thundersley	Thundersley	St Peters	0.74	Low - significant environmental impacts difficult to mitigate	Not Achievable	5 to 10 years	0	Green Belt	Yes
190	FN06 SITE 16	Canvey Supply, 223 London Road, Thundersley	Thundersley	St Peters	0.66	High - limited mitigation required	Achievable in the future	5 to 10 years	31	Residential	No
191	14/0303/PREAPP	Bowercombe, Great Burches Road, Thundersley	Thundersley	St Peters	0.5	Low - poor accessibility cannot be mitigated.	Achievable now	5 to 10 years	2	Green Belt	Yes
192	PGB31	Extension to Silverdale, Thundersley	Thundersley	St Peters	0.4	Low - significant environmental impacts and poor accessibility difficult to mitigate	Achievable now	5 to 10 years	6	Green Belt	Yes
193	2014/5	Land to the West of Borrowdale Road, Thundersley	Thundersley	St Peters	0.39	Low - significant environmental impacts which would be difficult to mitigate.	Achievable now	5 to 10 years	6	Green Belt	Yes
194	PGB48	West of Bassenthwaite Road, Thundersley	Thundersley	St Peters	0.33	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	2	Residential	No
195	FN02 SITE 2	Marimba, Goldfinch Lane, Thundersley	Thundersley	St Peters	0.28	Low - poor accessibility cannot be mitigated.	Achievable now	5 to 10 years	2	Residential / Green Belt	No
196	2012/14	34 Linden Road, Thundersley	Thundersley	St Peters	0.08	High - limited mitigation required	Achievable now	5 to 10 years	1	Residential	No
197	FN10 SITE 14	Land adj 2 Thundersley Grove, Thundersley	Thundersley	St Peters	0.04	High - limited mitigation required	Achievable now	5 to 10 years	1	Residential	No
198	CPT/148/07/FUL	131 London Road, Thundersley	Thundersley	St Peters	0.02	High - limited mitigation required	Achievable in the future	5 to 10 years	1	Town centre / Shopping	No
199	FA08 SITE 4	6 Merton Road, Benfleet	Benfleet	Appleton	0.27	High - limited mitigation required	Achievable now	10 to 15	4	Residential	No

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								years			
200	FA10 SITE 13	110 Kents Hill Road, Benfleet	Benfleet	Appleton	0.17	High - limited mitigation required	Achievable now	10 to 15 years	3	Residential	No
201	FA11 SITE 2	83 Thundersley Park Road, Benfleet	Benfleet	Appleton	0.11	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
202	2007/54	14 London Road, Benfleet	Benfleet	Appleton	0.09	High - limited mitigation required	Achievable in the future	10 to 15 years	3	Residential	No
203	FA09 SITE 20	39 Felstead Road, Benfleet	Benfleet	Appleton	0.09	High - limited mitigation required	Achievable now	10 to 15 years	1	Residential	No
204	2010/7	11 Highfield Avenue, Benfleet	Benfleet	Boyce	0.32	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
205	FB02 SITE 14	Valee Casa, 62 Hill Road, Benfleet	Benfleet	Boyce	0.27	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	5	Residential	No
206	2007/22	South Benfleet Social Club, 8 Vicarage Hill, Benfleet	Benfleet	Boyce	0.17	High - limited mitigation required	Achievable now	10 to 15 years	12	Residential	No
207	FB01 SITE 10	162 Thundersley Park Road, Benfleet	Benfleet	Boyce	0.11	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
208	FB01 SITE 3	188 Thundersley Park Road, Benfleet	Benfleet	Boyce	0.09	High - limited mitigation required	Achievable now	10 to 15 years	1	Residential	No
209	2012/12	Land to the south east corner of School Lane Car Park, Benfleet	Benfleet	Boyce	0.08	High - limited mitigation required	Achievable now	10 to 15 years	2	Car Park	Yes
210	FB11 SITE 11	70 St Marys Road, Benfleet	Benfleet	Boyce	0.07	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
211	2007/21	3 Vicarage Hill, Benfleet	Benfleet	Boyce	0.06	High - limited mitigation required	Achievable in the future	10 to 15 years	3	Residential	No
212	FB09 SITE 31	Land adj 41 Greenwood Avenue, Benfleet	Benfleet	Boyce	0.06	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
213	FB07 SITE 34	19 Hillside Road, Benfleet	Benfleet	Boyce	0.06	High - limited mitigation required	Achievable now	10 to 15 years	1	Residential	No
214	2007/15	Benfleet Tavern Public House (formerly Appleton Arms), High Road, Benfleet	Benfleet	St Marys	0.25	High - limited mitigation required	Achievable in the future	10 to 15 years	14	Town centre / Shopping	No
215	FM04 SITE 7	116 Cumberland Avenue, Benfleet	Benfleet	St Marys	0.15	High - limited mitigation required	Achievable now	10 to 15 years	1	Residential	No
216	2007/23	Willow Funeral Services, 61 High Road, Benfleet	Benfleet	St Marys	0.13	High - limited mitigation required	Achievable in the future	10 to 15 years	8	Town centre / Shopping	Yes
217	FM10 SITE 4	72 Brook Road, Benfleet	Benfleet	St Marys	0.12	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
218	2007/10	Benfleet Clinic, 513 High Road, Benfleet	Benfleet	St Marys	0.08	High - limited mitigation required	Achievable in the future	10 to 15 years	4	Residential	No
219	2012/28	Land between 12 & 14 Merrivale, Benfleet	Benfleet	St Marys	0.06	High - limited mitigation required	Achievable now	10 to 15 years	1	Residential	No
220	2012/29	Land between 37 & 45 Merrivale, Benfleet	Benfleet	St Marys	0.04	High - limited mitigation required	Achievable now	10 to 15 years	2	Residential	No
221	2012/20	Land r/o 56-80 North Avenue, Canvey Island	Canvey	Central	0.43	Medium - mitigation required to ensure suitability	Achievability doubtful	10 to 15 years	4	Residential	No
222	FC03 SITE 21	62 Thisselt Road, Canvey Island	Canvey	Central	0.1	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	2	Residential	No
223	FC03 SITE 8	174 Waarden Road, Canvey Island	Canvey	Central	0.07	Medium - accessibility poor but within existing urban area. Limited mitigation required.	Achievable now	10 to 15 years	1	Residential	No
224	FC10 SITE 26	65 Lionel Road, Canvey Island	Canvey	Central	0.06	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
225	FC10 SITE 14	52 Vaagen Road, Canvey Island	Canvey	Central	0.05	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
226	FC06 SITE 5	46 Delfzul Road, Canvey Island	Canvey	Central	0.04	Medium - mitigation required to	Achievable now	10 to 15	1	Residential	No

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227	FC09 SITE 14	33 Roosevel Avenue, Canvey Island	Canvey	Central	0.04	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
228	FC10 SITE 18	28 Thelma Avenue, Canvey Island	Canvey	Central	0.03	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
229	FD06 SITE 11	10 Woodville Road, Canvey Island	Canvey	East	0.09	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	2	Residential	No
230	FD03 SITE 2	55 Hannett Road, Canvey Island	Canvey	East	0.07	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	2	Residential	No
231	FD12 SITE 15	34 Beck Road, Canvey Island	Canvey	East	0.07	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
232	FD10 SITE 4	36 Holbek Road, Canvey Island	Canvey	East	0.06	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
233	FD06 SITE 25	61 Taranto Road, Canvey Island	Canvey	East	0.05	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
234	FD06 SITE 37	29 St. Annes Road, Canvey Island	Canvey	East	0.04	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
235	FD01 SITE 30	Land adj 15 Stevens Close, Canvey Island	Canvey	East	0.04	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
236	FD07 SITE 19	44 Gafzelle Drive, Canvey Island	Canvey	East	0.04	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
237	FD05 SITE 8	Land north 42 Zelham Drive, Canvey Island	Canvey	East	0.03	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
238	FD04 SITE 11	4 Buren Avenue, Canvey Island	Canvey	East	0.03	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
239	FD12 SITE 16	11 Northfalls Road, Canvey Island	Canvey	East	0.03	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
240	FE03 SITE 29	Land adj 63 Nevada Road, Canvey Island	Canvey	North	0.12	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	3	Residential	No
241	CTC/013	11-23 High Street, Canvey Island	Canvey	North	0.08	Medium - mitigation required to ensure suitability	Achievability doubtful	10 to 15 years	6	Residential	No
242	FD01 SITE 17	The Manse, Woodville Road, Canvey Island	Canvey	North	0.04	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
243	FE06 SITE 3	55 Heilsburg Road, Canvey Island	Canvey	North	0.03	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
244	FE09 SITE 26	The Haven, Korndyk Avenue, Canvey Island	Canvey	North	0.03	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
245	FD01 SITE 20	84 Westerland Avenue, Canvey Island	Canvey	North	0.02	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
246	FF03 SITE 6	17 Poplar Road, Canvey Island	Canvey	South	0.11	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	2	Residential	No
247	2007/113/193A	Rear of Monico Club & car park, Eastern Esplanade, Canvey Island	Canvey	South	0.1	Medium - mitigation required to ensure suitability	Achievable in the future	10 to 15 years	8	Seafront Entertainment Area	Yes
248	2012/15	2-6 May Avenue, Canvey Island	Canvey	South	0.1	Medium - mitigation required to ensure suitability	Achievability doubtful	10 to 15 years	1	Residential	No
249	2007/126	2 Elm Road, Canvey Island	Canvey	South	0.09	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	2	Residential	No
250	FF03 SITE 3	2 Labworth Road, Canvey Island	Canvey	South	0.07	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
251	FF03 SITE 14	18 Elm Road, Canvey Island	Canvey	South	0.06	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
252	2007/143	Canvey Club, 162 High Street, Canvey Island	Canvey	South	0.06	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	2	Residential	No
253	FE08 SITE 40	1 Bramble Road, Canvey Island	Canvey	South	0.06	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No

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254	FF01 SITE 24	11 Cottesmore Close, Canvey Island	Canvey	South	0.05	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
255	FE08 SITE 41	2 Bramble Road, Canvey Island	Canvey	South	0.04	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
256	CTC/015	78-88 High Street, Canvey Island	Canvey	South	0.03	Medium - mitigation required to ensure suitability	Achievability doubtful	10 to 15 years	6	Town centre / Shopping	No
257	FE12 SITE 8	25 Florence Road, Canvey Island	Canvey	South	0.03	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
258	FE13 SITE 1	22 Odessa Road, Canvey Island	Canvey	South	0.03	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
259	2012/24	Land to rear of 29-51 St Agnes Drive, Canvey Island	Canvey	West	0.17	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
260	2012/18	Land between 12 & 14 St Johns Crescent, Canvey Island	Canvey	West	0.11	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	2	Residential	No
261	2012/19	Land to rear of 12-18 St Peters Road, Canvey Island	Canvey	West	0.08	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	4	Residential	No
262	2012/22	Land to rear of 3-15 St Davids Walk, Canvey Island	Canvey	West	0.06	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
263	2012/23	Land to rear of 25-37 St Marks Road, Canvey Island	Canvey	West	0.05	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
264	FG09 SITE 11	1 Coniston Road, Canvey Island	Canvey	West	0.05	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
265	2010/8	Cheriton, Stroma Avenue, Canvey Island	Canvey	Winter Gardens	0.35	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	10	Residential	No
266	FH05 SITE 17	Land between 15-23 Tabora Avenue, Canvey Island	Canvey	Winter Gardens	0.14	Medium - mitigation required to ensure suitability	Achievable in the future	10 to 15 years	1	Residential	No
267	2012/16	Land to rear of 187-209 Link Road, Canvey Island	Canvey	Winter Gardens	0.1	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	3	Residential	No
268	2012/17	Land between 43 & 45 Benderloch, Canvey Island	Canvey	Winter Gardens	0.09	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	2	Residential	No
269	2012/8	Garage court at Brindles, Canvey Island	Canvey	Winter Gardens	0.05	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	4	Residential	No
270	2014/1	Land South of Eastwood Old Road, Eastwood	Hadleigh	Victoria	7.2	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	112	Green Belt	Yes
271	2013/11	Land north of Eastwood Old Road, Hadleigh	Hadleigh	Victoria	2.45	Low - significant environmental impacts and poor accessibility difficult to mitigate	Achievable now	10 to 15 years	46	Green Belt	Yes
272	2012/11	Land adj 430 & 460 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.42	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	5	Green Belt	Yes
273	2007/99	81 London Road, Hadleigh	Hadleigh	Victoria	0.23	High - limited mitigation required	Achievable in the future	10 to 15 years	10	Residential	No
274	2007/96	Thames Loose Leaf, 289 Kiln Road, Hadleigh	Hadleigh	Victoria	0.18	High - limited mitigation required	Achievable in the future	10 to 15 years	12	Residential	No
275	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.14	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Green Belt	Yes
276	2013/1	Land adj 24 Windsor Gardens, Hadleigh	Hadleigh	Victoria	0.06	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	2	Residential	No
277	PGB09	Land off Kiln Road/North of The Chase, Thundersley	Thundersley	Cedar Hall	17.53	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	311	Green Belt	Yes
278	2007/52	Halfords, 543-557 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.41	High - limited mitigation required	Achievable in the future	10 to 15 years	32	Residential	No
279	2007/51	Glendale International Ltd, 533 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.27	High - limited mitigation required	Achievable in the future	10 to 15 years	18	Employment	Yes
280	2007/40	343 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.13	High - limited mitigation required	Achievable in the future	10 to 15 years	10	Residential	No
281	2007/92	201-205 Kiln Road, Thundersley	Thundersley	Cedar Hall	0.13	Medium - mitigation required to	Achievable in	10 to 15	6	Residential	No

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE A – SUMMARY

Row	SITE DETAILS					SHLAA FINDINGS				POLICY IMPLICATIONS	
	Reference	Name	Town	Ward	Size (ha)	Suitability	Achievability	Availability	Capacity (Average)	Current Policy Designation	Change of Policy Required?
						ensure suitability	the future	years			
282	2012/5	Land to rear of 125-139 Roseberry Avenue, Thundersley	Thundersley	St Georges	0.07	High - limited mitigation required	Achievable now	10 to 15 years	1	Residential	No
283	FK10 SITE 16	Adj 6 Albert Road, Thundersley	Thundersley	St Georges	0.06	High - limited mitigation required	Achievable now	10 to 15 years	1	Residential	No
284	PGB42	North West Benfleet Urban Extension, Thundersley	Thundersley	St Peters	83.23	Medium - mitigation required to ensure suitability	Achievability doubtful	10 to 15 years	2500	Green Belt	Yes
285	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	Thundersley	St Peters	0.87	High - limited mitigation required	Achievable in the future	10 to 15 years	50	Employment	Yes
286	FN09 SITE 18	49-51 Rhoda Road North, Thundersley	Thundersley	St Peters	0.15	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	2	Residential	No
287	FN04 SITE 9	18 Grasmere Road, Thundersley	Thundersley	St Peters	0.11	High - limited mitigation required	Achievable now	10 to 15 years	1	Residential	No
288	FN07 SITE 2	45 Manor Road, Thundersley	Thundersley	St Peters	0.08	High - limited mitigation required	Achievable now	10 to 15 years	1	Residential	No
289	FN04 SITE 14	22 Borrowdale Road, Thundersley	Thundersley	St Peters	0.07	High - limited mitigation required	Achievable now	10 to 15 years	1	Residential	No
290	FN06 SITE 20	30 Linden Road, Thundersley	Thundersley	St Peters	0.07	Medium - mitigation required to ensure suitability	Achievable in the future	10 to 15 years	1	Residential	No
291	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	Thundersley	St Peters	4.3	High - limited mitigation required	Achievable in the future	15 years +	104	Employment	Yes
292	CPT/147/07/FUL	11 Clifton Avenue, Benfleet	Benfleet	Appleton	0.11	High - limited mitigation required	Achievable in the Future	Stalled	1	Residential	No
293	CPT/97/99/FUL	Land north of Romsey Drive, Benfleet	Benfleet	Appleton	0.06	High - limited mitigation required	Achievable now	Stalled	2	Residential	No
294	CPT/486/09/OUT	166-168 Kiln Road, Benfleet	Benfleet	Boyce	0.09	High - limited mitigation required	Achievable in the future	Stalled	6	Residential	No
295	FH09 SITE 27	19-23 Third Avenue, Canvey Island	Canvey	Winter Gardens	0.05	Medium - mitigation required to ensure suitability	Achievability doubtful	Stalled	2	Shopping	No
296	CPT/24/05/FUL	320 London Road, Hadleigh	Hadleigh	St James	0.13	High - limited mitigation required	Achievable in the future	Stalled	20	Town centre / Shopping	No
297	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	Benfleet	Appleton	0.58	High - limited mitigation required	Achievable in the future	Not available	27	Town centre / Shopping	No
298	FA05 SITE 12	286 London Road, Benfleet	Benfleet	Appleton	0.13	High - limited mitigation required	Achievable now	Not available	5	Residential	No
299	2007/67	Maharaja Restaurant, 358 London Road, Benfleet	Benfleet	Appleton	0.12	High - limited mitigation required	Achievable in the future	Not available	6	Residential	No
300	FA08 SITE 11	23 Clifton Avenue, Benfleet	Benfleet	Appleton	0.12	High - limited mitigation required	Achievable now	Not available	1	Residential	No
301	FA02 SITE 7	15 Homefields Avenue, Benfleet	Benfleet	Appleton	0.1	High - limited mitigation required	Achievable now	Not available	1	Residential	No
302	FA11 SITE 15	30 Avondale Road, Benfleet	Benfleet	Appleton	0.09	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
303	FA02 SITE 5	76 Homefields Avenue, Benfleet	Benfleet	Appleton	0.08	High - limited mitigation required	Achievable now	Not available	1	Residential	No
304	FA11 SITE 14	12 Avondale Road, Benfleet	Benfleet	Appleton	0.08	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
305	FA11 SITE 24	179 Thundersley Park Road, Benfleet	Benfleet	Appleton	0.08	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
306	FA01 SITE 17	19 Romsey Road, Benfleet	Benfleet	Appleton	0.05	High - limited mitigation required	Achievable now	Not available	1	Residential	No
307	2007/8	620 High Road, Benfleet	Benfleet	Appleton	0.04	High - limited mitigation required	Achievable in the future	Not available	1	Residential	No
308	2013/3	295, 297, 297A Benfleet Road, Benfleet	Benfleet	Boyce	2.04	Low - significant environmental impacts and poor accessibility difficult to mitigate	Achievable now	Not available	3	Green Belt	Yes
309	2007/199	Railway car park, School Lane,	Benfleet	Boyce	0.2	Medium - mitigation required to	Achievable in	Not	13	Car park	Yes

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE A – SUMMARY

Row	SITE DETAILS					SHLAA FINDINGS				POLICY IMPLICATIONS	
	Reference	Name	Town	Ward	Size (ha)	Suitability	Achievability	Availability	Capacity (Average)	Current Policy Designation	Change of Policy Required?
		Benfleet				ensure suitability	the future	available			
310	2007/89	174-176 Kiln Road, Benfleet	Benfleet	Boyce	0.18	High - limited mitigation required	Achievable in the future	Not available	11	Residential	No
311	FB03 SITE 21	21 Netherfield, Benfleet	Benfleet	Boyce	0.16	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
312	FB03 SITE 31	62 Kiln Road, Benfleet	Benfleet	Boyce	0.15	High - limited mitigation required	Achievable in the future	Not available	3	Residential	No
313	FB03 SITE 17	14 Hermitage Avenue, Benfleet	Benfleet	Boyce	0.12	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
314	2007/80	36 Kiln Road, Benfleet	Benfleet	Boyce	0.1	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
315	FB05 SITE 9	60 Benfleet Road, Benfleet	Benfleet	Boyce	0.09	High - limited mitigation required	Achievable now	Not available	1	Residential	No
316	FB03 SITE 16	18 Hermitage Avenue, Benfleet	Benfleet	Boyce	0.08	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
317	FB07 SITE 31	29 Kings Road, Benfleet	Benfleet	Boyce	0.08	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
318	FB07 SITE 5	72 Underhill Road, Benfleet	Benfleet	Boyce	0.08	Medium - accessibility poor but within existing urban area. Limited mitigation required.	Achievable now	Not available	1	Residential	No
319	2007/81	2 Cherrymeade, Benfleet	Benfleet	Boyce	0.08	High - limited mitigation required	Achievable in the future	Not available	1	Residential	No
320	FB05 SITE 2	254 Kiln Road, Benfleet	Benfleet	Boyce	0.07	High - limited mitigation required	Achievable now	Not available	1	Residential	No
321	FB09 SITE 39	40 St Marys Drive, Benfleet	Benfleet	Boyce	0.07	High - limited mitigation required	Achievable now	Not available	1	Residential	No
322	FB09 SITE 37	25 Greenwood Avenue, Benfleet	Benfleet	Boyce	0.06	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
323	FB07 SITE 35	Land adj 18 Alexandra Road, Benfleet	Benfleet	Boyce	0.06	High - limited mitigation required	Achievable now	Not available	2	Residential	No
324	FB06 SITE 20	19 Grove Road, Benfleet	Benfleet	Boyce	0.06	High - limited mitigation required	Achievable now	Not available	1	Residential	No
325	FB07 SITE 27	11 St Marys Drive, Benfleet	Benfleet	Boyce	0.06	High - limited mitigation required	Achievable now	Not available	1	Residential	No
326	FM01 SITE 7	66 Wavertree Road, Benfleet	Benfleet	St Marys	0.19	High - limited mitigation required	Achievable now	Not available	1	Residential	No
327	FA 10 SITE 16	195-201 Oakfield Road, Benfleet	Benfleet	St Marys	0.17	High - limited mitigation required	Achievable now	Not available	2	Residential	No
328	FM01 SITE 15	44 Uplands Road, Benfleet	Benfleet	St Marys	0.17	High - limited mitigation required	Achievable now	Not available	2	Residential	No
329	2007/16	308-314 High Road, Benfleet	Benfleet	St Marys	0.14	High - limited mitigation required	Achievable in the future	Not available	10	Town centre / Shopping	No
330	FM04 SITE 8	122 Cumberland Avenue, Benfleet	Benfleet	St Marys	0.12	High - limited mitigation required	Achievable now	Not available	1	Residential	No
331	2007/20	R/o 81-87 High Road, Benfleet	Benfleet	St Marys	0.09	High - limited mitigation required	Achievable in the future	Not available	3	Town centre / Shopping	Yes
332	FA10 SITE 15	187 Oakfield Road, Benfleet	Benfleet	St Marys	0.08	High - limited mitigation required	Achievable now	Not available	1	Residential	No
333	FM12 SITE 11	16 Green Road, Benfleet	Benfleet	St Marys	0.08	High - limited mitigation required	Achievable now	Not available	1	Residential	No
334	FM12 SITE 20	40 Hall Farm Road, Benfleet	Benfleet	St Marys	0.08	High - limited mitigation required	Achievable now	Not available	1	Residential	No
335	FM10 SITE 3	R/o 36-38 Hope Road, Benfleet	Benfleet	St Marys	0.04	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
336	2007/155/56/57	54 Long Road, Canvey Island	Canvey	Central	0.15	Medium - mitigation required to ensure suitability	Achievable now	Not available	2	Residential	No

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE A – SUMMARY

Row	SITE DETAILS					SHLAA FINDINGS				POLICY IMPLICATIONS	
	Reference	Name	Town	Ward	Size (ha)	Suitability	Achievability	Availability	Capacity (Average)	Current Policy Designation	Change of Policy Required?
337	2007/175	302-304 Long Road, Canvey Island	Canvey	Central	0.11	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
338	FC03 SITE 11	78 Thisselt Road, Canvey Island	Canvey	Central	0.07	Medium - mitigation required to ensure suitability	Achievable now	Not available	3	Residential	No
339	FC02 SITE 16	64 Urmond Road, Canvey Island	Canvey	Central	0.05	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
340	FC10 SITE 28	18 Sydervelt Road, Canvey Island	Canvey	Central	0.04	Medium - mitigation required to ensure suitability	achievable now	Not available	1	Residential	No
341	FD04 SITE 20	57 Point Road, Canvey Island	Canvey	East	0.07	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
342	FD11 SITE 17	7 Park Road, Canvey Island	Canvey	East	0.06	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
343	FD05 SITE 7	31 Aalten Avenue, Canvey Island	Canvey	East	0.06	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
344	FD06 SITE 5	234 High Street, Canvey Island	Canvey	East	0.05	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
345	FD01 SITE 27	29 Geylen Road, Canvey Island	Canvey	East	0.04	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
346	FD06 SITE 7	16 Hope Road, Canvey Island	Canvey	East	0.04	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
347	FD09 SITE 20	46 Marine Avenue, Canvey Island	Canvey	East	0.04	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
348	FD06 SITE 28	58 Hope Road, Canvey Island	Canvey	East	0.03	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
349	FD09 SITE 3	38 Weel Road, Canvey Island	Canvey	East	0.03	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
350	FD05 SITE 10	11 Chapman Road, Canvey Island	Canvey	East	0.03	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
351	FD09 SITE 25	3 Marine Avenue, Canvey Island	Canvey	East	0.03	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
352	FD09 SITE 26	28 Station Road, Canvey Island	Canvey	East	0.03	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
353	FD01 SITE 15	10 Yamburg Road, Canvey Island	Canvey	North	0.04	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
354	FE03 SITE 20	11 Miltsin Avenue, Canvey Island	Canvey	North	0.03	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
355	2007/122/123	204-206 Furtherwick Road, Canvey Island	Canvey	South	0.22	Medium - mitigation required to ensure suitability	Achievable in the future	Not available	5	Residential	No
356	FF04 SITE 19	58 Leigh Road, Canvey Island	Canvey	South	0.11	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
357	FF05 SITE 34	23-25 Meynell Avenue, Canvey Island	Canvey	South	0.1	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
358	2007/120	1 Marine Approach, Canvey Island	Canvey	South	0.08	Medium - mitigation required to ensure suitability	Achievable now	Not available	2	Residential	No
359	FF01 SITE 1	85 Long Road, Canvey Island	Canvey	South	0.08	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
360	FG09 SITE 5	20 Rose Road, Canvey Island	Canvey	South	0.08	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
361	FF04 SITE 25	Rear gardens of 31 & 33 Marine Approach, Canvey Island	Canvey	South	0.07	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
362	2007/118	2 Meynell Avenue, Canvey Island	Canvey	South	0.07	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
363	FF01 SITE 20	29 Welbeck Road, Canvey Island	Canvey	South	0.07	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
364	FG09 SITE 4	22 Rose Road, Canvey Island	Canvey	South	0.07	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE A – SUMMARY

Row	SITE DETAILS					SHLAA FINDINGS				POLICY IMPLICATIONS	
	Reference	Name	Town	Ward	Size (ha)	Suitability	Achievability	Availability	Capacity (Average)	Current Policy Designation	Change of Policy Required?
365	2007/150	1 Gafzelle Drive, Canvey Island	Canvey	South	0.06	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
366	FF02 SITE 27	176 Furtherwick Road, Canvey Island	Canvey	South	0.04	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
367	FF01 SITE 16	4 Welbeck Road, Canvey Island	Canvey	South	0.04	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
368	FF01 SITE 11	6 Westwood Road, Canvey Island	Canvey	South	0.04	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
369	FE12 SITE 15	19 Juliers Road, Canvey Island	Canvey	South	0.03	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
370	FE12 SITE 3	Land between 5 & 7 Oxford Road, Canvey Island	Canvey	South	0.02	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
371	GB05(B)	Thorney Bay Park West, Thorney Bay Road, Canvey Island (Park Homes)	Canvey	West	9.6	Low - risk posed by hazardous installation and poor accessibility difficult to mitigate	Not Achievable	Not available	0	Long Term Residential	No
372	CPT/111/02/FUL	Holehaven Caravan Park, Haven Road, Canvey Island	Canvey	West	0.8	Low - risk posed by hazardous installation and poor accessibility difficult to mitigate	Not Achievable	Not available	7	Residential	No
373	2007/189	186 Canvey Road, Canvey Island	Canvey	West	0.11	Medium - mitigation required to ensure suitability	Achievable now	Not available	2	Residential	No
374	FG05 SITE 4	393 Long Road, Canvey Island	Canvey	West	0.09	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
375	2007/167	Whiteways, 1 Thorney Bay Road, Canvey Island	Canvey	West	0.07	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
376	2007/178	Canvey Village Surgery, 391 Long Road, Canvey Island	Canvey	West	0.06	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
377	2007/181	1 Village Hall Close, Canvey Island	Canvey	West	0.05	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
378	FG08 SITE 1	211 Long Road, Canvey Island	Canvey	West	0.05	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
379	2007/195	1a Hawkesbury Road, Canvey Island	Canvey	West	0.04	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
380	2007/196	Doctors Surgery, 409 Long Road, Canvey Island	Canvey	West	0.04	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
381	FH05 SITE 16	Rosary, Tabora Avenue, Canvey Island	Canvey	Winter Gardens	0.07	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
382	FH03 SITE 3	Adj to Syringa, Somnes Avenue, Canvey Island	Canvey	Winter Gardens	0.05	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
383	2010/6	25-31 & 37-39 Scrub Lane, Hadleigh	Hadleigh	St James	0.6	Medium - mitigation required to ensure suitability	Achievable now	Not available	16	Residential	No
384	2012/5/MR	1-3 Park Chase, Hadleigh	Hadleigh	St James	0.13	High - limited mitigation required	Achievable in the future	Not available	4	Residential	No
385	2010/3/MR	683-687 London Road, Hadleigh	Hadleigh	St James	0.09	High - limited mitigation required	Achievable in the future	Not available	5	Residential	No
386	PE/00010/2014	Land to rear of 50 & 52 Seymour Road, Hadleigh	Hadleigh	St James	0.02	High - limited mitigation required	Achievable now	Not available	1	Residential	No
387	2007/41	394-402 Rayleigh Road, Hadleigh	Hadleigh	Victoria	0.22	High - limited mitigation required	Achievable in the future	Not available	14	Residential	No
388	FP01 SITE 22	73 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.17	High - limited mitigation required	Achievable now	Not available	1	Residential	No
389	FP03 SITE 14	284 Rayleigh Road, Hadleigh	Hadleigh	Victoria	0.15	High - limited mitigation required	Achievable now	Not available	1	Residential	No
390	CPT/174/07/FUL	319 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.11	Medium - mitigation required to ensure suitability	Not Achievable	Not available	1	Residential	No
391	FP04 SITE 1	419 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.11	High - limited mitigation required	Achievable now	Not available	1	Residential	No

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE A – SUMMARY

Row	SITE DETAILS					SHLAA FINDINGS				POLICY IMPLICATIONS	
	Reference	Name	Town	Ward	Size (ha)	Suitability	Achievability	Availability	Capacity (Average)	Current Policy Designation	Change of Policy Required?
392	CPT/70/13/OUT	80 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.1	High - limited mitigation required	Achievable now	Not available	1	Residential	No
393	FA11 SITE 18	141 Thundersley Park Road, Benfleet	Thundersley	Appleton	0.08	High - limited mitigation required	Achievable now	Not available	1	Residential	No
394	2007/46/47	477-489 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.33	High - limited mitigation required	Achievable in the future	Not available	9	Residential	No
395	FN11 SITE 9	37 Kiln Road, Thundersley	Thundersley	Cedar Hall	0.18	Medium - mitigation required to ensure suitability	Achievable in the future	Not available	1	Residential	No
396	2007/94	Rear of 221-229 Kiln Road, Thundersley (previously known as 221-235 Kiln Road, Thundersley)	Thundersley	Cedar Hall	0.16	High - limited mitigation required	Achievable now	Not available	4	Residential	No
397	FJ08 SITE 7	243 Hart Road, Thundersley	Thundersley	Cedar Hall	0.12	High - limited mitigation required	Achievable now	Not available	1	Residential	No
398	FJ07 SITE 14	68 The Chase, Thundersley	Thundersley	Cedar Hall	0.11	High - limited mitigation required	Achievable now	Not available	1	Residential	No
399	FJ08 SITE 5	205 Hart Road, Thundersley	Thundersley	Cedar Hall	0.08	High - limited mitigation required	Achievable now	Not available	1	Residential	No
400	2007/50	529 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.07	High - limited mitigation required	Achievable in the future	Not available	3	Residential	No
401	2007/85	1 Warren Chase, Thundersley	Thundersley	Cedar Hall	0.07	High - limited mitigation required	Achievable in the future	Not available	3	Residential	No
402	FJ04 SITE 14	R/o 4-5 Deerhurst Close, Thundersley	Thundersley	Cedar Hall	0.07	High - limited mitigation required	Achievable now	Not available	2	Residential	No
403	2007/58	101 & 105 London Road & 1 Rushbottom Lane, Thundersley	Thundersley	St Georges	0.15	High - limited mitigation required	Achievable in the future	Not available	11	Town centre / Shopping	No
404	FK10 SITE 28	12 Ivy Road, Thundersley	Thundersley	St Georges	0.08	High - limited mitigation required	Achievable now	Not available	1	Residential	No
405	FK08 SITE 4	Formosa, Roseberry Avenue, Thundersley	Thundersley	St Georges	0.06	High - limited mitigation required	Achievable now	Not available	1	Residential	No
406	2007/79	Ex Social services building, 535 London Road, Thundersley	Thundersley	St Peters	0.19	High - limited mitigation required	Achievable in the future	Not available	8	Residential	No
407	FN10 SITE 5	64 Kenneth Road, Thundersley	Thundersley	St Peters	0.16	High - limited mitigation required	Achievable now	Not available	1	Residential	No
408	FN10 SITE 12	164 Kenneth Road, Thundersley	Thundersley	St Peters	0.11	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
409	FN09 SITE 25	Birchwood, Thundersley Grove, Thundersley	Thundersley	St Peters	0.09	High - limited mitigation required	Achievable now	Not available	1	Residential	No
410	FN10 SITE 3	18 Coombewood Drive, Thundersley	Thundersley	St Peters	0.07	High - limited mitigation required	Achievable now	Not available	1	Residential	No
411	2007/66	331 London Road, Thundersley	Thundersley	St Peters	0.06	High - limited mitigation required	Achievable in the future	Not available	3	Residential	No
412	2007/68	Benfleet Dental Clinic, 3 Downer Road North, Thundersley	Thundersley	St Peters	0.06	High - limited mitigation required	Achievable now	Not available	2	Residential	No
413	FN04 SITE 5	1 Langford Crescent & r/o 27 & 29 Raymonds Drive, Thundersley	Thundersley	St Peters	0.06	High - limited mitigation required	Achievable now	Not available	1	Residential	No

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2016 - 2021	2021 - 2026	2026 - 2031	2031 +	Not Available and/or Suitable
1	FA01 SITE 2	44 London Road, Benfleet (previously 44-54 London Road)	13	0 to 5 years	13				
2	15/0301/FUL	64 Kimberley Road, Benfleet	1	0 to 5 years	1				
3	FA05 SITE 9	20 Gifford Road, Benfleet	2	0 to 5 years	2				
4	FA05 SITE 10	Land adj 17 St. Clements Crescent, Benfleet / Site Opposite 14 St Clements Crescent, Benfleet	3	0 to 5 years	3				
5	CPT/129/10/FUL	679 High Road, Benfleet	3	0 to 5 years	3				
6	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	1	0 to 5 years	1				
7	PGB05	Land between Felstead Road and Catherine Road, Benfleet	140	0 to 5 years	45	95			
8	2013/2	Wall Wood & 291 Benfleet Road, Benfleet	0	0 to 5 years					0
9	PGB08	Land to south of Essex Way, Benfleet	30	0 to 5 years	30				
10	PGB36	396-408 London Road, Benfleet	55	0 to 5 years	55				
11	2012/10	44 Badger Hall Avenue, Benfleet	2	0 to 5 years	2				
12	14/0389/FUL	140 Shipwrights Drive, Benfleet	7	0 to 5 years	7				
13	2007/18	240-244 High Road, Benfleet	18	0 to 5 years	18				
14	CPT/686/13/FUL	18-32 High Road, Benfleet	3	0 to 5 years	3				
15	PGB44	Land between 24-34 Crescent Road, Benfleet	3	0 to 5 years	3				
16	CPT/599/13/FUL	Land to rear of 17 & 19 Downer Road, Benfleet	2	0 to 5 years	2				
17	2013/4	87-97 High Street, Benfleet	14	0 to 5 years	14				
18	14/0604/FUL	48 High Road, Benfleet	2	0 to 5 years	2				
19	CPT/20/13/OUT & CPT/46/14/FUL	178 High Road, Benfleet	3	0 to 5 years	3				
20	15/0961/FUL	Land adjacent 1 Norwood Drive, Benfleet	1	0 to 5 years	1				
21	15/0847/CPA	206 High Road, Benfleet	1	0 to 5 years	1				
22	15/0930/FUL	Flutes, 9-15 High Street, Benfleet	1	0 to 5 years	1				
23	15/0911/FUL	Land adjacent 2 Wensley Road, Benfleet	1	0 to 5 years	1				
24	PGB30(C)	Land South of Jotmans Lane, Benfleet	400	0 to 5 years	145	255			
25	2014/3	Land to the north & west of The Hoy & Helmet Public House, High Street, Benfleet	14	0 to 5 years					14
26	16/0266/PREAPP	65 Thundersley Park Road, 1 & 1a Clarence Road, Benfleet	1	0 to 5 years	1				
27	2012/13	Brook Road / Hall Farm Road, Benfleet	14	0 to 5 years	14				
28	2012/9	45 Fleet Road, Benfleet	2	0 to 5 years	2				
29	FM03 SITE 10	68 Cumberland Avenue, Benfleet	1	0 to 5 years	1				
30	14/0589/FUL	109-111 High Road, Benfleet	7	0 to 5 years	7				
31	15/0572/FUL	23 Fleet Road, Benfleet	1	0 to 5 years	1				
32	15/0022/FUL	44 Kents Hill Road, Benfleet	1	0 to 5 years	1				
33	CPT/46/07/REN	12 Melcombe Road, Benfleet	1	0 to 5 years	1				
34	15/0952/FUL	117-123 London Road, Benfleet	10	0 to 5 years	10				
35	15/0766/OUT	Carningle, The Common, Benfleet	2	0 to 5 years	2				
36	CPT/522/13/FUL	47 Paarl Road, Canvey Island	5	0 to 5 years	5				
37	FC09 SITE 20	120-122 Lionel Road, Canvey Island	2	0 to 5 years	2				
38	CPT/684/12/FUL	Land between 117 & 123 Lionel Road, Canvey Island	2	0 to 5 years	2				
39	14/0003/FUL	Pandoras Box, 300 Long Road, Canvey Island	2	0 to 5 years	2				
40	CPT/446/13/FUL	Land adjacent 134 Cedar Road, Canvey Island	1	0 to 5 years	1				
41	14/0095/PREAPP	Land R/o 3 Vaagen Road, Canvey Island	1	0 to 5 years	1				
42	CPT/515/12/FUL	Land adj 69 Waarden Road, Canvey Island	1	0 to 5 years	1				
43	ELR02 SITE 2	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	55	0 to 5 years	55				
44	FD05 SITE 21	51 Chapman Road, Canvey Island	3	0 to 5 years	3				
45	CPT/315/13/FUL	Land to East of Wall Road, Canvey Island	3	0 to 5 years	3				
46	CPT/314/13/FUL	Land to East of Wall Road, Canvey Island	1	0 to 5 years	1				
47	FD05 SITE 6	9 Aalten Avenue, Canvey Island	1	0 to 5 years	1				
48	FD05 SITE 13	32 Chapman Road, Canvey Island	1	0 to 5 years	1				
49	CTC/019	125-127 High Street, Canvey Island	14	0 to 5 years	14				
50	CPT/140/13/FUL	71 High Street, Canvey Island	4	0 to 5 years	4				
51	2007/145	R/O 149-153 High Street, Canvey Island	3	0 to 5 years	3				

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2016 - 2021	2021 - 2026	2026 - 2031	2031 +	Not Available and/or Suitable
52	14/0015/FUL	19 Larup Avenue, Canvey Island	3	0 to 5 years	3				
53	CPT/271/13/FUL	9 Hernen Road, Canvey Island	2	0 to 5 years	2				
54	FE09 SITE 11	61 Mornington Road, Canvey Island	1	0 to 5 years	1				
55	GB05 (A1)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 1	113	0 to 5 years	113				
56	CPT/484/12/FUL & CPT/671/12/FUL	Thames Court, Western Esplanade, Canvey Island	2	0 to 5 years	2				
57	FF02 SITE 5	19 Clifton Road, Canvey Island	1	0 to 5 years	1				
58	14/0016/FUL	23 May Avenue, Canvey Island	1	0 to 5 years	1				
59	FE13 SITE 18	11 Rosbach Road, Canvey Island	1	0 to 5 years	1				
60	CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	1	0 to 5 years	1				
61	GB02	East of Canvey Road, Canvey Island	275	0 to 5 years	100	175			
62	2012/21	Land to rear of 37-46 St Christopher's Close, Canvey Island	3	0 to 5 years	3				
63	GB04	Former Castle View School, Meppel Avenue, Canvey Island	50	0 to 5 years	50				
64	CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	5	0 to 5 years	5				
65	CPT/498/12/FUL	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	4	0 to 5 years	4				
66	FH01 SITE 8	75 Central Avenue, Canvey Island	2	0 to 5 years	2				
67	15/0264/FUL	14 Paarl Road, Canvey Island	3	0 to 5 years	3				
68	14/0465/FUL	7 Kollum Road, Canvey	1	0 to 5 years	1				
69	15/0400/FUL	21 Brandenburg Road, Canvey	3	0 to 5 years	3				
70	15/0423/FUL	58 Central Wall Road, Canvey Island	1	0 to 5 years	1				
71	14/0644/FUL	8 Heideburg Road, Canvey	1	0 to 5 years	1				
72	15/0249/FUL	Land Adjacent To 12 Whernside Avenue, Canvey Island	1	0 to 5 years	1				
73	15/0595/FUL	109 Long Road, Canvey Island	7	0 to 5 years	7				
74	15/0987/OUT	40 Roggel Road, Canvey Island	2	0 to 5 years	2				
75	15/0562/FUL	100 High Street, Canvey Island	1	0 to 5 years	1				
76	15/0563/FUL	100 High Street, Canvey Island	1	0 to 5 years	1				
77	14/0446/FUL	25 Craven Avenue, Canvey	1	0 to 5 years	1				
78	14/0733/FUL	Rear Of Silver Jubilee, Hilton Road, Canvey Island	4	0 to 5 years	4				
79	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	5	0 to 5 years	5				
80	GF02B	Land off Scrub Lane, Hadleigh	49	0 to 5 years	49				
81	2013/8	The Island Site, High Street / London Road, Hadleigh	54	0 to 5 years	54				
82	CPT/193/07/FUL	4-12 Park Chase, Hadleigh	21	0 to 5 years	21				
83	CPT/99/08/FUL	325-339 London Road, Hadleigh	28	0 to 5 years	12	16			
84	2007/111	Tower Radio, 573-581 London Road, Hadleigh	14	0 to 5 years	14				
85	2010/9	R/O 106 Rectory Road, Hadleigh	1	0 to 5 years	1				
86	15/0858/FUL	106 Rectory Road, Benfleet	1	0 to 5 years	1				
87	15/0273/FUL	70 Church Road, Hadleigh	1	0 to 5 years	1				
88	15/0495/FUL	R/O 25 St Johns Road, Hadleigh	1	0 to 5 years	1				
89	CPT/600/12/FUL	121 Church Road, Hadleigh	1	0 to 5 years	1				
90	15/0715/CPA	82 High Street, Hadleigh	5	0 to 5 years	5				
91	14/0028/FUL	Land Rear Of Holbrook House, Church Road, Hadleigh	1	0 to 5 years	1				
92	14/0320/CPA	358 London Road, Hadleigh	2	0 to 5 years	2				
93	16/0014/FUL	2A Castle Road, Hadleigh	1	0 to 5 years	1				
94	GB06	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	430	0 to 5 years	80	250	100		
95	PGB40	Brook Farm (east of Daws Heath Road), Hadleigh	125	0 to 5 years	70	55			
96	2012/7	Solby Wood Farm, Daws Heath Road, Hadleigh	46	0 to 5 years	46				
97	PGB45	Nashlea Farm, Poors Lane North, Hadleigh	6	0 to 5 years	6				
98	FP03 SITE 3	60 Daws Heath Road, Hadleigh	3	0 to 5 years	3				
99	FP04 SITE 6	Land r/o 14-28 Moorcroft Avenue, Hadleigh	1	0 to 5 years	1				
100	15/0698/PREAPP	450 Rayleigh Road, Benfleet	3	0 to 5 years	3				
101	CPT/556/09/FUL	81 Daws Heath Road, Hadleigh	1	0 to 5 years	1				
102	2012/27	Land between 64 & 68 Kingsmere, Hadleigh	4	0 to 5 years	4				
103	16/0039/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	1	0 to 5 years	1				
104	CPT/655/11/FUL	Land adj 49 Hall Crescent, Hadleigh	1	0 to 5 years	1				
105	16/0038/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	1	0 to 5 years	1				

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2016 - 2021	2021 - 2026	2026 - 2031	2031 +	Not Available and/or Suitable
106	GF01A	Land at Kiln Road, Thundersley (Long Term Housing Site A)	11	0 to 5 years	11				
107	GF01B	Land at Kiln Road, Thundersley (Long Term Housing Site Site B)	71	0 to 5 years	71				
108	PGB09B	Land East of Cedar Hall School, Hart Road, Thundersley	35	0 to 5 years	35				
109	PGB09C	Nursery North of The Chase, Thundersley	54	0 to 5 years	54				
110	2013/5	Weir House, Arterial Road, Thundersley	12	0 to 5 years	12				
111	FJ01 SITE 12	20-22 Kingsley Lane, Thundersley	2	0 to 5 years	2				
112	14/0487/FUL	Fernleigh, Wensley Road, Benfleet	1	0 to 5 years	1				
113	14/0022/FUL	Land Adjacent to Wealone, Wensley Road, Benfleet	1	0 to 5 years	1				
114	GB07	Land West of Glebelands, Thundersley	140	0 to 5 years	140				
115	2012/30	Land adj to Lawns Court, Thundersley	2	0 to 5 years	2				
116	PGB14	Brickfields, Great Burches Road, Thundersley	13	0 to 5 years	13				
117	PGB24	Whitegate, Goldfinch Lane, Thundersley	5	0 to 5 years	5				
118	PGB28	R/o 122 Stanley Road, Thundersley	3	0 to 5 years	3				
119	FN05 SITE 10	230 Church Road, Thundersley	7	0 to 5 years	7				
120	FN09 SITE 20	58 Rhoda Road North, Thundersley	1	0 to 5 years	1				
121	14/0151/FUL	7 The Sorrells, Benfleet	1	0 to 5 years	1				
122	2010/2/MR	Beaver Doors, 211-213 London Road, Thundersley	10	0 to 5 years	10				
123	CPT/197/13/FUL	Rear of 179-181 Church Road, Thundersley	1	0 to 5 years	1				
124	PGB30 (A)	Land south east of Sadlers Farm, Benfleet	175	5 to 10 years		175			
125	2014/6	Ellis House, Felstead Road, Benfleet	5	5 to 10 years		5			
126	2012/3	Benfleet Police Station, 90-92 High Road, Benfleet	6	5 to 10 years		6			
127	PGB32	Wheelers Takeaway, 458 London Road, Benfleet	6	5 to 10 years		6			
128	PGB30(B)	Land North of Jotmans Lane, Benfleet	300	5 to 10 years		150	150		
129	CPT/205/11/FUL	36 Brook Road, Benfleet	1	5 to 10 years		1			
130	CPT/3/11/FUL	Rear of 3 Hope Road, Benfleet	1	5 to 10 years		1			
131	2014/4	Land East of Downer Road North, Benfleet	0	5 to 10 years					0
132	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	25	5 to 10 years		25			
133	2007/164	Outpatients centre, Long Road, Canvey Island	10	5 to 10 years		10			
134	CTC/009	South of Haron Close, Canvey Island	10	5 to 10 years		10			
135	FC01 SITE 26	Land opposite 77-83 Maple Way, Canvey Island	2	5 to 10 years		2			
136	FC04 SITE 17	Land adj 15 Little Gypps Road, Canvey Island	1	5 to 10 years		1			
137	FC01 SITE 4	Land adj 16 Pine Close, Canvey Island	2	5 to 10 years		2			
138	2012/25	Land adjacent 2 Cedar Road, Canvey Island	1	5 to 10 years		1			
139	FG04 SITE 13	Adjacent to 10 Green Avenue, Canvey Island	2	5 to 10 years		2			
140	FC04 SITE 11	Land adj 13 Linden Way, Canvey Island	1	5 to 10 years		1			
141	FC01 SITE 23	Land adj 38 Maple Way, Canvey Island	1	5 to 10 years		1			
142	FC04 SITE 8	Land adj 32 Linden Way, Canvey Island	1	5 to 10 years		1			
143	FC05 SITE 1	Land between 18 & 20 Little Gypps Road, Canvey Island	1	5 to 10 years		1			
144	FC07 SITE 6	70 Paarl Road, Canvey Island	1	5 to 10 years		1			
145	FC01 SITE 19	Land adj 21 Cherry Close, Canvey Island	1	5 to 10 years		1			
146	2012/31	Land between 14 & 16 Tilburg Road, Canvey Island	1	5 to 10 years		1			
147	ELR02 SITE 1	Prout Industrial Estate, Point Road, Canvey Island	35	5 to 10 years		35			
148	2007/152	Admiral Jellico Public House, High Street, Canvey Island	16	5 to 10 years		16			
149	FD08 SITE 4	Land between Shell Beach Road, Margareten Avenue & Eastern Esplanade, Canvey Island	4	5 to 10 years		4			
150	FD08 SITE 3	173 Eastern Esplanade, Canvey Island	2	5 to 10 years		2			
151	FD02 SITE 10	Land at junction of Gifhorn & Holbeck, Canvey Island	1	5 to 10 years		1			
152	2012/26	Land between 20 & 26 Marine Avenue, Canvey Island	1	5 to 10 years		1			
153	FE09 SITE 13	9 Goirle Avenue, Canvey Island	1	5 to 10 years		1			
154	2014/7	Timber Yard, R/O 149-153 High Street, Canvey Island	3	5 to 10 years		3			
155	CTC/014	43 High Street, Canvey Island	4	5 to 10 years		4			
156	GB05(A2)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 2	487	5 to 10 years		250	237		
157	CTC/005	West of Venebles Close, Canvey Island	30	5 to 10 years		30			
158	CTC/011	Haystack car park, Long Road, Canvey Island	18	5 to 10 years		18			

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2016 - 2021	2021 - 2026	2026 - 2031	2031 +	Not Available and/or Suitable
159	CTC/012	Job Centre, 140 Furtherwick Road, Canvey Island	15	5 to 10 years		15			
160	2007/115	258 Furtherwick Road, Canvey Island	5	5 to 10 years		5			
161	CTC/017	116-132 High Street, Canvey Island	8	5 to 10 years		8			
162	CTC/016	108-112 High Street & 2 Florence Road, Canvey Island	8	5 to 10 years		8			
163	FF01 SITE 21	45 Welbeck Road, Canvey Island	1	5 to 10 years		1			
164	FE13 SITE 7	2 Delgada Road, Canvey Island	1	5 to 10 years		1			
165	PGB	Land between Canvey Road, Roscommon Way & Northwick Road (Triangle Site), Canvey Island	199	5 to 10 years					199
166	GB03	West Canvey Road (Frontage), Canvey Island	50	5 to 10 years		50			
167	2012/32	Land adj 31 St Christopher's Close, Canvey Island	3	5 to 10 years		3			
168	CPT/596/12/FUL	27 Craven Avenue, Canvey Island	1	5 to 10 years		1			
169	FG02 SITE 5	Land adj 7 Holland Avenue, Canvey Island	2	5 to 10 years		2			
170	GF02A	Hadleigh Junior School, Church Road, Hadleigh	22	5 to 10 years		22			
171	2013/9	244-258 London Road (Garston Block), Hadleigh	49	5 to 10 years		49			
172	2012/2	21 Lynton Road, Hadleigh	4	5 to 10 years		4			
173	2010/4/MR	Garden Centre, 555 London Road, Hadleigh	6	5 to 10 years		6			
174	2012/4	Hadleigh Police Station, Hadleigh	2	5 to 10 years		2			
175	2013/6	20 The Avenue, Hadleigh	4	5 to 10 years		4			
176	PE/00039/2013	296 London Road, Hadleigh	2	5 to 10 years		2			
177	CPT/430/12/FUL	391-391a London Road, Hadleigh	2	5 to 10 years		2			
178	2013/10	Land south of Daws Heath Road, Hadleigh	90	5 to 10 years					90
179	PGB10	Oak Tree Farm (North field) and Southfield Close Extension, Hadleigh	90	5 to 10 years		90			
180	2012/1	20 Haresland Close, Hadleigh	9	5 to 10 years		9			
181	PGB21	Land east of 174 Bramble Road, Hadleigh	10	5 to 10 years		10			
182	PGB22(B)	164-240 Daws Heath Road, Hadleigh	8	5 to 10 years		8			
183	14/0422/PREAPP	116 Rayleigh Road, Hadleigh	4	5 to 10 years		4			
184	CPT/389/11/FUL	Land r/o 491-493 Rayleigh Road, Thundersley	4	5 to 10 years		4			
185	2014/2	Land East of Manor Trading Estate, Thundersley	100	5 to 10 years		100			
186	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	106	5 to 10 years		106			
187	PGB46	North of Grasmere, Thundersley	40	5 to 10 years					40
188	PGB20	Land west of Keswick Road, Thundersley	18	5 to 10 years		18			
189	PGB47	Junction of Grasmere Road & Thirlmere Road, Thundersley	0	5 to 10 years					0
190	FN06 SITE 16	Canvey Supply, 223 London Road, Thundersley	31	5 to 10 years		31			
191	14/0303/PREAPP	Bowercombe, Great Burches Road, Thundersley	2	5 to 10 years		2			
192	PGB31	Extension to Silverdale, Thundersley	6	5 to 10 years					6
193	2014/5	Land to the West of Borrowdale Road, Thundersley	6	5 to 10 years					6
194	PGB48	West of Bassenthwaite Road, Thundersley	2	5 to 10 years		2			
195	FN02 SITE 2	Marimba, Goldfinch Lane, Thundersley	2	5 to 10 years		2			
196	2012/14	34 Linden Road, Thundersley	1	5 to 10 years		1			
197	FN10 SITE 14	Land adj 2 Thundersley Grove, Thundersley	1	5 to 10 years		1			
198	CPT/148/07/FUL	131 London Road, Thundersley	1	5 to 10 years		1			
199	FA08 SITE 4	6 Merton Road, Benfleet	4	10 to 15 years			4		
200	FA10 SITE 13	110 Kents Hill Road, Benfleet	3	10 to 15 years			3		
201	FA11 SITE 2	83 Thundersley Park Road, Benfleet	1	10 to 15 years			1		
202	2007/54	14 London Road, Benfleet	3	10 to 15 years			3		
203	FA09 SITE 20	39 Felstead Road, Benfleet	1	10 to 15 years			1		
204	2010/7	11 Highfield Avenue, Benfleet	1	10 to 15 years			1		
205	FB02 SITE 14	Valee Casa, 62 Hill Road, Benfleet	5	10 to 15 years			5		
206	2007/22	South Benfleet Social Club, 8 Vicarage Hill, Benfleet	12	10 to 15 years			12		
207	FB01 SITE 10	162 Thundersley Park Road, Benfleet	1	10 to 15 years			1		
208	FB01 SITE 3	188 Thundersley Park Road, Benfleet	1	10 to 15 years			1		
209	2012/12	Land to the south east corner of School Lane Car Park, Benfleet	2	10 to 15 years			2		
210	FB11 SITE 11	70 St Marys Road, Benfleet	1	10 to 15 years			1		
211	2007/21	3 Vicarage Hill, Benfleet	3	10 to 15 years			3		
212	FB09 SITE 31	Land adj 41 Greenwood Avenue, Benfleet	1	10 to 15 years			1		

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2016 - 2021	2021 - 2026	2026 - 2031	2031 +	Not Available and/or Suitable
213	FB07 SITE 34	19 Hillside Road, Benfleet	1	10 to 15 years			1		
214	2007/15	Benfleet Tavern Public House (formerly Appleton Arms), High Road, Benfleet	14	10 to 15 years			14		
215	FM04 SITE 7	116 Cumberland Avenue, Benfleet	1	10 to 15 years			1		
216	2007/23	Willow Funeral Services, 61 High Road, Benfleet	8	10 to 15 years			8		
217	FM10 SITE 4	72 Brook Road, Benfleet	1	10 to 15 years			1		
218	2007/10	Benfleet Clinic, 513 High Road, Benfleet	4	10 to 15 years			4		
219	2012/28	Land between 12 & 14 Merrivale, Benfleet	1	10 to 15 years			1		
220	2012/29	Land between 37 & 45 Merrivale, Benfleet	2	10 to 15 years			2		
221	2012/20	Land r/o 56-80 North Avenue, Canvey Island	4	10 to 15 years			4		
222	FC03 SITE 21	62 Thisselt Road, Canvey Island	2	10 to 15 years			2		
223	FC03 SITE 8	174 Waarden Road, Canvey Island	1	10 to 15 years			1		
224	FC10 SITE 26	65 Lionel Road, Canvey Island	1	10 to 15 years			1		
225	FC10 SITE 14	52 Vaagen Road, Canvey Island	1	10 to 15 years			1		
226	FC06 SITE 5	46 Delfzul Road, Canvey Island	1	10 to 15 years			1		
227	FC09 SITE 14	33 Roosevel Avenue, Canvey Island	1	10 to 15 years			1		
228	FC10 SITE 18	28 Thelma Avenue, Canvey Island	1	10 to 15 years			1		
229	FD06 SITE 11	10 Woodville Road, Canvey Island	2	10 to 15 years			2		
230	FD03 SITE 2	55 Hannett Road, Canvey Island	2	10 to 15 years			2		
231	FD12 SITE 15	34 Beck Road, Canvey Island	1	10 to 15 years			1		
232	FD10 SITE 4	36 Holbek Road, Canvey Island	1	10 to 15 years			1		
233	FD06 SITE 25	61 Taranto Road, Canvey Island	1	10 to 15 years			1		
234	FD06 SITE 37	29 St. Annes Road, Canvey Island	1	10 to 15 years			1		
235	FD01 SITE 30	Land adj 15 Stevens Close, Canvey Island	1	10 to 15 years			1		
236	FD07 SITE 19	44 Gafzelle Drive, Canvey Island	1	10 to 15 years			1		
237	FD05 SITE 8	Land north 42 Zelham Drive, Canvey Island	1	10 to 15 years			1		
238	FD04 SITE 11	4 Buren Avenue, Canvey Island	1	10 to 15 years			1		
239	FD12 SITE 16	11 Northfalls Road, Canvey Island	1	10 to 15 years			1		
240	FE03 SITE 29	Land adj 63 Nevada Road, Canvey Island	3	10 to 15 years			3		
241	CTC/013	11-23 High Street, Canvey Island	6	10 to 15 years			6		
242	FD01 SITE 17	The Manse, Woodville Road, Canvey Island	1	10 to 15 years			1		
243	FE06 SITE 3	55 Heilsburg Road, Canvey Island	1	10 to 15 years			1		
244	FE09 SITE 26	The Haven, Korndyk Avenue, Canvey Island	1	10 to 15 years			1		
245	FD01 SITE 20	84 Westerland Avenue, Canvey Island	1	10 to 15 years			1		
246	FF03 SITE 6	17 Poplar Road, Canvey Island	2	10 to 15 years			2		
247	2007/113/193A	Rear of Monico Club & car park, Eastern Esplanade, Canvey Island	8	10 to 15 years			8		
248	2012/15	2-6 May Avenue, Canvey Island	1	10 to 15 years			1		
249	2007/126	2 Elm Road, Canvey Island	2	10 to 15 years			2		
250	FF03 SITE 3	2 Labworth Road, Canvey Island	1	10 to 15 years			1		
251	FF03 SITE 14	18 Elm Road, Canvey Island	1	10 to 15 years			1		
252	2007/143	Canvey Club, 162 High Street, Canvey Island	2	10 to 15 years			2		
253	FE08 SITE 40	1 Bramble Road, Canvey Island	1	10 to 15 years			1		
254	FF01 SITE 24	11 Cottesmore Close, Canvey Island	1	10 to 15 years			1		
255	FE08 SITE 41	2 Bramble Road, Canvey Island	1	10 to 15 years			1		
256	CTC/015	78-88 High Street, Canvey Island	6	10 to 15 years			6		
257	FE12 SITE 8	25 Florence Road, Canvey Island	1	10 to 15 years			1		
258	FE13 SITE 1	22 Odessa Road, Canvey Island	1	10 to 15 years			1		
259	2012/24	Land to rear of 29-51 St Agnes Drive, Canvey Island	1	10 to 15 years			1		
260	2012/18	Land between 12 & 14 St Johns Crescent, Canvey Island	2	10 to 15 years			2		
261	2012/19	Land to rear of 12-18 St Peters Road, Canvey Island	4	10 to 15 years			4		
262	2012/22	Land to rear of 3-15 St Davids Walk, Canvey Island	1	10 to 15 years			1		
263	2012/23	Land to rear of 25-37 St Marks Road, Canvey Island	1	10 to 15 years			1		
264	FG09 SITE 11	1 Coniston Road, Canvey Island	1	10 to 15 years			1		
265	2010/8	Cheriton, Stroma Avenue, Canvey Island	10	10 to 15 years			10		
266	FH05 SITE 17	Land between 15-23 Tabora Avenue, Canvey Island	1	10 to 15 years			1		
267	2012/16	Land to rear of 187-209 Link Road, Canvey Island	3	10 to 15 years			3		

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2016 - 2021	2021 - 2026	2026 - 2031	2031 +	Not Available and/or Suitable
268	2012/17	Land between 43 & 45 Benderloch, Canvey Island	2	10 to 15 years			2		
269	2012/8	Garage court at Brindles, Canvey Island	4	10 to 15 years			4		
270	2014/1	Land South of Eastwood Old Road, Eastwood	112	10 to 15 years			112		
271	2013/11	Land north of Eastwood Old Road, Hadleigh	46	10 to 15 years					46
272	2012/11	Land adj 430 & 460 Daws Heath Road, Hadleigh	5	10 to 15 years			5		
273	2007/99	81 London Road, Hadleigh	10	10 to 15 years			10		
274	2007/96	Thames Loose Leaf, 289 Kiln Road, Hadleigh	12	10 to 15 years			12		
275	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	1	10 to 15 years			1		
276	2013/1	Land adj 24 Windsor Gardens, Hadleigh	2	10 to 15 years			2		
277	PGB09	Land off Kiln Road/North of The Chase, Thundersley	311	10 to 15 years			311		
278	2007/52	Halfords, 543-557 Rayleigh Road, Thundersley	32	10 to 15 years			32		
279	2007/51	Glendale International Ltd, 533 Rayleigh Road, Thundersley	18	10 to 15 years			18		
280	2007/40	343 Rayleigh Road, Thundersley	10	10 to 15 years			10		
281	2007/92	201-205 Kiln Road, Thundersley	6	10 to 15 years			6		
282	2012/5	Land to rear of 125-139 Roseberry Avenue, Thundersley	1	10 to 15 years			1		
283	FK10 SITE 16	Adj 6 Albert Road, Thundersley	1	10 to 15 years			1		
284	PGB42	North West Benfleet Urban Extension, Thundersley	2500	10 to 15 years			500	2000	
285	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	50	10 to 15 years			50		
286	FN09 SITE 18	49-51 Rhoda Road North, Thundersley	2	10 to 15 years			2		
287	FN04 SITE 9	18 Grasmere Road, Thundersley	1	10 to 15 years			1		
288	FN07 SITE 2	45 Manor Road, Thundersley	1	10 to 15 years			1		
289	FN04 SITE 14	22 Borrowdale Road, Thundersley	1	10 to 15 years			1		
290	FN06 SITE 20	30 Linden Road, Thundersley	1	10 to 15 years			1		
291	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	104	15 years +				104	
292	CPT/147/07/FUL	11 Clifton Avenue, Benfleet	1	Stalled					1
293	CPT/97/99/FUL	Land north of Romsey Drive, Benfleet	2	Stalled					2
294	CPT/486/09/OUT	166-168 Kiln Road, Benfleet	6	Stalled					6
295	FH09 SITE 27	19-23 Third Avenue, Canvey Island	2	Stalled					2
296	CPT/24/05/FUL	320 London Road, Hadleigh	20	Stalled					20
297	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	27	Not available					27
298	FA05 SITE 12	286 London Road, Benfleet	5	Not available					5
299	2007/67	Maharaja Restaurant, 358 London Road, Benfleet	6	Not available					6
300	FA08 SITE 11	23 Clifton Avenue, Benfleet	1	Not available					1
301	FA02 SITE 7	15 Homefields Avenue, Benfleet	1	Not available					1
302	FA11 SITE 15	30 Avondale Road, Benfleet	1	Not available					1
303	FA02 SITE 5	76 Homefields Avenue, Benfleet	1	Not available					1
304	FA11 SITE 14	12 Avondale Road, Benfleet	1	Not available					1
305	FA11 SITE 24	179 Thundersley Park Road, Benfleet	1	Not available					1
306	FA01 SITE 17	19 Romsey Road, Benfleet	1	Not available					1
307	2007/8	620 High Road, Benfleet	1	Not available					1
308	2013/3	295, 297, 297A Benfleet Road, Benfleet	3	Not available					3
309	2007/199	Railway car park, School Lane, Benfleet	13	Not available					13
310	2007/89	174-176 Kiln Road, Benfleet	11	Not available					11
311	FB03 SITE 21	21 Netherfield, Benfleet	1	Not available					1
312	FB03 SITE 31	62 Kiln Road, Benfleet	3	Not available					3
313	FB03 SITE 17	14 Hermitage Avenue, Benfleet	1	Not available					1
314	2007/80	36 Kiln Road, Benfleet	1	Not available					1
315	FB05 SITE 9	60 Benfleet Road, Benfleet	1	Not available					1
316	FB03 SITE 16	18 Hermitage Avenue, Benfleet	1	Not available					1
317	FB07 SITE 31	29 Kings Road, Benfleet	1	Not available					1
318	FB07 SITE 5	72 Underhill Road, Benfleet	1	Not available					1
319	2007/81	2 Cherrymeade, Benfleet	1	Not available					1
320	FB05 SITE 2	254 Kiln Road, Benfleet	1	Not available					1
321	FB09 SITE 39	40 St Marys Drive, Benfleet	1	Not available					1
322	FB09 SITE 37	25 Greenwood Avenue, Benfleet	1	Not available					1

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2016 - 2021	2021 - 2026	2026 - 2031	2031 +	Not Available and/or Suitable
323	FB07 SITE 35	Land adj 18 Alexandra Road, Benfleet	2	Not available					2
324	FB06 SITE 20	19 Grove Road, Benfleet	1	Not available					1
325	FB07 SITE 27	11 St Marys Drive, Benfleet	1	Not available					1
326	FM01 SITE 7	66 Wavertree Road, Benfleet	1	Not available					1
327	FA 10 SITE 16	195-201 Oakfield Road, Benfleet	2	Not available					2
328	FM01 SITE 15	44 Uplands Road, Benfleet	2	Not available					2
329	2007/16	308-314 High Road, Benfleet	10	Not available					10
330	FM04 SITE 8	122 Cumberland Avenue, Benfleet	1	Not available					1
331	2007/20	R/o 81-87 High Road, Benfleet	3	Not available					3
332	FA10 SITE 15	187 Oakfield Road, Benfleet	1	Not available					1
333	FM12 SITE 11	16 Green Road, Benfleet	1	Not available					1
334	FM12 SITE 20	40 Hall Farm Road, Benfleet	1	Not available					1
335	FM10 SITE 3	R/o 36-38 Hope Road, Benfleet	1	Not available					1
336	2007/155/56/57	54 Long Road, Canvey Island	2	Not available					2
337	2007/175	302-304 Long Road, Canvey Island	1	Not available					1
338	FC03 SITE 11	78 Thisselt Road, Canvey Island	3	Not available					3
339	FC02 SITE 16	64 Urmond Road, Canvey Island	1	Not available					1
340	FC10 SITE 28	18 Sydervelt Road, Canvey Island	1	Not available					1
341	FD04 SITE 20	57 Point Road, Canvey Island	1	Not available					1
342	FD11 SITE 17	7 Park Road, Canvey Island	1	Not available					1
343	FD05 SITE 7	31 Aalten Avenue, Canvey Island	1	Not available					1
344	FD06 SITE 5	234 High Street, Canvey Island	1	Not available					1
345	FD01 SITE 27	29 Geylen Road, Canvey Island	1	Not available					1
346	FD06 SITE 7	16 Hope Road, Canvey Island	1	Not available					1
347	FD09 SITE 20	46 Marine Avenue, Canvey Island	1	Not available					1
348	FD06 SITE 28	58 Hope Road, Canvey Island	1	Not available					1
349	FD09 SITE 3	38 Weel Road, Canvey Island	1	Not available					1
350	FD05 SITE 10	11 Chapman Road, Canvey Island	1	Not available					1
351	FD09 SITE 25	3 Marine Avenue, Canvey Island	1	Not available					1
352	FD09 SITE 26	28 Station Road, Canvey Island	1	Not available					1
353	FD01 SITE 15	10 Yamburg Road, Canvey Island	1	Not available					1
354	FE03 SITE 20	11 Miltsin Avenue, Canvey Island	1	Not available					1
355	2007/122/123	204-206 Furtherwick Road, Canvey Island	5	Not available					5
356	FF04 SITE 19	58 Leigh Road, Canvey Island	1	Not available					1
357	FF05 SITE 34	23-25 Meynell Avenue, Canvey Island	1	Not available					1
358	2007/120	1 Marine Approach, Canvey Island	2	Not available					2
359	FF01 SITE 1	85 Long Road, Canvey Island	1	Not available					1
360	FG09 SITE 5	20 Rose Road, Canvey Island	1	Not available					1
361	FF04 SITE 25	Rear gardens of 31 & 33 Marine Approach, Canvey Island	1	Not available					1
362	2007/118	2 Meynell Avenue, Canvey Island	1	Not available					1
363	FF01 SITE 20	29 Welbeck Road, Canvey Island	1	Not available					1
364	FG09 SITE 4	22 Rose Road, Canvey Island	1	Not available					1
365	2007/150	1 Gafzelle Drive, Canvey Island	1	Not available					1
366	FF02 SITE 27	176 Furtherwick Road, Canvey Island	1	Not available					1
367	FF01 SITE 16	4 Welbeck Road, Canvey Island	1	Not available					1
368	FF01 SITE 11	6 Westwood Road, Canvey Island	1	Not available					1
369	FE12 SITE 15	19 Juliers Road, Canvey Island	1	Not available					1
370	FE12 SITE 3	Land between 5 & 7 Oxford Road, Canvey Island	1	Not available					1
371	GB05(B)	Thorney Bay Park West, Thorney Bay Road, Canvey Island (Park Homes)	0	Not available					0
372	CPT/111/02/FUL	Holehaven Caravan Park, Haven Road, Canvey Island	7	Not available					7
373	2007/189	186 Canvey Road, Canvey Island	2	Not available					2
374	FG05 SITE 4	393 Long Road, Canvey Island	1	Not available					1
375	2007/167	Whiteways, 1 Thorney Bay Road, Canvey Island	1	Not available					1
376	2007/178	Canvey Village Surgery, 391 Long Road, Canvey Island	1	Not available					1
377	2007/181	1 Village Hall Close, Canvey Island	1	Not available					1

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2016 - 2021	2021 - 2026	2026 - 2031	2031 +	Not Available and/or Suitable
378	FG08 SITE 1	211 Long Road, Canvey Island	1	Not available					1
379	2007/195	1a Hawkesbury Road, Canvey Island	1	Not available					1
380	2007/196	Doctors Surgery, 409 Long Road, Canvey Island	1	Not available					1
381	FH05 SITE 16	Rosary, Tabora Avenue, Canvey Island	1	Not available					1
382	FH03 SITE 3	Adj to Syringa, Somnes Avenue, Canvey Island	1	Not available					1
383	2010/6	25-31 & 37-39 Scrub Lane, Hadleigh	16	Not available					16
384	2012/5/MR	1-3 Park Chase, Hadleigh	4	Not available					4
385	2010/3/MR	683-687 London Road, Hadleigh	5	Not available					5
386	PE/00010/2014	Land to rear of 50 & 52 Seymour Road, Hadleigh	1	Not available					1
387	2007/41	394-402 Rayleigh Road, Hadleigh	14	Not available					14
388	FP01 SITE 22	73 Daws Heath Road, Hadleigh	1	Not available					1
389	FP03 SITE 14	284 Rayleigh Road, Hadleigh	1	Not available					1
390	CPT/174/07/FUL	319 Daws Heath Road, Hadleigh	1	Not available					1
391	FP04 SITE 1	419 Daws Heath Road, Hadleigh	1	Not available					1
392	CPT/70/13/OUT	80 Daws Heath Road, Hadleigh	1	Not available					1
393	FA11 SITE 18	141 Thundersley Park Road, Benfleet	1	Not available					1
394	2007/46/47	477-489 Rayleigh Road, Thundersley	9	Not available					9
395	FN11 SITE 9	37 Kiln Road, Thundersley	1	Not available					1
396	2007/94	Rear of 221-229 Kiln Road, Thundersley (previously known as 221-235 Kiln Road, Thundersley)	4	Not available					4
397	FJ08 SITE 7	243 Hart Road, Thundersley	1	Not available					1
398	FJ07 SITE 14	68 The Chase, Thundersley	1	Not available					1
399	FJ08 SITE 5	205 Hart Road, Thundersley	1	Not available					1
400	2007/50	529 Rayleigh Road, Thundersley	3	Not available					3
401	2007/85	1 Warren Chase, Thundersley	3	Not available					3
402	FJ04 SITE 14	R/o 4-5 Deerhurst Close, Thundersley	2	Not available					2
403	2007/58	101 & 105 London Road & 1 Rushbottom Lane, Thundersley	11	Not available					11
404	FK10 SITE 28	12 Ivy Road, Thundersley	1	Not available					1
405	FK08 SITE 4	Formosa, Roseberry Avenue, Thundersley	1	Not available					1
406	2007/79	Ex Social services building, 535 London Road, Thundersley	8	Not available					8
407	FN10 SITE 5	64 Kenneth Road, Thundersley	1	Not available					1
408	FN10 SITE 12	164 Kenneth Road, Thundersley	1	Not available					1
409	FN09 SITE 25	Birchwood, Thundersley Grove, Thundersley	1	Not available					1
410	FN10 SITE 3	18 Coombewood Drive, Thundersley	1	Not available					1
411	2007/66	331 London Road, Thundersley	3	Not available					3
412	2007/68	Benfleet Dental Clinic, 3 Downer Road North, Thundersley	2	Not available					2
413	FN04 SITE 5	1 Langford Crescent & r/o 27 & 29 Raymonds Drive, Thundersley	1	Not available					1

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
1	FA01 SITE 2	44 London Road, Benfleet (previously 44-54 London Road)	0.28	Full Application (any stage)	As per approved planning consent.			13
2	15/0301/FUL	64 Kimberley Road, Benfleet	0.08	Full Application (any stage)	As per approved planning consent.			1
3	FA05 SITE 9	20 Gifford Road, Benfleet	0.08	As per approved planning consents.	As per approved planning consents.			2
4	FA05 SITE 10	Land adj 17 St. Clements Crescent, Benfleet / Site Opposite 14 St Clements Crescent, Benfleet	0.07	As per approved planning consent.	As per approved planning consent.			3
5	CPT/129/10/FUL	679 High Road, Benfleet	0.07	Full Application (any stage)	As per approved planning consent.			3
6	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	0.03	As per approved planning consent.	As per approved planning consents.			1
7	PGB05	Land between Felstead Road and Catherine Road, Benfleet	8.7	Refused - Details only	Planning application (net 168) refused on grounds of overdevelopment of site. More appropriate layout considered could deliver around 140 dwellings.			140
8	2013/2	Wall Wood & 291 Benfleet Road, Benfleet	1.52	SHLAA Submission	Site is heavily wooded & vegetated & the subject to TPO. This significantly restricts number of dwellings capable of being accommodated on site.			0
9	PGB08	Land to south of Essex Way, Benfleet	1.21	Pre-application Proposals	RDG requirements - likely to be able to accommodate up to 30 dwellings on site.			30
10	PGB36	396-408 London Road, Benfleet	1.1	Full subject to S106	As per approved planning consent.			55
11	2012/10	44 Badger Hall Avenue, Benfleet	0.41	SHLAA Submission	Heavily wooded site, likely to severely restrict number of dwellings, that could be constructed.	1	2	2
12	14/0389/FUL	140 Shipwrights Drive, Benfleet	0.38	Full Application (any stage)	As per approved planning consent.			7
13	2007/18	240-244 High Road, Benfleet	0.19	Full Application (any stage)	As per submitted planning application.			18
14	CPT/686/13/FUL	18-32 High Road, Benfleet	0.16	Full Application (any stage)	As per approved planning consent.			3
15	PGB44	Land between 24-34 Crescent Road, Benfleet	0.15	Full Application (any stage)	As per approved planning consent.			3
16	CPT/599/13/FUL	Land to rear of 17 & 19 Downer Road, Benfleet	0.14	Full Application (any stage)	As per planning application.			2
17	2013/4	87-97 High Street, Benfleet	0.13	Full Application (any stage)	As per submitted application			14
18	14/0604/FUL	48 High Road, Benfleet	0.08	Full Application (any stage)	As per approved planning consent.			2
19	CPT/20/13/OUT & CPT/46/14/FUL	178 High Road, Benfleet	0.04	Full Application (any stage)	As per approved planning consent			3
20	15/0961/FUL	Land adjacent 1 Norwood Drive, Benfleet	0.03	As per approved planning consent.	As per approved planning consents.			1
21	15/0847/CPA	206 High Road, Benfleet	0.02	Prior Approval not required.	As per Prior Approval application.			1
22	15/0930/FUL	Flutes, 9-15 High Street, Benfleet	0.02	As per approved planning consent.	As per approved planning consent.			1
23	15/0911/FUL	Land adjacent 2 Wensley Road, Benfleet	0.01	As per approved planning consent.	As per approved planning consent.			1
24	PGB30(C)	Land South of Jotmans Lane, Benfleet	14.76	Full Application (any stage)	265 for eastern part of site, as per submitted planning consent (30dph). 135 for western part of site at 30dph.			400
25	2014/3	Land to the north & west of The Hoy & Helmet Public House, High Street, Benfleet	0.94	Local Plan Representation	Heavily wooded site & presence of drainage ditches, & consideration of flood risk matters & impact on Conservation Area likely to severely restrict number of dwellings, that could be constructed.			14
26	16/0266/PREAPP	65 Thundersley Park Road, 1 & 1a Clarence Road, Benfleet	0.26	Pre-application Proposal	Design & layout needs to achieve the RDG standards within the context of site & surroundings. Likely to accommodate 3 to 6 dwellings on site			1
27	2012/13	Brook Road / Hall Farm Road, Benfleet	0.25	Full Application (any stage)	As per approved planning consent.			14
28	2012/9	45 Fleet Road, Benfleet	0.11	Residential Design Guidance / Context Based	As per approved planning consent.			2
29	FM03 SITE 10	68 Cumberland Avenue, Benfleet	0.11	Full Application (any stage)	As per approved planning consent.			1
30	14/0589/FUL	109-111 High Road, Benfleet	0.06	Full Application (any stage)	As per approved planning consent.			7

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
31	15/0572/FUL	23 Fleet Road, Benfleet	0.06	As per approved planning consent.	As per planning consent.			1
32	15/0022/FUL	44 Kents Hill Road, Benfleet	0.05	Full Application (any stage)	As per approved planning consent.			1
33	CPT/46/07/REN	12 Melcombe Road, Benfleet	0.04	Full Application (any stage)	As per approved planning consent.			1
34	15/0952/FUL	117-123 London Road, Benfleet	0.17	As per approved planning consent.	As per approved planning consent.			10
35	15/0766/OUT	Carningle, The Common, Benfleet	0.11	As per approved planning consent.	As per planning consent.			2
36	CPT/522/13/FUL	47 Paarl Road, Canvey Island	0.12	Full Application (any stage)	As per approved planning consent			5
37	FC09 SITE 20	120-122 Lionel Road, Canvey Island	0.09	Full Application (any stage)	Original SHLAA site was just 122 Lionel Road. Now site of 120-122 Lionel Road. 15/0270/FUL - 3 detached houses - Approved 04/08/2015. 14/0128/FUL - Refused for 4 dwellings - Overdevelopment.			2
38	CPT/684/12/FUL	Land between 117 & 123 Lionel Road, Canvey Island	0.05	Full Application (any stage)	As per approved planning consent.			2
39	14/0003/FUL	Pandoras Box, 300 Long Road, Canvey Island	0.04	Full Application (any stage)	As per planning application			2
40	CPT/446/13/FUL	Land adjacent 134 Cedar Road, Canvey Island	0.04	Full Application (any stage)	As per approved planning consent			1
41	14/0095/PREAPP	Land R/o 3 Vaagen Road, Canvey Island	0.03	Pre-application Proposal	RDG requirements - likely to be able to accommodate 1 dwelling on site.			1
42	CPT/515/12/FUL	Land adj 69 Waarden Road, Canvey Island	0.02	Full Application (any stage)	As per approved planning consent.			1
43	ELR02 SITE 2	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	1.56	Pre-application Proposals	RDG requirements - likely to be able to accommodate up to 55 dwellings on site.			55
44	FD05 SITE 21	51 Chapman Road, Canvey Island	0.16	Full Application (any stage)	As per planning application submission.			3
45	CPT/315/13/FUL	Land to East of Wall Road, Canvey Island	0.1	Full Application (any stage)	As per approved planning consent			3
46	CPT/314/13/FUL	Land to East of Wall Road, Canvey Island	0.06	Full Application (any stage)	As per approved planning consent.			1
47	FD05 SITE 6	9 Aalten Avenue, Canvey Island	0.03	Full Application (any stage)	As per approved planning consent.			1
48	FD05 SITE 13	32 Chapman Road, Canvey Island	0.03	Full Application (any stage)	As per approved planning consent.			1
49	CTC/019	125-127 High Street, Canvey Island	0.19	Full Application (any stage)	As per planning consent.			14
50	CPT/140/13/FUL	71 High Street, Canvey Island	0.09	Full Application (any stage)	As per approved planning consent			4
51	2007/145	R/O 149-153 High Street, Canvey Island	0.07	Full Application (any stage)	As per approved application. Site now reduced in size from previous SHLAA entries. Front of site now redeveloped for retail & drinking establishment & has been removed from site area & timber yard to rear now separate entry into SHLAA.			3
52	14/0015/FUL	19 Larup Avenue, Canvey Island	0.07	Full Application (any stage)	As per planning application			3
53	CPT/271/13/FUL	9 Hernen Road, Canvey Island	0.06	Full Application (any stage)	As per approved planning consent			2
54	FE09 SITE 11	61 Mornington Road, Canvey Island	0.04	Residential Design Guidance / Context Based	As per approved planning consent.			1
55	GB05 (A1)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 1	5.47	Full Application (any stage)	As per submitted planning application.			113
56	CPT/484/12/FUL & CPT/671/12/FUL	Thames Court, Western Esplanade, Canvey Island	0.07	Full Application (any stage)	As per approved planning consent.			2
57	FF02 SITE 5	19 Clifton Road, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
58	14/0016/FUL	23 May Avenue, Canvey Island	0.04	Full Application (any stage)	As per approved planning consent			1

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
59	FE13 SITE 18	11 Rosbach Road, Canvey Island	0.04	Full Application (any stage)	As per approved planning consent			1
60	CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	0.01	Full Application (any stage)	As per approved planning consent.			1
61	GB02	East of Canvey Road, Canvey Island	15.6	Full Application (any stage)	As per submitted planning application.			275
62	2012/21	Land to rear of 37-46 St Christopher's Close, Canvey Island	0.13	Full Application (any stage)	As per approved planning consent.			3
63	GB04	Former Castle View School, Meppel Avenue, Canvey Island	0.95	SHLAA Submission	The Council consider that 50 specialist extra care accommodation could be accommodated on site. Essex County Council Asset Management consider 50 general purpose housing could be accommodated on site.			50
64	CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	0.08	Full Application (any stage)	As per approved planning consent			5
65	CPT/498/12/FUL	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	0.08	Full Application (any stage)	As per approved planning consent			4
66	FH01 SITE 8	75 Central Avenue, Canvey Island	0.04	Full Application (any stage)	As per approved planning consent.			2
67	15/0264/FUL	14 Paarl Road, Canvey Island	0.08	Residential Design Guidance / Context Based	As per planning consent.			3
68	14/0465/FUL	7 Kollum Road, Canvey	0.03	Full Application (any stage)	As per approved planning consent.			1
69	15/0400/FUL	21 Brandenburg Road, Canvey	0.07	Residential Design Guidance / Context Based	As per planning consent.			3
70	15/0423/FUL	58 Central Wall Road, Canvey Island	0.07	As per approved planning consent.	As per approved planning consent.			1
71	14/0644/FUL	8 Heideburg Road, Canvey	0.04	Full Application (any stage)	As per approved planning consent.			1
72	15/0249/FUL	Land Adjacent To 12 Whernside Avenue, Canvey Island	0.02	Full Application (any stage)	As per approved planning consent.			1
73	15/0595/FUL	109 Long Road, Canvey Island	0.2	As per approved planning consent.	As per planning consent.			7
74	15/0987/OUT	40 Roggel Road, Canvey Island	0.03	As per approved planning consent.	As per approved planning consent.			2
75	15/0562/FUL	100 High Street, Canvey Island	0.02	As per approved planning consent.	As per planning consent.			1
76	15/0563/FUL	100 High Street, Canvey Island	0.01	As per approved planning consent.	As per planning consent.			1
77	14/0446/FUL	25 Craven Avenue, Canvey	0.04	Full Application (any stage)	As per approved planning consent.			1
78	14/0733/FUL	Rear Of Silver Jubilee, Hilton Road, Canvey Island	0.13	As per approved planning consent.	As per planning consent.			4
79	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	0.07	Full Application (any stage)	As per approved planning consent.			5
80	GF02B	Land off Scrub Lane, Hadleigh	1.58	Pre-application Proposals	RDG requirements - likely to be able to accommodate up to 49 dwellings on site.			49
81	2013/8	The Island Site, High Street / London Road, Hadleigh	0.59	Pre-application Proposals	Residential development is likely to be provided above ground floor non-residential development.			54
82	CPT/193/07/FUL	4-12 Park Chase, Hadleigh	0.31	Full Application (any stage)	As per approved planning consent. 4 existing dwellings on site have been demolished.			21
83	CPT/99/08/FUL	325-339 London Road, Hadleigh	0.17	Full Application (any stage)	As per approved planning consent.			28
84	2007/111	Tower Radio, 573-581 London Road, Hadleigh	0.15	Full Application (any stage)	As per approved planning consent.			14
85	2010/9	R/O 106 Rectory Road, Hadleigh	0.1	Full Application (any stage)	As per approved planning consents.			1
86	15/0858/FUL	106 Rectory Road, Benfleet	0.1	As per approved planning consent.	As per approved planning consents.			1
87	15/0273/FUL	70 Church Road, Hadleigh	0.09	Full Application (any stage)	As per approved planning consent.			1

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
88	15/0495/FUL	R/O 25 St Johns Road, Hadleigh	0.06	As per approved planning consent.	As per planning consent.			1
89	CPT/600/12/FUL	121 Church Road, Hadleigh	0.04	Full Application (any stage)	As per approved planning consent.			1
90	15/0715/CPA	82 High Street, Hadleigh	0.04	Prior Approval not required.	As per Prior Approval application.			5
91	14/0028/FUL	Land Rear Of Holbrook House, Church Road, Hadleigh	0.03	Full Application (any stage)	As per approved planning consent.			1
92	14/0320/CPA	358 London Road, Hadleigh	0.01	Prior Approval not required.	As per Prior Approval application.			2
93	16/0014/FUL	2A Castle Road, Hadleigh	0.01	As per approved planning consent.	As per approved planning consent.			1
94	GB06	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	27.52	Local Plan Representation	As per Local Plan Representations.			430
95	PGB40	Brook Farm (east of Daws Heath Road), Hadleigh	5.38	SHLAA Submission	As per SHLAA submission			125
96	2012/7	Solby Wood Farm, Daws Heath Road, Hadleigh	2.64	Full Application (any stage)	As per submitted planning application			46
97	PGB45	Nashlea Farm, Poors Lane North, Hadleigh	1.01	Full Application (any stage)	As per approved planning consent.			6
98	FP03 SITE 3	60 Daws Heath Road, Hadleigh	0.36	Planning consent & Residential Design Guidance / Context Based	As per planning consent & Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
99	FP04 SITE 6	Land r/o 14-28 Moorcroft Avenue, Hadleigh	0.31	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
100	15/0698/PREAPP	450 Rayleigh Road, Benfleet	0.11	Pre-application Proposal	Design & layout needs to achieve the RDG standards within the context of site & surroundings. Likely to accommodate 3 to 6 dwellings on site	3	6	3
101	CPT/556/09/FUL	81 Daws Heath Road, Hadleigh	0.1	Full Application (any stage)	As per approved planning consent.			1
102	2012/27	Land between 64 & 68 Kingsmere, Hadleigh	0.07	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
103	16/0039/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	0.06	Prior Approval not required.	As per Prior Approval application.			1
104	CPT/655/11/FUL	Land adj 49 Hall Crescent, Hadleigh	0.04	Full Application (any stage)	As per approved planning consent.			1
105	16/0038/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	0.04	Prior Approval not required.	As per Prior Approval application.			1
106	GF01A	Land at Kiln Road, Thundersley (Long Term Housing Site A)	7.1	Full Application (any stage)	As per approved planning consents (150 dwellings). 123 completed in total (as of 28/07/2015). 86 completed in 2014/2015 period (including 30 affordable), therefore 27 remaining on site to be completed.			11
107	GF01B	Land at Kiln Road, Thundersley (Long Term Housing Site Site B)	2.6	Full Application (any stage)	As per approved planning application.			71
108	PGB09B	Land East of Cedar Hall School, Hart Road, Thundersley	1.71	Residential Design Guidance / Context Based / Ecological & Tree constraints.	Design & layout seeks to achieve the RDG standards within the context of site & surroundings & any constraints.			35
109	PGB09C	Nursery North of The Chase, Thundersley	1.55	Residential Design Guidance / Context Based / Ecological & Tree constraints.	Design & layout seeks to achieve the RDG standards within the context of site & surroundings & any constraints.			54
110	2013/5	Weir House, Arterial Road, Thundersley	0.34	Full Application (any stage)	As per approved planning consent.			12
111	FJ01 SITE 12	20-22 Kingsley Lane, Thundersley	0.16	As per approved planning consent.	As per planning consent.			2
112	14/0487/FUL	Fernleigh, Wensley Road, Benfleet	0.1	Full Application (any stage)	As per approved planning consent.			1
113	14/0022/FUL	Land Adjacent to Wealone, Wensley Road, Benfleet	0.04	Full Application (any stage)	As per approved planning consent.			1
114	GB07	Land West of Glebelands,	7.69	Outline	As per currently submitted outline planning application.			140

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
		Thundersley						
115	2012/30	Land adj to Lawns Court, Thundersley	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
116	PGB14	Brickfields, Great Burches Road, Thundersley	2	Full Application (any stage)	As per approved planning consents.			13
117	PGB24	Whitegate, Goldfinch Lane, Thundersley	0.27	Full Application (any stage)	As per planning consent.			5
118	PGB28	R/o 122 Stanley Road, Thundersley	0.13	Full Application (any stage)	Application for 3 dwellings had issues with meeting residential space standards. However consider could still accommodate 3 dwellings & meet RDG standards if designed carefully.			3
119	FN05 SITE 10	230 Church Road, Thundersley	0.11	Full Application (any stage)	As per approved planning consent.			7
120	FN09 SITE 20	58 Rhoda Road North, Thundersley	0.07	Full Application (any stage)	As per approved planning consent.			1
121	14/0151/FUL	7 The Sorrells, Benfleet	0.07	Full Application (any stage)	As per approved planning consent.			1
122	2010/2/MR	Beaver Doors, 211-213 London Road, Thundersley	0.07	Full Application (any stage)	As per approved planning consent.			10
123	CPT/197/13/FUL	Rear of 179-181 Church Road, Thundersley	0.02	Full Application (any stage)	As per approved planning consent			1
124	PGB30 (A)	Land south east of Sadlers Farm, Benfleet	7.77	Outline Application (any stage) / SHLAA submission	Site capacity determined looking at capacity considerations for sites to the south. Existing allotments to east relocated into site as part of larger master plan approach to development, which reduces developable area. PGB30(C) has capacity determinate of 30dph as per planning application CPT/122/13/OUT, including incorporating a landscaped buffer to the western boundary. Site PGB30(B) also has a capacity of 30dph & has to accommodate the landscaped buffer, additional open space, a nursery and one form of entry primary school with associated play space and a health care centre, reducing the amount of land available for residential development & number of dwellings accommodated on this site.			175
125	2014/6	Ellis House, Felstead Road, Benfleet	0.34	SHLAA Submission	Design Case Study 8. Site could be included within site PGB05.			5
126	2012/3	Benfleet Police Station, 90-92 High Road, Benfleet	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Deep staggered building line restricts number of dwellings capable of being accommodated, as being set back in site.			6
127	PGB32	Wheelers Takeaway, 458 London Road, Benfleet	0.13	SHLAA Submission	Design & layout seeking to achieve the RDG standards within the context of site & surroundings, would likely be able to accommodate 6 flats on site.			6
128	PGB30(B)	Land North of Jotmans Lane, Benfleet	16.67	SHLAA submission	Site to south PGB30(C) has capacity determinate of 30dph as per planning application CPT/122/13/OUT, including incorporating a landscaped buffer to the western boundary. This site (PGB30(B) has to accommodate the landscaped buffer, additional open space, a nursery and one form of entry primary school with associated play space and a health care centre. This would reduce the amount of land available for residential development and thus reduce the number of dwellings that could be accommodated on this site.			300
129	CPT/205/11/FUL	36 Brook Road, Benfleet	0.13	Full Application (any stage)	As per approved planning consent.			1
130	CPT/3/11/FUL	Rear of 3 Hope Road, Benfleet	0.05	Full Application (any stage)	As per approved planning consent.			1
131	2014/4	Land East of Downer Road North, Benfleet	1.1	Local Plan Representation	Site is heavily wooded & vegetated & the whole site is subject to an area TPO. This significantly restricts number of dwellings capable of being accommodated on site. Would need arboricultural report of site & woodland trees before appropriate capacity, if any, can be assessed.			0
132	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	0.39	SHLAA Submission	Retention of retail uses at ground floor level is required. This impacts on residential capacity. (Previously 4 separate sites - CTC/001, CTC/002, CTC/003 & CTC/004)			25
133	2007/164	Outpatients centre, Long Road, Canvey Island	0.3	SHLAA Submission	Site could accommodate 7 single dwellings, in varied layout, with access taken from both Long Road & Rembrandt Close, or could accommodate up to 12 flats in 'L' shaped block facing out onto Long Road & Sydervelt Road.	7	12	10
134	CTC/009	South of Haron Close, Canvey Island	0.25	Design Case Study 1F	Case Study 1F designs a scheme that takes into account the site constraints - TPO's & Flood Risk.			10
135	FC01 SITE 26	Land opposite 77-83 Maple Way, Canvey Island	0.11	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
136	FC04 SITE 17	Land adj 15 Little Gypps	0.11	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
		Road, Canvey Island						
137	FC01 SITE 4	Land adj 16 Pine Close, Canvey Island	0.07	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
138	2012/25	Land adjacent 2 Cedar Road, Canvey Island	0.07	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
139	FG04 SITE 13	Adjacent to 10 Green Avenue, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
140	FC04 SITE 11	Land adj 13 Linden Way, Canvey Island	0.05	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
141	FC01 SITE 23	Land adj 38 Maple Way, Canvey Island	0.04	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
142	FC04 SITE 8	Land adj 32 Linden Way, Canvey Island	0.04	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
143	FC05 SITE 1	Land between 18 & 20 Little Gypps Road, Canvey Island	0.04	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
144	FC07 SITE 6	70 Paarl Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
145	FC01 SITE 19	Land adj 21 Cherry Close, Canvey Island	0.03	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
146	2012/31	Land between 14 & 16 Tilburg Road, Canvey Island	0.03	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
147	ELR02 SITE 1	Prout Industrial Estate, Point Road, Canvey Island	1	Pre application Proposal	Comparable dwellings per hectare as ELR02 SITE 2.			35
148	2007/152	Admiral Jellico Public House, High Street, Canvey Island	0.35	Residential Design Guidance / Context Based	Design & layout seeks to address the RDG & to reflect the surrounding pattern of development, which is quite tight knit.			16
149	FD08 SITE 4	Land between Shell Beach Road, Margareten Avenue & Eastern Esplanade, Canvey Island	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
150	FD08 SITE 3	173 Eastern Esplanade, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
151	FD02 SITE 10	Land at junction of Gifhorn & Holbeck, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
152	2012/26	Land between 20 & 26 Marine Avenue, Canvey Island	0.03	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
153	FE09 SITE 13	9 Goirle Avenue, Canvey Island	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
154	2014/7	Timber Yard, R/O 149-153 High Street, Canvey Island	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
155	CTC/014	43 High Street, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
156	GB05(A2)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 2	15.36	Full Application (any stage)	As per approved planning consent.			487
157	CTC/005	West of Venebles Close, Canvey Island	0.4	SHLAA Submission	Design & layout should seek to achieve the RDG standards within the context of site & surroundings. Need to consider site is within central core of town centre & will need to retain a retail element at ground floor level.			30
158	CTC/011	Haystack car park, Long Road, Canvey Island	0.18	Residential Design Guidance / Context Based	Design & layout seeks to address the RDG & to reflect the surrounding pattern of development.			18
159	CTC/012	Job Centre, 140 Furtherwick Road, Canvey Island	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Ground floor residential accommodation requires safe refuse above the floor levels, such provision would reduce unit numbers on the upper floors.			15
160	2007/115	258 Furtherwick Road, Canvey Island	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			5
161	CTC/017	116-132 High Street, Canvey	0.1	Residential Design Guidance /	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			8

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
		Island		Context Based				
162	CTC/016	108-112 High Street & 2 Florence Road, Canvey Island	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Seek to retain retail element to ground floor. Previous SHLAA considerations had 9 flats, consider more appropriate to have 2 floors of 4 flats each.			8
163	FF01 SITE 21	45 Welbeck Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
164	FE13 SITE 7	2 Delgada Road, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
165	PGB	Land between Canvey Road, Roscommon Way & Northwick Road (Triangle Site), Canvey Island	9.39	SHLAA Submission	Landowner has indicative scheme layout with 2 parcels of land, divided by Pantile Dyke which would be incorporated into an ecological corridor, thus reducing the land available for development. Each parcel of land has an average housing density of 35dph.			199
166	GB03	West Canvey Road (Frontage), Canvey Island	0.5	SHLAA Submission	As per SHLAA submission	40		50
167	2012/32	Land adj 31 St Christopher's Close, Canvey Island	0.13	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previously considered 6 flats appropriate, but flood risk & character implications, therefore 3 houses considered more appropriate.			3
168	CPT/596/12/FUL	27 Craven Avenue, Canvey Island	0.06	Full Application (any stage)	As per approved planning consent.			1
169	FG02 SITE 5	Land adj 7 Holland Avenue, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
170	GF02A	Hadleigh Junior School, Church Road, Hadleigh	0.6	Pre-application Proposals	RDG requirements - likely to be able to accommodate up to 22 dwellings on site.			22
171	2013/9	244-258 London Road (Garston Block), Hadleigh	0.33	Pre-application Proposals	RDG requirements - likely to be able to accommodate 57 residential units on site.			49
172	2012/2	21 Lynton Road, Hadleigh	0.16	Full Application (any stage)	As per approved planning consent.			4
173	2010/4/MR	Garden Centre, 555 London Road, Hadleigh	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			6
174	2012/4	Hadleigh Police Station, Hadleigh	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
175	2013/6	20 The Avenue, Hadleigh	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
176	PE/00039/2013	296 London Road, Hadleigh	0.02	Pre-application Proposal	RDG requirements - likely to be able to accommodate 2 flats on site.			2
177	CPT/430/12/FUL	391-391a London Road, Hadleigh	0.01	Full Application (any stage)	As per approved planning consent.			2
178	2013/10	Land south of Daws Heath Road, Hadleigh	4.7	SHLAA Submission	Capacity reduced to avoid Ancient Woodland & LoWS constraints to south eastern part of site.			90
179	PGB10	Oak Tree Farm (North field) and Southfield Close Extension, Hadleigh	2.94	SHLAA Submission	Capacity takes into account constraints on site.			90
180	2012/1	20 Haresland Close, Hadleigh	0.56	Design Case Study 5	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			9
181	PGB21	Land east of 174 Bramble Road, Hadleigh	0.46	SHLAA Submission	As per SHLAA submission			10
182	PGB22(B)	164-240 Daws Heath Road, Hadleigh	0.46	SHLAA Submission	As per SHLAA submission			8
183	14/0422/PREAPP	116 Rayleigh Road, Hadleigh	0.03	Pre-application Proposal	RDG requirements - likely to be able to accommodate 3 to 5 net dwellings on site.	3	5	4
184	CPT/389/11/FUL	Land r/o 491-493 Rayleigh Road, Thundersley	0.1	Full Application (any stage)	As per approved planning consents.			4
185	2014/2	Land East of Manor Trading Estate, Thundersley	3.16	Local Plan Representation	As per Local Plan submission.			100
186	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	2.67	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.	81	106	106
187	PGB46	North of Grasmere, Thundersley	2.12	SHLAA Submission	Site contains number of TPO & mature trees, which could restrict number of dwellings capable of being accommodated on site.	30	40	40
188	PGB20	Land west of Keswick Road, Thundersley	0.9	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			18

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE C – CAPACITY

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
189	PGB47	Junction of Grasmere Road & Thirlmere Road, Thundersley	0.74	SHLAA Submission	Site is currently considered unsuitable for development given the dense tree coverage across the whole site. A landowner would need to undertake extensive tree & ecological surveys to establish is there is scope to develop the site, & if so what the developable area would be.			0
190	FN06 SITE 16	Canvey Supply, 223 London Road, Thundersley	0.66	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			31
191	14/0303/PREAPP	Bowercombe, Great Burches Road, Thundersley	0.5	Pre-application Proposal	RDG requirements & constraints on site due to TPO's - likely to be able to accommodate net 2 dwellings on site.			2
192	PGB31	Extension to Silverdale, Thundersley	0.4	SHLAA Submission	Site is heavily wooded & vegetated, this could significantly restrict number of dwellings capable of being accommodated on site.			6
193	2014/5	Land to the West of Borrowdale Road, Thundersley	0.39	SHLAA Submission	Site is heavily wooded & vegetated, this could significantly restrict number of dwellings capable of being accommodated on site.	4	6	6
194	PGB48	West of Bassenthwaite Road, Thundersley	0.33	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.	2	5	2
195	FN02 SITE 2	Marimba, Goldfinch Lane, Thundersley	0.28	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
196	2012/14	34 Linden Road, Thundersley	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
197	FN10 SITE 14	Land adj 2 Thundersley Grove, Thundersley	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
198	CPT/148/07/FUL	131 London Road, Thundersley	0.02	Full Application (any stage)	As per previously approved planning consent.			1
199	FA08 SITE 4	6 Merton Road, Benfleet	0.27	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
200	FA10 SITE 13	110 Kents Hill Road, Benfleet	0.17	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
201	FA11 SITE 2	83 Thundersley Park Road, Benfleet	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
202	2007/54	14 London Road, Benfleet	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
203	FA09 SITE 20	39 Felstead Road, Benfleet	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
204	2010/7	11 Highfield Avenue, Benfleet	0.32	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
205	FB02 SITE 14	Valee Casa, 62 Hill Road, Benfleet	0.27	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			5
206	2007/22	South Benfleet Social Club, 8 Vicarage Hill, Benfleet	0.17	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			12
207	FB01 SITE 10	162 Thundersley Park Road, Benfleet	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
208	FB01 SITE 3	188 Thundersley Park Road, Benfleet	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
209	2012/12	Land to the south east corner of School Lane Car Park, Benfleet	0.08	SHLAA Submission	As per SHLAA submission			2
210	FB11 SITE 11	70 St Marys Road, Benfleet	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
211	2007/21	3 Vicarage Hill, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
212	FB09 SITE 31	Land adj 41 Greenwood Avenue, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
213	FB07 SITE 34	19 Hillside Road, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
214	2007/15	Benfleet Tavern Public House (formerly Appleton Arms), High Road, Benfleet	0.25	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			14
215	FM04 SITE 7	116 Cumberland Avenue,	0.15	Residential Design Guidance /	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
		Benfleet		Context Based				
216	2007/23	Willow Funeral Services, 61 High Road, Benfleet	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			8
217	FM10 SITE 4	72 Brook Road, Benfleet	0.12	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
218	2007/10	Benfleet Clinic, 513 High Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
219	2012/28	Land between 12 & 14 Merrivale, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previously considered 2 properties appropriate, but flood risk & character implications, therefore 1 property considered more appropriate.			1
220	2012/29	Land between 37 & 45 Merrivale, Benfleet	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
221	2012/20	Land r/o 56-80 North Avenue, Canvey Island	0.43	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Will need to demolish at least one existing property to gain appropriate access to site.			4
222	FC03 SITE 21	62 Thisselt Road, Canvey Island	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previously considered 4 properties appropriate, but need to retain appropriate space to boundary with Vaulx Road, therefore 3 properties (2 net) considered appropriate.			2
223	FC03 SITE 8	174 Waarden Road, Canvey Island	0.07	Full Application (any stage)	Previously approved planning consent was for 3 bungalows. Bungalows no longer acceptable in flood risk terms, would need to be 2 storey dwellings only. To meet RDG requirements site has capacity is now 1 net additional dwelling.			1
224	FC10 SITE 26	65 Lionel Road, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
225	FC10 SITE 14	52 Vaagen Road, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
226	FC06 SITE 5	46 Delfzul Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
227	FC09 SITE 14	33 Roosevel Avenue, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
228	FC10 SITE 18	28 Thelma Avenue, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
229	FD06 SITE 11	10 Woodville Road, Canvey Island	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
230	FD03 SITE 2	55 Hannett Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
231	FD12 SITE 15	34 Beck Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
232	FD10 SITE 4	36 Holbek Road, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
233	FD06 SITE 25	61 Taranto Road, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
234	FD06 SITE 37	29 St. Annes Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
235	FD01 SITE 30	Land adj 15 Stevens Close, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
236	FD07 SITE 19	44 Gafzelle Drive, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
237	FD05 SITE 8	Land north 42 Zelham Drive, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
238	FD04 SITE 11	4 Buren Avenue, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
239	FD12 SITE 16	11 Northfalls Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
240	FE03 SITE 29	Land adj 63 Nevada Road, Canvey Island	0.12	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
241	CTC/013	11-23 High Street, Canvey Island	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			6
242	FD01 SITE 17	The Manse, Woodville Road,	0.04	Residential Design Guidance /	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
		Canvey Island		Context Based				
243	FE06 SITE 3	55 Heilsburg Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
244	FE09 SITE 26	The Haven, Korndyk Avenue, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
245	FD01 SITE 20	84 Westerland Avenue, Canvey Island	0.02	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
246	FF03 SITE 6	17 Poplar Road, Canvey Island	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
247	2007/113/193A	Rear of Monico Club & car park, Eastern Esplanade, Canvey Island	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			8
248	2012/15	2-6 May Avenue, Canvey Island	0.1	SHLAA Submission	RDG requirements - likely to be able to accommodate up to 4 dwellings on site, resulting in 1 net additional dwelling.			1
249	2007/126	2 Elm Road, Canvey Island	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
250	FF03 SITE 3	2 Labworth Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
251	FF03 SITE 14	18 Elm Road, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
252	2007/143	Canvey Club, 162 High Street, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
253	FE08 SITE 40	1 Bramble Road, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
254	FF01 SITE 24	11 Cottesmore Close, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
255	FE08 SITE 41	2 Bramble Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
256	CTC/015	78-88 High Street, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Seek to retain retail element to ground floor.			6
257	FE12 SITE 8	25 Florence Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
258	FE13 SITE 1	22 Odessa Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
259	2012/24	Land to rear of 29-51 St Agnes Drive, Canvey Island	0.17	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
260	2012/18	Land between 12 & 14 St Johns Crescent, Canvey Island	0.11	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
261	2012/19	Land to rear of 12-18 St Peters Road, Canvey Island	0.08	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
262	2012/22	Land to rear of 3-15 St Davids Walk, Canvey Island	0.06	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
263	2012/23	Land to rear of 25-37 St Marks Road, Canvey Island	0.05	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previously considered 2 properties appropriate, but flood risk & character implications, therefore 1 house/chalet considered more appropriate.			1
264	FG09 SITE 11	1 Coniston Road, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
265	2010/8	Cheriton, Stroma Avenue, Canvey Island	0.35	Outline Application (any stage) / revised due to change in size of site	Outline planning consent CPT/522/97/OUT proposed 12 dwellings. Some of land to east of site has now been incorporated into rear gardens of properties in The Fallows. This results in a revised layout needing to be achieved & reduced numbers of dwellings.			10
266	FH05 SITE 17	Land between 15-23 Tabora Avenue, Canvey Island	0.14	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
267	2012/16	Land to rear of 187-209 Link Road, Canvey Island	0.1	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previously considered 4 properties appropriate, but need to retain access to electricity substation, therefore 3 properties considered appropriate.			3
268	2012/17	Land between 43 & 45	0.09	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
		Benderloch, Canvey Island			Previously considered 3 properties appropriate, but flood risk & character implications, therefore 2 properties considered more appropriate.			
269	2012/8	Garage court at Brindles, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
270	2014/1	Land South of Eastwood Old Road, Eastwood	7.2	Design Case Study 6	Site not promoted by land owners, developers or housebuilders. Design Case study 6 provides for 30dph on developable area of the site (excluding SSSI buffer and areas covered by TPO's). Low capacity would allow for retention of all existing, non designated landscape features, high capacity would not.	100	125	112
271	2013/11	Land north of Eastwood Old Road, Hadleigh	2.45	Design Case Study 6	Site not promoted by land owners, developers or housebuilders. Design Case study 6 provides for 30dph on developable area of the site (excluding heavily wooded areas). This capacity would allow for retention of all existing, non designated landscape features.			46
272	2012/11	Land adj 430 & 460 Daws Heath Road, Hadleigh	0.42	SHLAA Submission / Residential Design Guidance / Context Based	Site is heavily treed along its boundaries & heavily vegetated, this could restrict number of dwellings capable of being accommodated on site.			5
273	2007/99	81 London Road, Hadleigh	0.23	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			10
274	2007/96	Thames Loose Leaf, 289 Kiln Road, Hadleigh	0.18	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			12
275	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	0.14	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
276	2013/1	Land adj 24 Windsor Gardens, Hadleigh	0.06	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
277	PGB09	Land off Kiln Road/North of The Chase, Thundersley	17.53	Residential Design Guidance / Context Based / Ecological & Tree constraints.	Design & layout seeks to achieve the RDG standards within the context of site & surroundings & any constraints.			311
278	2007/52	Halfords, 543-557 Rayleigh Road, Thundersley	0.41	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			32
279	2007/51	Glendale International Ltd, 533 Rayleigh Road, Thundersley	0.27	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			18
280	2007/40	343 Rayleigh Road, Thundersley	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			10
281	2007/92	201-205 Kiln Road, Thundersley	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Site GF01B has planning application under consideration (14/0602/FUL), which proposes footpath between Nos. 201 & 205. This would not affect the capacity of this site, but would mean 2 small blocks of flats (2 & 4 dwellings) rather than 1 block (6 dwellings).			6
282	2012/5	Land to rear of 125-139 Roseberry Avenue, Thundersley	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
283	FK10 SITE 16	Adj 6 Albert Road, Thundersley	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings & having consideration of any trees worthy of retention on site.			1
284	PGB42	North West Benfleet Urban Extension, Thundersley	83.23	Neighbourhood Density Over 10ha Scenario B (Sense checked against submission by developer)	Access requirements. Space for school, GP, shops and community facilities.			2500
285	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	0.87	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			50
286	FN09 SITE 18	49-51 Rhoda Road North, Thundersley	0.15	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
287	FN04 SITE 9	18 Grasmere Road, Thundersley	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
288	FN07 SITE 2	45 Manor Road, Thundersley	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
289	FN04 SITE 14	22 Borrowdale Road, Thundersley	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
290	FN06 SITE 20	30 Linden Road, Thundersley	0.07	Residential Design Guidance /	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE C – CAPACITY

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
				Context Based				
291	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	4.3	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previous SHLAA submission had 2 blocks of flats, viability issues have resulted in one block being replaced with single dwellings. This has resulted in a reduction in net dwellings provided on site.			104
292	CPT/147/07/FUL	11 Clifton Avenue, Benfleet	0.11	Full Application (any stage)	As per approved planning consent.			1
293	CPT/97/99/FUL	Land north of Romsey Drive, Benfleet	0.06	Full Application (any stage)	As per approved planning consent (16 dwellings). 14 have been completed some considerable time ago, only 2 remain outstanding.			2
294	CPT/486/09/OUT	166-168 Kiln Road, Benfleet	0.09	Outline Application (any stage)	As per approved planning consent.			6
295	FH09 SITE 27	19-23 Third Avenue, Canvey Island	0.05	Full Application (any stage)	As per approved planning consent.			2
296	CPT/24/05/FUL	320 London Road, Hadleigh	0.13	Full Application (any stage)	As per approved planning consent (32 dwellings). 12 completed in 2006, therefore 20 remaining to be constructed.			20
297	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	0.58	Residential Design Guidance / Context Based	Design & layout seeks to retain commercial floor space at ground floor level, on High Road frontage, with residential above, addressing the RDG & reflecting the surrounding pattern of development to the north. Residential at ground & 1st floor level on London Road frontage reflecting development to the west.			27
298	FA05 SITE 12	286 London Road, Benfleet	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			5
299	2007/67	Maharaja Restaurant, 358 London Road, Benfleet	0.12	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			6
300	FA08 SITE 11	23 Clifton Avenue, Benfleet	0.12	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
301	FA02 SITE 7	15 Homefields Avenue, Benfleet	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
302	FA11 SITE 15	30 Avondale Road, Benfleet	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
303	FA02 SITE 5	76 Homefields Avenue, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
304	FA11 SITE 14	12 Avondale Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
305	FA11 SITE 24	179 Thundersley Park Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
306	FA01 SITE 17	19 Romsey Road, Benfleet	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Building line to north not an issue, as dwelling to east has extended almost right up to boundary.			1
307	2007/8	620 High Road, Benfleet	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
308	2013/3	295, 297, 297A Benfleet Road, Benfleet	2.04	SHLAA Submission	CPT/559/10/FUL - completed 01/02/2012 for Replacement bungalow at No.295. CPT/591/13/FUL - expires 27/02/2017 - Replacement house at No.297. 14/0051/BR - plans rejected 30/05/2014. Unlikely to be redeveloped in near future, given recent investment in replacement dwellings on site.			3
309	2007/199	Railway car park, School Lane, Benfleet	0.2	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			13
310	2007/89	174-176 Kiln Road, Benfleet	0.18	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			11
311	FB03 SITE 21	21 Netherfield, Benfleet	0.16	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
312	FB03 SITE 31	62 Kiln Road, Benfleet	0.15	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
313	FB03 SITE 17	14 Hermitage Avenue, Benfleet	0.12	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
314	2007/80	36 Kiln Road, Benfleet	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previous SHLAA's considered replacement of dwelling with 4 flats, but raised concerns regarding parking, turning & access. Currently consider would be more appropriate to have pair of semi-detached houses on site, which reflect pattern & character of streetscene & would present less highway concerns.			1
315	FB05 SITE 9	60 Benfleet Road, Benfleet	0.09	Residential Design Guidance /	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
				Context Based				
316	FB03 SITE 16	18 Hermitage Avenue, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
317	FB07 SITE 31	29 Kings Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
318	FB07 SITE 5	72 Underhill Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
319	2007/81	2 Cherrymeade, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
320	FB05 SITE 2	254 Kiln Road, Benfleet	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
321	FB09 SITE 39	40 St Marys Drive, Benfleet	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
322	FB09 SITE 37	25 Greenwood Avenue, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
323	FB07 SITE 35	Land adj 18 Alexandra Road, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
324	FB06 SITE 20	19 Grove Road, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
325	FB07 SITE 27	11 St Marys Drive, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
326	FM01 SITE 7	66 Wavertree Road, Benfleet	0.19	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
327	FA 10 SITE 16	195-201 Oakfield Road, Benfleet	0.17	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
328	FM01 SITE 15	44 Uplands Road, Benfleet	0.17	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
329	2007/16	308-314 High Road, Benfleet	0.14	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			10
330	FM04 SITE 8	122 Cumberland Avenue, Benfleet	0.12	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
331	2007/20	R/o 81-87 High Road, Benfleet	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Need to also allow for retention of parking / servicing for adjacent businesses, which reduces capacity of site.			3
332	FA10 SITE 15	187 Oakfield Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
333	FM12 SITE 11	16 Green Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
334	FM12 SITE 20	40 Hall Farm Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
335	FM10 SITE 3	R/o 36-38 Hope Road, Benfleet	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
336	2007/155/56/57	54 Long Road, Canvey Island	0.15	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
337	2007/175	302-304 Long Road, Canvey Island	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
338	FC03 SITE 11	78 Thisselt Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
339	FC02 SITE 16	64 Urmond Road, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
340	FC10 SITE 28	18 Sydervelt Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
341	FD04 SITE 20	57 Point Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
342	FD11 SITE 17	7 Park Road, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
343	FD05 SITE 7	31 Aalten Avenue, Canvey	0.06	Residential Design Guidance /	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
		Island		Context Based				
344	FD06 SITE 5	234 High Street, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
345	FD01 SITE 27	29 Geylen Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
346	FD06 SITE 7	16 Hope Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
347	FD09 SITE 20	46 Marine Avenue, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
348	FD06 SITE 28	58 Hope Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
349	FD09 SITE 3	38 Weel Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
350	FD05 SITE 10	11 Chapman Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
351	FD09 SITE 25	3 Marine Avenue, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
352	FD09 SITE 26	28 Station Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
353	FD01 SITE 15	10 Yamburg Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
354	FE03 SITE 20	11 Miltsin Avenue, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
355	2007/122/123	204-206 Furtherwick Road, Canvey Island	0.22	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			5
356	FF04 SITE 19	58 Leigh Road, Canvey Island	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
357	FF05 SITE 34	23-25 Meynell Avenue, Canvey Island	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
358	2007/120	1 Marine Approach, Canvey Island	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
359	FF01 SITE 1	85 Long Road, Canvey Island	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
360	FG09 SITE 5	20 Rose Road, Canvey Island	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
361	FF04 SITE 25	Rear gardens of 31 & 33 Marine Approach, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
362	2007/118	2 Meynell Avenue, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
363	FF01 SITE 20	29 Welbeck Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
364	FG09 SITE 4	22 Rose Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
365	2007/150	1 Gafzelle Drive, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
366	FF02 SITE 27	176 Furtherwick Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
367	FF01 SITE 16	4 Welbeck Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
368	FF01 SITE 11	6 Westwood Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
369	FE12 SITE 15	19 Juliers Road, Canvey Island	0.03	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
370	FE12 SITE 3	Land between 5 & 7 Oxford Road, Canvey Island	0.02	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
371	GB05(B)	Thorney Bay Park West,	9.6	None	Site not being promoted, strictly constrained due to HSE middle consultation zone.			0

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
		Thorney Bay Road, Canvey Island (Park Homes)						
372	CPT/111/02/FUL	Holehaven Caravan Park, Haven Road, Canvey Island	0.8	Full Application (any stage)	As per approved planning consents (17 dwellings). 10 dwellings completed in 2006/2007. Only 7 now remaining to be constructed. Site reduced in size to reflect remaining land left to develop.			7
373	2007/189	186 Canvey Road, Canvey Island	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
374	FG05 SITE 4	393 Long Road, Canvey Island	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
375	2007/167	Whiteways, 1 Thorney Bay Road, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
376	2007/178	Canvey Village Surgery, 391 Long Road, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
377	2007/181	1 Village Hall Close, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
378	FG08 SITE 1	211 Long Road, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
379	2007/195	1a Hawkesbury Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
380	2007/196	Doctors Surgery, 409 Long Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
381	FH05 SITE 16	Rosary, Tabora Avenue, Canvey Island	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
382	FH03 SITE 3	Adj to Syringa, Somnes Avenue, Canvey Island	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
383	2010/6	25-31 & 37-39 Scrub Lane, Hadleigh	0.6	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			16
384	2012/5/MR	1-3 Park Chase, Hadleigh	0.13	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			4
385	2010/3/MR	683-687 London Road, Hadleigh	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			5
386	PE/00010/2014	Land to rear of 50 & 52 Seymour Road, Hadleigh	0.02	Pre-application Proposal	RDG requirements - likely to be able to accommodate 1 dwelling on site.			1
387	2007/41	394-402 Rayleigh Road, Hadleigh	0.22	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			14
388	FP01 SITE 22	73 Daws Heath Road, Hadleigh	0.17	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
389	FP03 SITE 14	284 Rayleigh Road, Hadleigh	0.15	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
390	CPT/174/07/FUL	319 Daws Heath Road, Hadleigh	0.11	Full Application (any stage)	As per previously approved planning consent.			1
391	FP04 SITE 1	419 Daws Heath Road, Hadleigh	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
392	CPT/70/13/OUT	80 Daws Heath Road, Hadleigh	0.1	Outline Application (any stage)	As per approved planning consent			1
393	FA11 SITE 18	141 Thundersley Park Road, Benfleet	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
394	2007/46/47	477-489 Rayleigh Road, Thundersley	0.33	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			9
395	FN11 SITE 9	37 Kiln Road, Thundersley	0.18	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
396	2007/94	Rear of 221-229 Kiln Road, Thundersley (previously known as 221-235 Kiln Road, Thundersley)	0.16	Residential Design Guidance / Context Based	Previously SHLAA entries included properties to front of site & large gardens to the rear, allowing for a greater net capacity. Given the current situation on the site, it is considered more realistic that the SHLAA site should comprise of parts of rear gardens to these properties & retaining the existing properties to the front with smaller gardens. Consideration is also given to the constraint of mature trees which are located within the site. This reduces the net capacity of the site considerably. Design & layout seeks to achieve the RDG standards within the context of site.			4
397	FJ08 SITE 7	243 Hart Road, Thundersley	0.12	Residential Design Guidance /	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
				Context Based				
398	FJ07 SITE 14	68 The Chase, Thundersley	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
399	FJ08 SITE 5	205 Hart Road, Thundersley	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
400	2007/50	529 Rayleigh Road, Thundersley	0.07	Residential Design Guidance / Context Based	Given building is locally listed & TPO trees on site, more realistic to convert existing building. Would still need to seek to achieve the RDG standards within the context of site & surroundings.			3
401	2007/85	1 Warren Chase, Thundersley	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
402	FJ04 SITE 14	R/o 4-5 Deerhurst Close, Thundersley	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previously considered 3 dwellings appropriate, however need to ensure appropriate privacy & amenity space levels for both existing & any new dwelling in accordance with the RDG. Need to therefore reduce size of site to ensure this, which would accommodate 2 new dwellings.			2
403	2007/58	101 & 105 London Road & 1 Rushbottom Lane, Thundersley	0.15	Residential Design Guidance / Context Based	Design & layout seeks to retain commercial floor space at ground floor level, with residential above, addressing the RDG & reflecting the surrounding pattern of development, particularly the block immediately to the west of the site.			11
404	FK10 SITE 28	12 Ivy Road, Thundersley	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
405	FK08 SITE 4	Formosa, Roseberry Avenue, Thundersley	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
406	2007/79	Ex Social services building, 535 London Road, Thundersley	0.19	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			8
407	FN10 SITE 5	64 Kenneth Road, Thundersley	0.16	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
408	FN10 SITE 12	164 Kenneth Road, Thundersley	0.11	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
409	FN09 SITE 25	Birchwood, Thundersley Grove, Thundersley	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
410	FN10 SITE 3	18 Coombewood Drive, Thundersley	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
411	2007/66	331 London Road, Thundersley	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			3
412	2007/68	Benfleet Dental Clinic, 3 Downer Road North, Thundersley	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
413	FN04 SITE 5	1 Langford Crescent & r/o 27 & 29 Raymonds Drive, Thundersley	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
1	FA01 SITE 2	44 London Road, Benfleet (previously 44-54 London Road)	FRZ1 & CDA2. High level drainage strategy submitted with planning application. Conditions attached requiring further details for foul & surface water drainage to be submitted.	Information regarding contamination submitted with planning application. Environmental Health required standard contamination conditions attached to consent.	Not within vicinity of hazardous installations.	Information regarding air quality submitted with planning application. Environmental Health had no further issues to raise in this respect.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site cleared prior to submission of planning application. Ecology assessment & bat survey submitted with planning application confirmed lack of habitats conducive to protected species. If protected species found during ground clearance/construction ecologist to provide further advice.	No TPO's on site. Site cleared prior to submission of planning application. Any works to any retained trees to be undertaken outside bird breeding season. Provision of native hedging & at least 10 native tress form part of planning proposal.	Landscape features are restricted to some mature trees within the site. Development seeks to integrate some & introduce new into the scheme.	Not located on open space.	Highway Authority raised no objection to planning application subject to standard conditions, and permanent closure of existing London Road access & Residential Travel Information packs including 6 1 day travel vouchers.	No contribution towards primary healthcare provision requested under planning application.	Essex County Council did not request a S106 contribution towards education as part of the planning application process.	50m-175m from nearest bus stops	High - limited mitigation required
2	15/0301/FUL	64 Kimberley Road, Benfleet	FRZ1 & CDA1. No flood risk implications raised during planning application process. Condition requiring SUDs for hardsurfacing attached to consent.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	Site not identified as significant in respect of wildlife.	No TPO's on site. No implications relating to trees raised as part of planning application process.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	315m to 475m from nearest bus stops.	High - limited mitigation required
3	FA05 SITE 9	20 Gifford Road, Benfleet	FRZ1 & CDA2. No flood risk implications raised as	No contamination issues raised during	Not within vicinity of hazardous installatio	No air quality issues raised during planning application processes.	Residential	No archaeological implications raised during planning	No nature conservation implications raised as	No TPO's on site. Condition attached to planning consent	Condition attached to planning consent	Not located on open space	No objections from Highway Authority,	Within existing urban area. Limited	Within existing urban area. Limited	120m to 300m to neares	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			part of planning application processes. Condition attached to consents requiring hardstanding to be SUDs.	planning application processes.	ns.			application processes.	part of planning application processes.	requiring landscaping scheme to be submitted.	requiring landscaping scheme to be submitted.	.	subject to standard highway conditions & condition relating to creating vehicle crossovers.	impact on capacity due to scale of development.	impact on capacity due to scale of development.	t bus stops.	
4	FA05 SITE 10	Land adj 17 St. Clements Crescent, Benfleet / Site Opposite 14 St Clements Crescent, Benfleet	FRZ1 & CDA2. Planning consent requires SUDs to be provided for hardsurfacing on site.	No contamination issues raised during planning application processes.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application processes.	Residential	No archaeological implications raised during planning application processes.	No nature conservation implications raised as part of planning application processes.	No TPO's on site. Condition attached to consent requiring landscape scheme submitted with application to be implemented.	Condition attached to consent requiring landscape scheme submitted with application to be implemented.	Not located on open space.	No highway implications raised as part of planning application process. Standard highway conditions attached to consent & condition relating to creating vehicle crossover.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	250m to 350m to nearest bus stops.	High - limited mitigation required
5	CPT/129/10/FUL	679 High Road, Benfleet	FRZ 1 & CDA2. Flooding & drainage issues considered at planning application stage.	Flats proposed above existing commercial development. No contamination issues.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town Centre uses. Consideration of noise mitigation measures.	Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests.	No trees or woodland in vicinity of site.	No impact on landscape interests.	Not located on open space.	Highway implications considered at application stage. No objections outstanding.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Located in Town Centre with immediate proximity to public transport & amenities.	High - limited mitigation required
6	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	FRZ1 & CDA2. No flood risk implications raised as part of planning application process. Condition	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No TPO's on site. No tree implications resulting from planning application.	No landscape implications resulting from planning application.	Not located on open space.	No objections from Highway Authority, subject to standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of	Within existing urban area. Limited impact on capacity due to scale of	146m to 256m to nearest bus stops.	High - limited mitigation required

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

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
									connectivity with adjacent woods.								
8	2013/2	Wall Wood & 291 Benfleet Road, Benfleet	FRZ1. Need to consider suitable drainage for the site, and in particular minimising the impact of surface water run-off given the significant land level changes.	No indication of possible contamination issues, given existing residential uses on the site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of main road routes through Borough.	Residential	Within archaeological consultation zone. Archaeological field evaluation & investigation will be required.	Northern part of site is LoWS41 a remaining fragment of an ancient woodland. Without positive woodland management the ground flora will decline. Garden creep & development pressure will have negative impact on the LoWS. This would severely restrict the number of dwellings if any that could be provided on site.	Northern part of site is woodland (LoWS41) & to north of site is TPO 36/96. Other significant trees cover large areas of the remainder of the site. Plan in Root Protection Zones. Woodland within site may severely restrict number/if any dwellings being constructed.	Site is located on significantly elevated position. Land level drop away considerably from north to south & site would be highly visible across long views from the south. Any scheme would need to be designed to integrate into the existing landscape and to be substantially screened, particularly along the southern boundary, in order to protect the landscape features in this location.	Not located on open space.	Need to consult with Highway Authority. Possible implications with an intensification of access onto Benfleet Road.	Removed from the existing urban area and healthcare provision. Scale of development unlikely to impact on the capacity of provision.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	1400-1500m from nearest bus stops.	Low - significant environmental impacts and poor accessibility difficult to mitigate
9	PGB08	Land to south of Essex Way, Benfleet	FRZ1 & CDA1. FRA would need to be submitted,	Not a site previously associated with potential	Not within vicinity of hazardous installatio	Air quality may not be poor in the area, given site is not on one of main	Residential & agricultural	Within archaeological consultation zone. Site relatively	34m from Benfleet & Southend Marshes SSSI &	No TPO's on site, however TPO 2/84 covers 1 Ash & 1 Oak tree to	Castle Point Green Belt Landscap	Not within existing open	Transport Assessment required. Engage with Highway	The scale of development on this site	The scale of development on this site	750m-850m from nearest bus	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			with particular concentration on surface water drainage, and its management on & adjacent to the site, ensuring no increase in risk of surface water flooding, particularly given the steeply sloping topography of the site.	contamination.	ns.	road routes through Borough.		undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	273m from Benfleet & Southend Marshes SPA & Ramsar site. Potential LoWS 9 - grassland community present is of conservation significance. An improvement in management, light grazing & removal of invading scrub could allow selection as LoWS. Given undeveloped nature of site need to consider integration of biodiversity. Require appropriate ecological assessments/surveys.	the south of the site. There is bank of hedgerow tress running north-south through middle of site.	e Assessment 2010 - High Visual sensitivity. Site would be highly visible when viewed from Essex Way & Vicarage Hill due to steeply sloping topography & is in close proximity to Historic Natural Landscape. Any development needs to appropriately integrated into the landscape & visual impacts mitigated.	space. Need to consider provision of additional green space to offset increased pressure on these sites.	Authority. Need to consider impact of additional traffic onto Essex Way.	will require a contribution towards primary healthcare provision in South Benfleet to ensure sufficient capacity.	will impact on early years and primary school capacity in South Benfleet. A contribution towards expansion of local early years and primary provision in South Benfleet will be required to ensure sufficient capacity.	stops.	
10	PGB36	396-408 London Road, Benfleet	FRZ1 & CDA2. No flood risk implications affecting this site. Surface water conditions attached to planning consent.	Contamination considered during planning application process. Standard conditions placed on consent.	Not within vicinity of hazardous installations.	Site is on A13 a major road route through Borough. This raises the risk of poor air quality on the site at peak times. This is borne out by nitrogen oxide data from	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	Impact on bats and birds raised during planning application process. Conditions on planning consent relating to appropriate	Arboricultural report and survey submitted with planning application. Appropriate trees incorporated into development.	Impact on visual features of surrounding landscape raised during planning application process. Conditions	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within good proximity of GP provision. NHS England did not seek improvements to capacity	Within good proximity of primary school provision with capacity.	100-200m from nearest bus stops	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
						nearby diffusion tubes on the A13, where nitrogen dioxide has exceeded objective levels in both 2009 and 2010.Consideration needs to be given to establishing an Air Quality Management Area.			mitigation.		attached to consent requiring additional landscaping to be provided.			to accommodate this proposal.			
11	2012/10	44 Badger Hall Avenue, Benfleet	FRZ1 & CDA1. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Site not identified as potentially contaminated & given existing use on site unlikely to be present on site.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS43 immediately to west of site. Block of secondary woodland on site of ancient Jervis Wood. Eastern edge is steep valley slope with number of very large Pedunculate Oaks. Site in reasonable condition despite lack of conservation management. Encroachment of adjacent gardens is primary threat, although quality of	ECC 5/70 (area of trees of various species) Heavily wooded site, likely to severely restrict number of dwellings, that could be constructed. If development did take place, need to design to integrate the trees within scheme & plan in Root Protection Zones. Landowner has indicated arboricultural assessment would be undertaken to demonstrate how development could proceed without undue harm to existing trees.	Landscape features predominantly consist of mature trees. Any development should seek to retain and integrate such landscape features.	Not located on open space.	Implications for access off of a narrow access road & onto highway network in close proximity to a sharp bend. Consultation with Highway Authority required prior to any planning submission.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	300-400m from nearest bus stop.	Medium - mitigation required to ensure suitability

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
									wood will decline without positive management. Development likely to have impact on trees, substantial buffer & protection from any development needs to be sought. Site is heavily wooded & appropriate ecological surveys would need to be undertaken to evaluate impact of any development on nature conservation interest of site.								
12	14/0389/FUL	140 Shipwrights Drive, Benfleet	FRZ1 & CDA1. Planning consent requires hardsurfacing to be constructed with SUDs for surface water drainage.	Not a site previously associated with potential contamination. No contamination issues raised during planning process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / public open space	Northern part of site within archaeological consultation zone. No archaeological issues raised as part of planning process.	LoWS CPT18 located immediately to north & east. Comprises 2 ancient woodland blocks - Shipwrights Wood & Jervis Wood East. Arboricultural Report submitted with	No TPO's on site, but are some trees on site. Site is surrounded to north & east by Ancient Woodland & LoWS18. Arboricultural Report submitted with planning application & condition on consent requiring development to	Landscape features predominantly consist of mature trees in Ancient Woodland & LoWS to north & east of site. Arboricultural Report submitted with	Located adjacent to public open space. No encroachment should occur.	Highway Authority raised no objection to planning application, subject to standard highway conditions & closure of redundant vehicular crossover & Residential Travel Information Pack to	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	850m to 1000m from nearest bus stops.	Medium - accessibility poor but within existing urban area. Limited mitigation required.

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									planning application & condition on consent requiring development to proceed in accordance with Report.	proceed in accordance with Report.	planning application addresses impact on tree landscape.		include six one day travel vouchers.				
13	2007/18	240-244 High Road, Benfleet	FRZ2 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. ECC LLFA, EA & AW all consulted as part of planning application.	Site identified as potentially contaminated land. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team. Phase 1 Geo Environmental Site Assessment submitted with planning application.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Site completely developed, unlikely to be any nature conservation interests on site.	No trees on site. Are trees in residential gardens to the north, need to consider root protection zones.	No impact on landscape interests.	Not located on open space.	Highway Authority consulted as part of planning application process. May require S106 for contribution towards public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 250m from nearest bus stops.	High - limited mitigation required
14	CPT/686/13/FUL	18-32 High Road, Benfleet	FRZ1 & CDA1. No flood risk implications raised during planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Commercial / Residential	No archaeological recommendations raised during planning application process.	No nature conservation issues raised as part of planning application process.	No trees on site.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No objection raised by Highway Authority to planning application, subject to provision of Residential Travel Information Packs	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	20m to 55m from nearest bus stops.	High - limited mitigation required

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													including 6 x 1 day travel vouchers.				
15	PGB44	Land between 24-34 Crescent Road, Benfleet	FRZ1 & CDA1. No flood risk implications affecting this site. Surface water conditions attached to planning consent.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality diffusion tubes near site.	Residential & Golf course	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	Impact on ecology raised during planning application process. Conditions on planning consent requiring badger fencing & ramps.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300-400m from nearest bus stops	High - limited mitigation required
16	CPT/599/13/FUL	Land to rear of 17 & 19 Downer Road, Benfleet	FRZ1 & CDA2. No flooding or drainage implications raised during planning application process. Condition requiring hardsurfacing for parking to be permeable.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological recommendations raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	Highway Authority raised no objection to planning application. S106 requirement to make up road across frontage of site.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	300m to 400m from nearest bus stops.	High - limited mitigation required
17	2013/4	87-97 High Street, Benfleet	FRZ1, 2 & 3 & CDA1. EA raised no objection on flood risk grounds. Any development needs to consider surface water drainage, safe refuge, flood	Contamination on site is likely given the existing commercial uses on site. Standard conditions required.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / commercial	Within Conservation Area & close proximity to Listed Buildings, should consider impacts on Listed Buildings & Conservation Area & their setting. Within archaeological consultation zone. Historic Officer advises archaeological potential for Roman &	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	Highway Authority raised no objection to CPT/555/13/FUL subject to standard conditions & provision of Residential Travel Information Pack with 6 1 day travel cards.	Within existing urban area. Limited impact on capacity due to scale of development.	ECC Infrastructure Planning Officer advised under planning application that likely to be sufficient early years, primary & seconda	Within 100m of nearest bus stops & 50 from nearest train station.	High - limited mitigation required

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			proofing measures & flood resilience & flood resistance measures & flood response plan.					medieval features. Recommended Phased full condition - trail trenching, written scheme of investigation, mitigation strategy, post excavation assessment analysis & full site archive.							ry school places to serve needs of development & therefore make request for S106 contribution for education purposes.		
18	14/0604/FUL	48 High Road, Benfleet	FRZ1 & CDA1. No flood risk implications raised during planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No trees on site.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	85m to 110m from nearest bus stops.	High - limited mitigation required
19	CPT/20/13/OUT & CPT/46/14/FUL	178 High Road, Benfleet	FRZ1 & CDA1. No flooding or drainage implications raised during planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Shopping / Residential	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objection from Highway Authority to planning application. Standard conditions on planning consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	10m to 60m from nearest bus stops.	High - limited mitigation required
20	15/0961/FUL	Land adjacent 1 Norwood Drive, Benfleet	FRZ1 & CDA1. No flood risk implications raised as part of planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	Condition attached to planning consent requiring trees along southern boundary of site to be retained.	Condition attached to planning consent requiring trees along southern boundary of site to	Not located on open space.	No objections from Highway Authority, subject to standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of develop	Within existing urban area. Limited impact on capacity due to scale of develop	580m to 690m from nearest bus stops.	High - limited mitigation required

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											be retained.			ment.	ment.		
21	15/0847/CPA	206 High Road, Benfleet	FRZ1 & CDA1. No flood risk implications affecting this site.	Is change of use from offices to a flat, unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues.	Town centre uses	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues.	No trees on site.	No impact on landscape.	Not located on open space.	No highway implications.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	33m to 66m from nearest bus stops.	High - limited mitigation required
22	15/0930/FUL	Flutes, 9-15 High Street, Benfleet	FRZ1 & CDA1. No flood risk implications raised as part of planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / town centre	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No trees on site.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	101m to 121m from nearest bus stops.	High - limited mitigation required
23	15/0911/FUL	Land adjacent 2 Wensley Road, Benfleet	FRZ1 & CDA3. Condition attached to consent requiring hardsurfacing to be constructed using SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	Condition attached to consent requiring unmade road across width of site plot to be made up.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	260m to 315m from nearest bus stops.	High - limited mitigation required
24	PGB30(C)	Land South of Jotmans Lane, Benfleet	Site is within FRZ1, however FRZ2 & 3 are in close proximity to southern boundary. Site specific FRA submitted with	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Need to consider impact of proximity to A130 and railway line. No assessment submitted with planning application. Air quality in respect of construction and operation of development	Residential & agricultural	No known archaeological records within site, however Roman & Medieval finds in surrounding area. Conditions requiring trial trenching & open area excavation, post excavation assessment/analysis & full site	Close to SSSI's & SPA. NE consider not likely to have adverse impacts on these if strictly in accordance with details submitted as part of	Limited trees on site, mainly restricted to along boundaries of site. None covered by TPO's.	Site highly visible and landscape will be fundamentally altered. Design of development should seek to retain existing landscape	1.52ha proposed in application part of site. 1 ha deficient SANGS	No objections from Highway Authority. Standard planning conditions & requirement for Residential Travel Plan & Information	The scale of development on this site will require a contribution towards primary healthcare provisio	ECC Education commented on planning application. Sufficient primary and seconda ry	450m-950m from nearest bus stops	Medium - mitigation required to ensure suitability

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			application. AW advise there is capacity at STW and sewerage systems. AW & EA request conditions relating to surface water drainage. Need to consider carefully such issues, particularly given topography of site.			considered as part of planning process. No objection raised in this respect, subject to the proposed mitigation.		archive were recommended by ECC as part of planning application process.	planning process. Site relatively low ecological value due to past agricultural activities, but are limited numbers of Great Crested Newts, adders, slow worms, birds, bats & invertebrates. Application accompanied by ecological enhancement plan, including translocation, mitigation & range of habitat & biodiversity. LoWS Review 2012 indicates marginal & less intensively grazed grassland could support reptiles. Potential to incorporate significant greenspace infrastructure within any		features and minimise the landscape and visual impacts.	on-site. Application process requested upgrade to footpaths & cycle routes to west and direct access to South Benfleet playing fields, financial contributions to improve facilities at SB playing fields & Hadleigh Castle Country Park.	Packs, improvements to bus stop infrastructure, junction improvements (High Road/Jotmans Lane/Benfleet Park Road), & footpath on southern side of Jotmans Lane	n in the South Benfleet area to ensure sufficient capacity.	provision. Insufficient early years & childcare provision, require £282,980 indexed linked April 2013.		

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									development. Should be ample space to accommodate any reptile populations by setting aside area of grassland enhanced to provide for their requirements.								
25	2014/3	Land to the north & west of The Hoy & Helmet Public House, High Street, Benfleet	FRZ's 2 & 3 (a & b) & CDA1. Part of site within South Benfleet Flood Storage Area which is an EA flood risk critical asset. Main River (Benfleet Hall Sewer) bisects site & has fluvial flood risk associated with it.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality on the site may not be significant issue given site's location, but impact of additional traffic could impact on surrounding area, given its linkages to main road routes through Borough.	Residential, commercial, leisure / open space, church	Site located to west of 3 Listed Buildings including Grade I Church & Grade II tombstones, & to north of Grade II Listed Building pub. Site within South Benfleet Conservation Area. Site within archaeological zone & records of finds exist on site potential for further archaeological interest. Should undertake historic environment assessment & archaeological investigation to consider impacts on Listed Buildings, Conservation Area & their setting, & any archaeological interest on site.	LoWS37 located immediately to west of site. Is grazing marsh with plant species representing a typical grazing marsh community. A less intensive management regime would allow grazing marsh community to become more apparent. Any development on site would need to undertake ecological surveys to assess whether any grazing	TPO 6/2001 (Group - 11 Sycamore, 1 Hawthorn. Individual trees - 4 Ash, 4 Sycamore, 1 Apple TPO 11/94 (Group - 2 Beech, 29 Maple, 4 Ash, 5 Birch, 2 M. Ash, 3 Elder). Presence of TPO's of mature trees across large sections of the site is likely to reduce the area of land available for development. Any development on site should seek to retain trees & include root protection zones.	The topography of the site, with higher land to north & east & lower ground to west & south result in site being viewed over long distances. Site includes variety of landscape features, including wooded areas, scrub, marsh & open land & drainage ditches, all of which are clearly visible over long distances	Allocated as Public Open Space in 1998 Adopted Local Plan.	Unclear where / how vehicular access will be achieved to the site. Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with All Essex scratch cards & may require S106 financial contribution for highways improvement works & public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	150m to 350m from nearest bus stops & railway station.	Low - significant environmental impacts which would be difficult to mitigate and in FRZ3b.

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									marshes community species present. Any development should consider impact on such habitat both on & adjacent to site.		& viewed directly in connection with Conservation Area. Any development would need to address the visual impact development would have on these landscape features.						
26	16/0266/PREAPP	65 Thundersley Park Road, 1 & 1a Clarence Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on a major route through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Are a number of trees within the rear of the site. Need arboricultural report to establish health & longevity of trees & should seek to integrate trees within any scheme, including root protection zones.	Landscape features comprise trees on site. Any development should seek to retain & integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Need to consult Highway Authority.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	350m to 440m from nearest bus stops.	High - limited mitigation required
27	2012/13	Brook Road / Hall Farm Road, Benfleet	FRZ1 & CDA1. No flood risk implications affecting this site.	Contamination considered during planning application process. Standard conditions placed on consent.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential & commercial	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority.	Within existing urban area. Limited impact on capacity due to scale of develop	Within existing urban area. Limited impact on capacity due to scale of develop	100-200m from nearest bus stops	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
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														ment.	ment.		
28	2012/9	45 Fleet Road, Benfleet	Site in CDA1. Extreme western edge of site FRZ3, eastern part of site FRZ2 & rear part of site FRZ1. No objection raised in relation to flood risk as part of planning application process, subject to conditions relating to provision of SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Within archaeological consultation zone. No archaeological issues raised as part of planning application process.	Large residential garden, which is mainly laid to lawn & regular maintenance, which is unlikely to support nature conservation interests. No implications raised as part of planning application process.	No TPO's on site, but are few mature trees. No implications raised as part of planning application process.	Landscape interests confined to trees on site.	Not located on open space.	No objections raised by Highway Authority to planning application subject to standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	310m to 340m from nearest bus stops.	High - limited mitigation required
29	FM03 SITE 10	68 Cumberland Avenue, Benfleet	FRZ1 & CDA1. No flood risk issues raised as part of planning application process. Condition requiring hardsurfacing to incorporate SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	Presence of badgers & bats raised as part of planning application process. Conditions attached to consent requiring bat survey to be undertaken, to provide a badger ramp & any security fencing to include badger gates.	No TPO's on site. No implications for trees raised as part of planning application process.	No impacts on landscape raised as part of planning application.	Not located on open space.	No highway implications raised as part of planning application process.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	390m to 410m from nearest bus stops.	High - limited mitigation required
30	14/0589/FUL	109-111 High Road, Benfleet	FRZ1 & CDA1. No flood risk implication	No contamination issues raised	Not within vicinity of hazardous	No air quality issues raised during planning application	Residential	Within archaeological consultation zone. No	No nature conservation issues raised as	No trees on site.	No impact on landscape interests	Not located on open	No objection raised by Highway Authority to	Within existing urban area.	Within existing urban area.	80m to 125m from neares	High - limited mitigation required

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			s raised during planning application process.	during planning application process.	installations.	process.		archaeological implications or recommendations raised during planning application process.	part of planning application process.		raised as part of planning application process.	space.	planning application, subject to standard highway conditions & provision of Residential Travel Information Packs including 6 x 1 day travel vouchers.	Limited impact on capacity due to scale of development.	Limited impact on capacity due to scale of development.	t bus stops.	
31	15/0572/FUL	23 Fleet Road, Benfleet	FRZ1 & CDA1. No flood risk implications raised as part of planning application process. Conditions on consent relating to SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues.	No implications raised in relation to trees on site.	No impact on landscape.	Not located on open space.	No highway implications raised as part of planning application process, subject to standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	416m to 426m from nearest bus stop.	High - limited mitigation required
32	15/0022/FUL	44 Kents Hill Road, Benfleet	FRZ1 & CDA1. Conditions attached to consent requiring SUDs to be provided to parking areas.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100m to 200m from nearest bus stops.	High - limited mitigation required
33	CPT/46/07/REN	12 Melcombe Road, Benfleet	FRZ1 & CDA1. No flood risk implications affecting this site.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100-200m from nearest bus stops	High - limited mitigation required
34	15/0952/FUL	117-123	FRZ1 &	No	Not within	No air quality	Town	No	No nature	No tree	No	Not	No highway	Within	Within	Bus	High - limited

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		London Road, Benfleet	CDA2. No flood risk implications raised as part of planning application process.	contamination issues raised during planning application process.	vicinity of hazardous installations.	issues raised during planning application process.	Centre	archaeological implications raised during planning application process.	conservation implications raised as part of planning application process.	implications raised as part of planning application process.	landscape implications resulting from planning application.	located on open space.	implications raised as part of planning application process. Condition attached to consent requiring parking to be provided & retained.	existing urban area. Limited impact on capacity due to scale of development.	existing urban area. Limited impact on capacity due to scale of development.	stops immediately outside and opposite site.	mitigation required
35	15/0766/OUT	Carningle, The Common, Benfleet	FRZ1. Condition attached to consent requiring SUDs for surface water drainage for the site & hard surfacing.	Condition attached to consent requiring site survey to identify existence or potential for ground gas seepage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Opposite archaeological consultation. No issues raised as part of planning application process.	Bat survey required to be submitted. No objection from Natural England in respect of proximity to SSSI (directly to south of site). Condition restricting storage, assembly or deposit within SSSI.	No tree implications resulting from planning application.	No landscape implications resulting from planning application.	Public Open Space directly to south of site.	Standard highway conditions attached to planning consent. Requirement for easement in order to obtain access over Council owned land.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	607m to 718m from nearest bus stops.	High - limited mitigation required
36	CPT/522/13/FUL	47 Paarl Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to building in accordance with FRA, finished floor levels, Flood Response Plan, &	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objection from Highway Authority to planning application. Standard conditions on planning consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	350m to 650m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			flood resilience.														
37	FC09 SITE 20	120-122 Lionel Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Flood proofing measures & flood response plan considered acceptable. If approved conditions relating to demonstrating dwellings could withstand hydrodynamic & hydrostatic pressures & implementation of safe refuge, finished floor levels, flood proofing measures, flood response plan & finished floor levels would have been applied.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests raised during planning application process.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	210m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability
38	CPT/684/12/FUL	Land between 117 & 123 Lionel Road,	FRZ3a & CDA6. Site specific FRA submitted	No contamination issues raised during	Not within vicinity of hazardous installatio	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning	No impact on wildlife interests raised during	No impact on trees/woodland raised during planning application	No impact on landscape interests.	Not located on open space	Application was considered satisfactory in terms of	Within existing urban area. Limited	Within existing urban area. Limited	150-200m from nearest bus	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Canvey Island	with planning application. Conditions on consent relating to flood response plan, flood resistant and resilient measures.	planning application process.	ns.			application process. Not within Historic Landscape or Conservation Areas.	planning application process.	process.		.	highway implications & parking provision. Standard planning conditions applied on the consent.	impact on capacity due to scale of develop ment.	impact on capacity due to scale of develop ment.	stops.	
39	14/0003/FUL	Pandoras Box, 300 Long Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to Flood Response Plan.	No contaminati on issues raised during planning application process.	Not within vicinity of hazardou s installatio ns.	No air quality issues raised during planning application process.	Residenti al	Not within Historic Landscape or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not locate d on open space .	No objections on highway or parking grounds raised during planning application process.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	50m to 100m from neares t bus stops.	High - limited mitigation required
40	CPT/446/13/F UL	Land adjacent 134 Cedar Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to building in accordance with FRA, Flood Response Plan, flood proofing measures, & demonstrat ing ability to withstand hydrostatic	No contaminati on issues raised during planning application process.	Not within vicinity of hazardou s installatio ns.	No air quality issues raised during planning application process.	Residenti al	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not locate d on open space .	No objection from Highway Authority to planning application. Standard conditions on planning consent.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	400m to 450m from neares t bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			& hydrodynamic pressures.														
41	14/0095/PREAPP	Land R/o 3 Vaagen Road, Canvey Island	FRZ3 & adjacent to CDA6. Site specific FRA required & consideration of sequential & exception tests. Dwellings to be flood resistant & resilient & provide safe on-site refuge facilities. Need Flood Response Plan. Surface water needs to be managed to ensure no increase in risk of surface water flooding to site or nearby properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for only one dwelling, unlikely to be any air quality issues.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Site is undeveloped & comprises dense vegetation & trees. Main badger sett located to south of site. Detailed ecological surveys will be required to assess impact on such interest & whether mitigation is appropriate.	No TPO's on site, but other mature trees on site, which restrict developable area. Need to integrate these into any design & layout of development. Need to plan in root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability
42	CPT/515/12/FUL	Land adj 69 Waarden Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of develop	Within existing urban area. Limited impact on capacity due to scale of develop	400-500m to nearest bus stops	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			flood response plan, flood resistance & resilience measures, & demonstrating ability of dwellings to withstand hydrostatic & hydrodynamic pressures.											ment.	ment.		
43	ELR02 SITE 2	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	FRZ3a & CDA6. Site specific FRA is required with any planning application submission. Conditions will be required relating to flood response plan & flood resilience and resistance measures, & buildings being able to withstand hydrodynamic & hydrostatic pressures. EA buffer zone for future flood defence	Contamination considered during planning application process. Standard conditions required.	Not within vicinity of hazardous installations.	Indices of Deprivation 'Outdoors Living Environment' sub-domain shows that area is relatively less deprived. Therefore, indicating air quality may not be significant issue in area. Site is not on one of major road routes through Borough. Nearest air quality monitoring diffusion tube on San Remo Road indicated that urban background levels of NOx in this part of Canvey were well below national threshold of 40 µg m-3.	Residential and commercial uses	Within archaeological consultation zone. Standard archaeological condition required.	Ecological survey data submitted with planning application concluded that very low habitat ecology. Contained avoidance/ mitigation measures, including nest boxes and landscaping for birds & bats.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions, together with new footpath to north side of Point Road, Residential travel information packs, including travel vouchers & £20,000 for passenger transport improvements.	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient capacity.	ECC Education confirmed it did not require contributions towards additional primary and secondary school places, or early years and childcare provision.	100m-150m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			works needs to be designed into any scheme. Surface water drainage should be designed into scheme from the outset.														
44	FD05 SITE 21	51 Chapman Road, Canvey Island	FRZ3 & CDA6. Planning application accompanied by Flood warning & response plan, sequential test report & Flood Risk Worksheet, with information on finished floor levels, flood resilient & resistant measures, how dwellings can withstand hydrostatic & hydrodynamic pressures.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees along boundaries of site. Planning application indicates that those to southern parts of the site are to be retained.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	575m to 625m to nearest bus stops.	Medium - mitigation required to ensure suitability
45	CPT/315/13/FUL	Land to East of Wall Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted	No contamination issues raised during	Not within vicinity of hazardous installatio	No air quality issues raised during planning application process.	Residential & commercial	No archaeological implications raised during planning	No impact on wildlife interests raised during	No impact on trees/woodland raised during planning application	No impact on landscape interests.	Not located on open space	No objection from Highway Authority to planning	Within existing urban area. Limited	Within existing urban area. Limited	200m to 250m from neares	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			with planning application. Conditions on consent relating to building in accordance with FRA & specific finished floor levels, & surface water drainage.	planning application process.	ns.			application process.	planning application process.	process.		.	application. Standard conditions on planning consent.	impact on capacity due to scale of develop ment.	impact on capacity due to scale of develop ment.	t bus stops.	
46	CPT/314/13/FUL	Land to East of Wall Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to building in accordance with FRA & specific finished floor levels, & surface water drainage.	No contaminati on issues raised during planning application process.	Not within vicinity of hazardou s installatio ns.	No air quality issues raised during planning application process.	Residenti al & commerci al	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not locate d on open space .	No objection from Highway Authority to planning application. Standard conditions on planning consent.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	200m to 250m from neares t bus stops.	Medium - mitigation required to ensure suitability
47	FD05 SITE 6	9 Aalten Avenue, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to flood response plan & flood resilience and	No contaminati on issues raised during planning application process.	Not within vicinity of hazardou s installatio ns.	No air quality issues raised during planning application process.	Residenti al	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not locate d on open space .	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	400-500m to neares t bus stops	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			resistance measures.														
48	FD05 SITE 13	32 Chapman Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to flood response plan, hydrostatic & hydrodynamic pressures, finished floor levels & surface water drainage incorporating SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	500m from nearest bus stop.	Medium - mitigation required to ensure suitability
49	CTC/019	125-127 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to Flood Response Plan, flood resistance & resilience measures, demonstration of buildings ability to withstand hydrodyna	Potential contamination identified during planning application process. Conditions requiring site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality monitoring diffusion tubes near site. Automatic monitoring station that was sited at Furtherwick Park School until 2010 regularly showed NOx levels well	Residential / commercial	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	1 tree located to rear of industrial units, not covered by TPO. Consideration given to tree during planning application process, tree not considered of such significance to wider public amenity that it merits TPO or would justify refusal of consent.	No impact on landscape interests.	Not located on open space.	Highway Authority raised no objections to planning application, subject to standard highway conditions & provision of Residential Travel Packs, including 6 All Essex Scratchcards.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Within 50m of nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			mic & hydrostatic pressures, surface water drainage,			below the national threshold of 40µg m-3.											
50	CPT/140/13/FUL	71 High Street, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to flood response plan.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Shopping / Residential	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objection from Highway Authority to planning application. Standard conditions on planning consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	15m to 100m from nearest bus stops.	Medium - mitigation required to ensure suitability
51	2007/145	R/O 149-153 High Street, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to flood response plan, flood resistant and resilient measures & demonstration that building can withstand hydrodynamic & hydrostatic pressures.	Contamination considered during planning application process. Standard conditions placed on consent. Condition requiring noise assessment attached to planning consent & requirement of noise attenuation measures where appropriate.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential, commercial	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objection to planning application from Highway Authority. Standard planning conditions applied on the consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	160m to 230m from nearest bus stops.	Medium - mitigation required to ensure suitability
52	14/0015/FUL	19 Larup Avenue, Canvey Island	FRZ3a & CDA6. Site specific FRA	No contamination issues raised	Not within vicinity of hazardous	No air quality issues raised during planning application	Residential	Not within Historic Landscape or archaeological	No impact on wildlife interests raised	No impact on trees/woodland raised during planning	No impact on landscape interests.	Not located on open	Adequate parking provided on site.	Within existing urban area.	Within existing urban area.	220m to 240m from	Medium - mitigation required to ensure

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			submitted with planning application. Conditions on consent relating to finished floor levels, Flood Response Plan, flood resilience & resistance & requirement to demonstrate dwellings can withstand hydrodynamic & hydrostatic pressures.	during planning application process.	installations.	process.		consultation zone.	during planning application process.	application process.		space.	Standard highway conditions placed on planning consent.	Limited impact on capacity due to scale of development.	Limited impact on capacity due to scale of development.	nearest bus stops.	suitability
53	CPT/271/13/FUL	9 Hernen Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to finished floor levels, Flood Response Plan, flood resilience & resistance & requirement for hardsurfacing for parking to be permeable.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	Adequate parking provided on site. Standard highway conditions placed on planning consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	220m to 310m to nearest bus stops.	Medium - mitigation required to ensure suitability
54	FE09 SITE 11	61	FRZ3 &	No	Not within	No air quality	Residenti	Not within	No impact	No impact on	No impact	Not	No objection	Within	Within	360m	Medium -

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Morningto n Road, Canvey Island	CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to finished floor levels, flood response plan, flood resistant & resilient measures, hydrostatic & hydrodyna mic pressures & surface water drainage.	contaminati on issues raised during planning application process.	vicinity of hazardou s installatio ns.	issues raised during planning application process.	al	Historic Landscape or archaeological consultation zone.	on wildlife interests raised during planning application process.	trees/woodland raised during planning application process.	on landscape interests.	locate d on open space .	on highway grounds raised as part of the planning application process.	existing urban area. Limited impact on capacity due to scale of develop ment.	existing urban area. Limited impact on capacity due to scale of develop ment.	to 420m from neares t bus stops.	mitigation required to ensure suitability
55	GB05 (A1)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditiona l homes) Phase 1	FRZ3a & CDA6.Site specific FRA & extensive tidal & fluvial flooding info & modelling submitted with planning application. EA satisfied with rationale, methodolo gy & assumption s. No objection subject to conditions & further	No contaminati on issues raised during planning application process.	Less than 10% of site within middle consultati on zone, with remainder within outer consultati on zone and outside of the consultati on zone. HSE PADHI methodol ogy process for planning applicatio n	Air quality may be poor in the area. However, air quality data from nearest diffusion tubes on Thames Road show that annual mean nitrogen dioxide levels are within objective limits. Site is not on one of major road routes through Borough.	Residenti al & sewerage works	Site lies in area of reclaimed salt marsh, in vicinity of late Iron Age or Roman Red Hills. Further archaeological remains likely. ECC Archaeologist recommended full archaeological work and investigation condition.	Far northern part of site is LoWS CP35. 1.9km from Benfleet & Southend Marshes SSSI, SPA 7 Ramsar site. LoWS 35 immediately to north of site. NE during planning process advise sufficient level of green space proposed. Submitted species surveys	26/96(2 groups, Almond x 3, Poplar x 14,Cypress x 6, Whitebeam x 1), 22/96(10 groups of Oak & Willow), 3/92(Poplar x 47,Willow x 25,Hawthorn x 2,Hornbeam x 4, Elm x 4). Need to design to integrate within scheme & plan in Root Protection Zones.	No impact on landscape interests.	Part of site would incor porat e some of Coun cil owne d public open space . Additi onal open space requir ed to offset this loss.	No objections from Highway Authority. Standard conditions & detailed technical conditions including provision of second access and junction into site. S106 requirements include protected line for Roscommon Way Phase 2 Extension, financial contribution for bus	South East Essex Primary Care Trust (PCT) advised during planning process that financial contribut ion between £580 to £750 per dwelling, dependi ng on the size.	ECC Educati on respondi ng to planning applicati on indicate d sufficien t primary and seconda ry places & no need for contribut ion, but did require a contribut ion	100m-700m from neares t bus stops	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			detailed modelling. Provision & maintenance of 19m protection zone and £100,000 indexed linked towards tidal defence improvements.		produced 'do not advise, on safety grounds, against granting of planning permission.				acceptable. Mitigation strategy would need to be provided.				service and infrastructure 7 residential travel packs.		towards early years and childcare places.		
56	CPT/484/12/FUL & CPT/671/12/FUL	Thames Court, Western Esplanade, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to flood response plan.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300-400m from nearest bus stops.	Medium - mitigation required to ensure suitability
57	FF02 SITE 5	19 Clifton Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Sequential & exception tests passed. Sufficient safe refuge provided about flood levels. Flood response plan submitted considered	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No TPO's on site. 1 Willow tree in rear garden. Planning application did not propose removal of this tree or raise any objections on basis of tree.	No impact on landscape interests.	Not located on open space.	No highway objections. Standard planning conditions would be required if approved.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 220m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			robust & adequate. Confirmation given that dwellings could withstand hydrodynamic & hydrostatic pressures. If approved conditions required relating to flood resilience & resistance.														
58	14/0016/FUL	23 May Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA submitted with planning application. Conditions attached to consent relating to finished floor levels, flood response plan, flood resistant & resilient measures & surface water drainage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	Standard highway conditions attached to planning consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300m to 450m from nearest bus stops.	Medium - mitigation required to ensure suitability
59	FE13 SITE 18	11 Rosbach Road, Canvey Island	FRZ3 & CDA6. Site specific FRA. Conditions attached to planning consent requiring dwellings to be flood	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas or	Evidence of badger activity on site. Condition attached to consent requiring protected species survey to be	No TPO's on site. Limited trees along boundaries of site.	No impact on landscape interests.	Not located on open space.	Standard highway conditions attached to planning consent.	Within existing urban area. Limited impact on capacity due to scale of develop	Within existing urban area. Limited impact on capacity due to scale of develop	200m to 220m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			resistant & resilient, flood response plan & constructed to drainage specifications.					archaeological consultation zone.	undertaken.					ment.	ment.		
60	CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to flood response plan & flood resilience and resistance measures.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town centre uses.	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No highway implications.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200-300m from nearest bus stops.	Medium - mitigation required to ensure suitability
61	GB02	East of Canvey Road, Canvey Island	FRZ3 & CDA6. Hill Hall Dyke to south of site is reliant upon Dutch Village Pumping Station to lift flows to drain away from site. Development may be deemed to require funding contributions towards future surface water drainage	Not a site previously associated with potential contamination. Ground Investigation Report submitted with planning application.	Not within vicinity of hazardous installations.	Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010. The site is close to one of the major road routes through the Borough.	Residential, school, agricultural	Within archaeological consultation zone & Scheduled Ancient Monument located to north of site. Site relatively undisturbed, with potential for archaeological interest. Heritage Conservation Strategy submitted with planning application & advice sought from English Heritage prior to submission of	Site is undeveloped in nature & within proximity of Local Wildlife Site LoWS CP4. LoWS review 2012 identifies site's habitat as highly suitable for reptiles & scrub suitable for nesting birds. Environmental Statement submitted	No TPO's on site. Number of trees located along northern & eastern boundary. Arboricultural Constraints Report & Tree Survey submitted with planning application.	Site is highly visible, particularly when viewed from the north. Significant mitigation would be required to limit impact of development on the landscape. Site also adjacent to SAM & the impact of any development on its	Used informally as open space, but not a designated public open space. Open Space Assessment submitted with planni	Require new access to Canvey Road to serve site, Dyke Crescent access only for emergency vehicles. Safe pedestrian crossing route across Canvey Road, 2nd vehicle access to secondary school, improvements to public transport	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient capacity.	The scale of development on this site will impact on early years and primary school capacity on Canvey Island. A contribution towards expansion of local early	250-750m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			infrastructure refurbishment or replacement. Site specific Flood Risk Assessment & Flood Warning & Evacuation Plans submitted with planning application.					application.	with planning application.		setting should also be considered. Landscape Strategy submitted with planning application.	ng application. Application indicates provision of public open space & a LEAP.	waiting facilities & services. Transport Assessment submitted with planning application.		years and primary provision at west Canvey will be required to ensure sufficient capacity.		
62	2012/21	Land to rear of 37-46 St Christopher's Close, Canvey Island	FRZ3 & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to finished floor levels, flood response plan, flood resistant & resilient measures, hydrostatic & hydrodynamic pressures & surface water drainage incorporating SUDs.	Site not identified as potentially contaminated as part of the planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No trees on site.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	500m from nearest bus stops.	Medium - mitigation required to ensure suitability
63	GB04	Former Castle View School, Meppel Avenue,	FRZ3a & CDA6. Site specific FRA should be submitted	Site not identified as potentially contaminated & given existing use	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from nearest diffusion tubes	Residential / College	64m west of archaeological consultation zone. Given existing developed	Given the site's existing developed nature, wildlife	Number of mature trees on site, particularly along the boundaries.	Site highly visible over long distances from the north.	Not located on open space.	Transport Assessment required, consult Highway Authority.	The scale of development on this site will	The scale of development on this site will	200-300m from nearest bus stop.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Canvey Island	with any scheme, to consider sequential and exception tests. Also need to consider the flood resilience & resistance of any scheme, and buildings ability to withstand hydrodynamic & hydrostatic pressures of flood water. Need also to consider surface water management.	on site unlikely to present on site.		on corner of Link Road and Somnes Avenue show that annual mean nitrogen dioxide levels exceeded objectives levels in both 2009 and 2010. Site is not on one of major road routes through Borough. Consideration will need to be given to establishing an Air Quality Management Area to help protect residents from poor air quality in area.		nature of site, possibly no archaeological deposits, however should consider initial investigation prior to any development & watching brief during any excavation or construction.	interests are likely to be confined to the mature trees on site.	Consideration should be given to their integration into any scheme and protection during any excavation or construction.	Design of any development should seek to minimise the landscape and visual impacts.		Likely to require S106 financial contribution for highways improvement works & passenger transport improvements.	require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient capacity.	impact on early years and primary school capacity on Canvey Island. A contribution towards expansion of local early years and primary provision on Canvey Island will be required to ensure sufficient capacity.		
64	CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to, safe refuge, finished floor levels, Flood Response Plan, flood resilience &	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	Adequate parking provided on site. Standard highway conditions placed on planning consent & requirement to provide residential travel information packs to include 6 all Essex scratch card	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 90m from nearest bus stops.	Medium - mitigation required to ensure suitability

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			resistance & demonstrating ability to withstand hydrostatic & hydrodynamic pressures & surface water drainage.										tickets.				
65	CPT/498/12/FUL	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to, safe refuge, Flood Response Plan, flood resilience & resistance & demonstrating ability to withstand hydrostatic & hydrodynamic pressures & surface water drainage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential, college	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	Adequate parking provided on site. Standard highway conditions placed on planning consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	25m to 100m from nearest bus stops.	Medium - mitigation required to ensure suitability
66	FH01 SITE 8	75 Central Avenue, Canvey Island	FRZ3 & CDA6. Site specific Flood Risk Statement submitted with	No contamination issues raised during planning application	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has been cleared of vegetation & trees. No nature conservatio	No trees on site.	No impact on landscape interests.	Not located on open space.	No highway implications. Standard planning conditions.	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	380m to 440m from nearest bus stops.	Medium - mitigation required to ensure suitability

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			planning application. No objection from EA subject to conditions relating to finished floor levels. Conditions attached to consent relating hydrodynamic & hydrostatic pressures, flood resilience & resistance, flood response plan & hardsurfacing to be constructed with SUDs.	process.					n implications raised as part of planning application process.					capacity due to scale of development.	capacity due to scale of development.		
67	15/0264/FUL	14 Paarl Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions attached to planning consent relating to flood response plan, demonstrating dwellings could withstand hydrodynamic & hydrostatic	No contamination issues raised as part of planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation interests raised as part of planning application process.	No TPO's on site. No tree implications raised as part of planning application process.	No impact on landscape interests.	Not located on open space.	No objection to planning application from Highway Authority. Standard planning conditions attached to consent & requirement to close existing vehicle accesses & to provide Residential Travel Information Packs including 6 x 1 day travel vouchers.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	415m to 425m from nearest bus stops.	High - limited mitigation required

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			pressures, finished floor levels, flood resistant & flood resilient measures & hard standing to be constructed considering SUDs.														
68	14/0465/FUL	7 Kollum Road, Canvey	FRZ3 & CDA6. Flood Risk Statement submitted with planning application. Conditions attached to consent relating to flood response plan, hydrostatic & hydrodynamic pressures, flood mitigation measures & hardstandings to be constructed using SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No TPO's on site. No implications relating to trees raised as part of planning application process.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	65m to 120m from nearest bus stops.	High - limited mitigation required
69	15/0400/FUL	21 Brandenburg Road, Canvey	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions	No contamination issues raised as part of planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	Planning application process identified potential nature conservation implications.	No TPO's on site. No tree implications raised as part of planning application process.	No impact on landscape interests.	Not located on open space.	No objection to planning application from Highway Authority. Standard planning conditions	Within existing urban area. Limited impact on capacity due to	Within existing urban area. Limited impact on capacity due to	170m to 385 from nearest bus stops.	High - limited mitigation required

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			attached to planning consent relating to flood response plan, demonstrating dwellings could withstand hydrodynamic & hydrostatic pressures, finished floor levels, flood resistant & flood resilient measures & hard standing to be constructed considering SUDs.						Conditions requiring Bat & badger surveys to be undertaken attached to planning consent.				attached to consent.	scale of development.	scale of development.		
70	15/0423/FUL	58 Central Wall Road, Canvey Island	FRZ3 & CDA6. No objection to application from EA. Conditions attached to consent in respect of hardsurfacing to be constructed to SUDs, finished floor levels, hydrostatic & hydrodynamic pressures, & enacting the submitted	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	Badger survey submitted as part of planning application process indicated no badger activity on site.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Conditions attached to consent requiring parking to be retained and hardsurfacing to be constructed to SUDs.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Bus stops immediately to north and opposite site.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			flood response plan, including flood proofing measures.														
71	14/0644/FUL	8 Heideburg Road, Canvey	FRZ3 & CDA6. Flood Risk Statement submitted with planning application. Conditions attached to consent relating to hydrostatic & hydrodynamic pressures, flood resistant & resilient measures, finished floor levels, flood response plan & hardstandings constructed using SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No TPO's on site.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications raised as part of planning application process. Subject to standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	115m to 140m from nearest bus stops.	Medium - mitigation required to ensure suitability
72	15/0249/FUL	Land Adjacent To 12 Whernside Avenue, Canvey Island	FRZ3 & CDA6. FRA submitted with planning application. No objection from EA subject to conditions. These attached to	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation issues raised as part of planning application process.	No TPO's on site. No implications relating to trees raised as part of planning application process.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	90m to 115m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			consent relating to SUDs, Flood response plan, hydrodynamic & hydrostatic pressures, & constructing in accordance with FRA.														
73	15/0595/FUL	109 Long Road, Canvey Island	FRZ3 & CDA6. No objection from EA on flood risk grounds. Conditions attached to planning consent relating to hydrodynamic & hydrostatic pressures, flood response plan and flood resilience & resistance, as well as hardsurfacing required to be constructed according to SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	Planning condition attached to consent requiring ecological survey, to be submitted prior to any removal of trees, demolition or site clearance.	TPO 3/81 - T1, T2, T3, G1 & G2 proposed to be removed as recommended in arboricultural report.	Condition requiring landscaping & tree planting scheme to be submitted to compensate for removal of trees.	Not located on open space.	No highway implications raised as part of planning application process, subject to standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	23m to 77m from nearest bus stops.	High - limited mitigation required
74	15/0987/OUT	40 Roggel Road, Canvey Island	FRZ3 & CDA6. No objection to application from EA. Conditions attached to consent requiring	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process.	Within existing urban area. Limited impact on capacity due to	Within existing urban area. Limited impact on capacity due to	260m to 300m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			consideration of hydrostatic & hydrodynamic pressures & to provide flood response plan.											scale of development.	scale of development.		
75	15/0562/FUL	100 High Street, Canvey Island	FRZ3 & CDA6. Flood Risk Assessment submitted with planning application. Conditions attached to consent relating to flood response plan & hardsurfacing constructed to SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town Centre uses / Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No trees on site.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications raised as part of planning application process, subject to standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	49m to 152m from nearest bus stops.	High - limited mitigation required
76	15/0563/FUL	100 High Street, Canvey Island	FRZ3 & CDA6. Flood Risk Assessment submitted with planning application. Conditions attached to consent relating to flood resistant & resilient measures, & finished floor levels.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town Centre uses / Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No trees on site.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications raised as part of planning application process.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	49m to 152m from nearest bus stops.	High - limited mitigation required
77	14/0446/FUL	25 Craven Avenue, Canvey	FRZ3 & CDA6. Flood Risk	No contamination issues	Not within vicinity of hazardou	No air quality issues raised during planning	Residential	Not within Historic Landscape or	No nature conservation issues	No TPO's on site. No implications	No impact on landscape	Not located on	No highway implications.	Within existing urban	Within existing urban	200-300m from	Medium - mitigation required to

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			Statement submitted with planning application. Conditions attached to consent relating to flood response plan, finished floor levels, hydrostatic & hydrodynamic pressures & flood resistant & resilient measures.	raised during planning application process.	s installations.	application process.		archaeological consultation zone.	raised as part of planning application process.	relating to trees raised as part of planning application process.	interests raised as part of planning application process.	open space.		area. Limited impact on capacity due to scale of development.	area. Limited impact on capacity due to scale of development.	neares t bus stops.	ensure suitability
78	14/0733/FUL	Rear Of Silver Jubilee, Hilton Road, Canvey Island	FRZ3 & CDA6. No objection from EA on flood risk grounds. Conditions attached to planning consent relating to hydrodynamic & hydrostatic pressures, flood response plan and flood resilience plan.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues.	No implications raised in relation to trees.	No impact on landscape.	Not located on open space.	No highway implications.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	80m to 100m from nearest bus stop.	High - limited mitigation required
79	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	FRZ3 & CDA6. FRA submitted with planning application. No	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / Shopping / Education	No archaeological implications raised during planning application process.	No nature conservation issues raised as part of planning application process.	No TPO's on site. No implications relating to trees raised as part of planning application	No impact on landscape interests raised as part of planning applicatio	Not located on open space.	No objection raised by Highway Authority to planning application, subject to standard	Within existing urban area. Limited impact on capacity	Within existing urban area. Limited impact on capacity	170m to 240m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			objection from EA subject to conditions. These attached to consent relating to finished floor levels, SUDs, Flood response plan, hydrodynamic & hydrostatic pressures.							process.	n process.		highway conditions & provision of Residential Travel Information Packs including 6 x 1 day travel vouchers.	due to scale of development.	due to scale of development.		
80	GF02B	Land off Scrub Lane, Hadleigh	FRZ1 & CDA 4. Any development must deliver surface water drainage & management on and adjacent to the site to ensure no increase in risk of surface water flooding to site or adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality many be an issue in area. However, site is not on one of major road routes through Borough. Monitoring information from diffusion tube on Seymour Avenue, Hadleigh shows that urban background levels of NOx in area are well below national threshold. Seymour Avenue is nearby this site.	Residential & school	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given undeveloped nature of site, need to consider potential nature conservation interests on site. Old established badger sett zone covers north eastern corner of site. Require appropriate ecological assessments/surveys.	Number of mature trees on site, particularly along the boundaries. Consideration should be given to their integration into any scheme and protection during any excavation or construction.	No impact on landscape interests.	Site was previously school playing field, but has been fenced off, not used for such purposes & considered surplus to requirements for approximately 15 years.	Need to produce Transport Assessment & consult Highway Authority.	The scale of development on this site will require a contribution towards primary healthcare provision in the Hadleigh area to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in the Hadleigh area. A contribution towards expansion of local primary provision in Hadleigh may be required to ensure sufficient capacity.	500m - 800m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
81	2013/8	The Island Site, High Street / London Road, Hadleigh	FRA1 & CDA4. Require on-site management of surface water in order to ensure that Southend Waste Water Treatment Works has sufficient capacity to accommodate development on site without exceed water quality targets.	Potential for contamination on parts of site from previous or existing uses. Site investigation should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be an issue in area, given that A13 runs directly through town centre, along both frontages of site & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring station & diffusion tube indicate that levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential areas of the borough reflecting its more urban nature & are likely to increase as result of additional development.	Commercial	The Crown Public House is currently a Locally Listed Building.	Given the site's existing developed nature, wildlife interests are likely to be confined to small garden area which is overgrown & limited trees.	No TPO & limited trees on site.	No impact on landscape interests.	Not located on open space.	Transport Assessment required, consult Highway Authority. Likely to require S106 contributions towards junction / highway improvements & public transport infrastructure improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in the Hadleigh area to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in the Hadleigh area. A contribution towards expansion of local primary provision in Hadleigh may be required to ensure sufficient capacity.	Within 150m from nearest bus stops.	Medium - mitigation required to ensure suitability
82	CPT/193/07/FUL	4-12 Park Chase, Hadleigh	FRZ1 & CDA4. No flooding implications raised under either planning application. Conditions relating to surface	No contamination implications raised by Environmental Health during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application processes.	Residential / commercial	No archaeological recommendations raised during planning application process.	Amphibian survey required under CPT/193/07/FUL, to include mitigation measures to safeguard identified fauna & its	CPT/327/11/FUL has condition requiring survey of extent of Japanese Knotweed & scheme for eradication / control.	No impact on landscape interests.	Not located on open space.	Highway Authority raised no objection to CPT/327/11/FUL subject to standard conditions & provision of Residential Travel Information	Within existing urban area. Limited impact on capacity due to scale of development.	ECC advised under planning application CPT/327/11/FUL in 2011 that S106	220m to 300m from nearest bus stops.	High - limited mitigation required

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			water drainage on planning consent CPT/193/07/FUL & proposed for consent under CPT/327/11/FUL.						habitat. Survey undertaken & in 2008 - no evidence of amphibians. NE raised no obejction15/05/2008 to discharge of condition. No wildlife implications raised under CPT/327/11/FUL.				Pack with 10 (ten) x All Essex Scratch cards per unit, & S106 financial contribution of £20,000 towards public transport infrastructure improvements.		contribution towards additional primary or secondary school places or early years provision not required.		
83	CPT/99/08/FUL	325-339 London Road, Hadleigh	FRZ1 & CDA4. Consent awaiting S106 agreement signing had proposed planning conditions included requiring hardsurfacing to be permeable.	Site previously identified under consent awaiting S106 signing as potentially contaminated as result of past uses. Standard conditions placed on consent requiring site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Air quality many be issue in area. A13 runs directly through town centre & past site, & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring station & diffusion tube outside Hadleigh Library both indicates levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential areas of borough	Commercial / residential	Within archaeological consultation zone. No archaeological recommendations raised as part of planning application process.	No impact on wildlife interests raised during planning application process. Situation in respect of wildlife unlikely to have changed as uses still in operation on site.	No TPO or other trees on site.	No impact on landscape interests.	Under consent awaiting S106 signing requirement for £10,000 towards provision / improvement of recreation facilities at John H Burrows recreation ground.	Highway Authority did not objection to CPT/99/08/FUL, subject to standard conditions & provision of Transport Information & marketing scheme, including vouchers for 12 months free bus travel. Under 14/0001/FUL standard highway conditions & close redundant length of vehicular crossover.	The scale of development on the whole site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	The scale of development on the whole site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local primary provision in Hadleigh will be required to ensure sufficient capacity.	Within 150m of nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
						reflecting its more urban nature.											
84	2007/111	Tower Radio, 573-581 London Road, Hadleigh	FRZ1 & CDA4. Any development must deliver surface water drainage & management on and adjacent to the site to ensure no increase in risk of surface water flooding to site or adjacent properties.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	A13 runs directly through town centre & past site, & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring station & diffusion tube outside Hadleigh Library both indicates levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential areas of borough reflecting its more urban nature. No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No TPO's on site. No significant vegetation within residential curtilage, only 1 large evergreen tree in north western part of site.	No impact on landscape interests.	Not located on open space.	No objections raised by Highway Authority subject to standard conditions, the permanent closure of the existing access on London Road & provision of Residential Travel Information Packs, including 6 one day travel vouchers.	No contribution towards primary healthcare provision requested under planning application 15/0013/FUL.	ECC advised under planning application 15/0013/FUL that since there were number of 1 beds proposed & net increase only 9 including these 1 beds there would not be a significant impact on education services.	Nearest bus stop is outside front of site.	High - limited mitigation required
85	2010/9	R/O 106 Rectory Road, Hadleigh	FRZ1 & CDA4. No flooding implications raised at the planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of	Within existing urban area. Limited impact on capacity due to scale of	400-500m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
								Areas.						development.	development.		
86	15/0858/FUL	106 Rectory Road, Benfleet	FRZ1 & CDA4. No flood risk implications raised as part of planning application process. Condition attached to consent requiring hardsurfacing to be SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	400-500m from nearest bus stops.	High - limited mitigation required
87	15/0273/FUL	70 Church Road, Hadleigh	FRZ1 & CDA4. No flood risk implications raised during planning application process. Condition requiring no discharge of surface water onto highway.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / Town centre uses	No archaeological implications raised during planning application process.	No nature conservation issues raised as part of planning application process.	No TPO's on site. No implications relating to trees raised as part of planning application process.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No objection raised by Highway Authority to planning application, subject to standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	315m to 490m from nearest bus stops.	High - limited mitigation required
88	15/0495/FUL	R/O 25 St Johns Road, Hadleigh	FRZ1 & CDA4. No flood risk implications raised as part of planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	Pine tree to site frontage shown to be retained a part of planning application.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications raised as part of planning application process, subject to standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	330m from nearest bus stops.	High - limited mitigation required
89	CPT/600/12/FUL	121 Church Road, Hadleigh	FRZ1 & CDA4. No flooding implications raised at planning	No contamination issues raised during planning	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application	No impact on wildlife interests raised during planning	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No highway implications. Standard planning conditions.	Within existing urban area. Limited impact	Within existing urban area. Limited impact	100-200m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			application stage.	application process.				process. Not within Historic Landscape or Conservation Areas.	application process.					on capacity due to scale of development.	on capacity due to scale of development.		
90	15/0715/CPA	82 High Street, Hadleigh	FRZ1 & CDA4. No flood risk implications affecting this site.	Is change of use from offices to flats, unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues.	Town centre uses	Within archaeological consultation zone. No archaeological implications as is change of use above ground floor level.	No nature conservation issues.	No trees on site.	No impact on landscape.	Not located on open space.	No highway implications.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	185m to 235m from nearest bus stops.	High - limited mitigation required
91	14/0028/FUL	Land Rear Of Holbrook House, Church Road, Hadleigh	FRZ1 & CDA4. No flood risk implications raised during planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / Town centre uses	No archaeological implications raised during planning application process.	No nature conservation issues raised as part of planning application process.	No TPO's on site. No implications relating to trees raised as part of planning application process.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	Appeal Inspector considered no highway implications.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	85m to 160m from nearest bus stops.	High - limited mitigation required
92	14/0320/CPA	358 London Road, Hadleigh	FRZ1 & CDA4. No flood risk implications affecting this site.	Is change of use from offices to flats, unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues.	Town centre uses	Within archaeological consultation zone. No archaeological implications as is change of use above ground floor level.	No nature conservation issues.	No trees on site.	No impact on landscape.	Not located on open space.	No highway implications.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	90m to 310m from nearest bus stops.	High - limited mitigation required
93	16/0014/FUL	2A Castle Road, Hadleigh	FRZ1 & CDA4. No flood risk implications raised as part of planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town Centre	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Condition attached to consent	Within existing urban area. Limited impact on capacity due to scale of	Within existing urban area. Limited impact on capacity due to scale of	130m to 310m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
													requiring parking to be provided & retained.	develop ment.	develop ment.		
94	GB06	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	FRZ1. Need to demonstrat e integration of sustainable urban drainage techniques to ensure surface water is managed appropriate ly in order to prevent flooding on or near the site.	Potential for contaminati on on parts of site from previous or existing uses (farm buildings). Geoenviron mental assessment submitted under CPT/356/10 /OUT identified Standard Risk Mitigation Measures. Developme nt would need to update this & consult with the EA & Council's Environmen tal Health Team.	Not within vicinity of hazardou s installatio ns.	Air quality may not be significant issue in area. Site is on A129 through Borough. Air quality data from 3 diffusion tubes monitoring NOx levels in area show that 1 at 127 Daws Heath Road is within objective limits as is tube near A127 at 2 Kingsley Lane. 3rd tube at 320 Hart Road (near junction with Rayleigh Road) slightly exceeding objective limits in 2010.Traffic generated air pollution is a risk.	Residenti al & commerci al	Within archaeological consultation zone. Site relatively undisturbed in parts, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application. Archaeological field evaluation submitted with CPT/356/10/OU T.	Thundersley Great Common SSSI 140m to west. Need to provide SANGS within any scheme. LoWS CP28 adjacent to eastern boundary. Area within Hadleigh & Daws Heath Complex Living Landscapes Area. Ecological survey submitted under CPT/356/10 /OUT identified various protected & unprotected species & 4 badger setts including a main sett.NE agreed a mitigation strategy. Surveys will need updating.	1/2010 (group of Oak x 12 & Sycamore x 1). 12/91 (Various deciduous in woodland, groups & individuals). Survey submitted under CPT/356/10/O UT. All TPOs to be retained. Design to integrate within scheme. Plan in Root Protection Zones	Site is mainly open farmland, compartm entalised by establishe d hedge and tree lined field boundarie s, & undulating topograph y. Eastern part of site forms part of Ancient Landscap e Area. Need to consider how developm ent integrates into the landscape .	Not locate d on open space . Pre-applic ation submi ssion indica tes public recre ation al acces s to 13ha of green space within the site.	Transport Assessment required. Engage with Highway Authority. Require access arrangement s for site to relieve peak time congestion at Woodmans Arms junction. Require improvement s to public transport waiting facilities.	The scale of develop ment on this site will require a contribut ion towards primary healthca re provisio n in the Hadleigh area to ensure sufficient capacity.	The scale of develop ment on this site will impact on primary school capacity in the Hadleig h area. A contribut ion towards expansi on of local primary provisio n in Hadleig h may be required to ensure sufficien t capacity .	30m-900m from neares t bus stops. Pre-applic ation submis sion indicat es site's capabil ity to provid e networ k of public footpat hs, green links with the site and conne cting to existin g.	Medium - mitigation required to ensure suitability
95	PGB40	Brook Farm (east of Daws Heath Road), Hadleigh	FRZ1 & CDA3. Need to demonstrat e integration	Potential for contaminati on on parts of site from previous or existing	Not within vicinity of hazardou s installatio ns.	Air quality may not be significant issue in area. Site not on 1 of major routes through	Residenti al & agricultur al	Within archaeological consultation zone. Site relatively undisturbed, with	Phase 1 ecological surveys undertaken for both Solby Wood	TPO ECC 74/72 (Group 1-1 Oak, 1 Field Maple, 1 Hawthorn Group 2-1	Site is agricultura l land, subdivide d by clear field	Not locate d on open space .	Need to produce Transport Assessment & consult Highway	The scale of develop ment on this site will	The scale of develop ment on this site will	150m-600m from neares t bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	uses (farm buildings). Site investigation should be undertaken & consult with the EA & Council's Environmental Health Team.		Borough. No air quality monitoring diffusion tubes near site.		potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Farm (2012/7) & Brook Farm (PGB40) prior to consultation submission on New Local Plan & show no substantive constraints to effective delivery. Studies will need to accompany planning application submissions & any mitigation/compensation taken into consideration. LoWS Review 2012 indicates site is within Hadleigh & Daws Heath Complex Living Landscape Area. Grassland habitat is suitable for reptiles & boundary trees should be assessed for potential to support roosting bats. Stronger hedgerows & tree lines on site,	Oak, 1 Ash, 1 Willow). Other significant trees located in field boundaries & hedgerows. Need to ensure these integrate within scheme. Plan in Root Protection Zones.	boundaries defined by trees & hedgerows. Need to retain such features to aid integration of development into landscape.		Authority. Consideration needs to be given to junction/access improvements onto Daws Heath Road. Requirement to extend public transport services along Daws Heath Road.	require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	impact on primary school capacity in Hadleigh. A contribution towards expansion of local primary provision in Hadleigh will be required to ensure sufficient capacity.	However service is only every 2 hours. Bus service improvements are therefore required.	

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
									which correspond to field boundaries of significant age should be preserved & protected, together with appropriate habitat buffers.								
96	2012/7	Solby Wood Farm, Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Flood Risk Assessment & SuDS drainage plan submitted with planning application.	Potential for contamination on on parts of site from previous or existing uses (farm buildings). Site investigation should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough. No air quality monitoring diffusion tubes near site.	Residential & agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Area lies within Hadleigh & Daws Heath Complex Living Landscape Area. Hedgerows bordering site are strong, particularly to the north adjacent to properties in Wyburn Road. Landowner undertaken Phase 1 ecological surveys for both Solby Wood Farm (2012/7) & Brook Farm (PGB40) prior to consultation submission on New Local Plan & show no substantive constraints to effective	Some significant trees located in field boundaries & hedgerows. Need to ensure these integrate within scheme. Plan in Root Protection Zones. Tree constraint plan & tree survey submitted with planning application.	Site is agricultural land, subdivided by clear field boundaries defined by trees & hedgerows. Need to retain such features to aid integration of development into landscape. Topography survey submitted with planning application.	Not located on open space.	Need to produce Transport Assessment & consult Highway Authority. Consideration needs to be given to junction/access improvements onto Daws Heath Road. Requirement to extend public transport services along Daws Heath Road. Transport Assessment submitted with planning application.	The scale of development on this site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local primary provision in Hadleigh will be required to ensure sufficient capacity.	100m-200m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
									delivery. Further studies will need to accompany planning application submissions & any mitigation/compensation taken into consideration. Ecology report submitted with planning application.								
97	PGB45	Nashlea Farm, Poors Lane North, Hadleigh	FRZ1. Planning application indicated that no main drainage facilities within vicinity of site, application proposed sealed cesspool arrangements.	Site previously associated with potential contamination, given existing & past commercial uses on the site. No site surveys provided as part of planning application.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Agricultural, residential	Within archaeological consultation zone. No archaeological implications raised during planning application process.	SSSI & Ancient Woodland immediately to south of site. No implications raised in response to this matter as part of planning application process.	No TPO's directly on site, however TPO 11/86 (Mixed deciduous woodland - Oak, Birch & Hornbeam) & TPO 10/86 (Mixed deciduous woodland - Oak, Birch & Hornbeam) located immediately to east of site & Ancient Woodland & SSSI to south of site. Conditions attached to planning application requiring trees & shrubs on northern boundary of site to be protected during demolition &	Landscape features are restricted to the trees & vegetation which adjoin the site. Conditions attached to planning application requiring trees & shrubs on northern boundary of site to be protected during demolition & construction works & no works to the these trees without	Not located on open space.	Access would be off of unmade road, over 700m from nearest adopted road. No comments were received from Highway Authority as part of the planning application process.	Removed from the existing urban area and healthcare provision. Scale of development unlikely to impact on the capacity of provision.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	1650m to 2000m from nearest bus stops.	Low - significant environmental impacts and poor accessibility difficult to mitigate

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
										construction works, & no works to the these trees without prior consent.	prior consent.						
98	FP03 SITE 3	60 Daws Heath Road, Hadleigh	FRZ1 & CDA3. No flood risk implications raised at planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / education	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees in rear of site & hedging around boundary of site, which could provide a habitat for birds or bats. Planning application retained boundary planting (site only extends along rear of Nos.62 & 64.	No TPO's on site, but number of mature trees in rear front garden of No.60 & rear gardens of Nos. 68, 70 & 72. Need to be integrated into any scheme & need to plan in root protection zones. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones.	Landscape features exist in form of trees & hedging. Any development should seek to retain and integrate such landscape features. Planning application retained boundary planting (site only extends along rear of Nos.62 & 64.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	High - limited mitigation required
99	FP04 SITE 6	Land r/o 14-28 Moorcroft Avenue, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on a major route through Borough.	Residential	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site is overgrown, with trees, scrub & other vegetation, but landowner is process of clearing the site. Main badger sett in southern corner of site. Need	TPO 2/89 (6 x Oak & 1 x Hornbeam) & TPO 17/90 (5 Oak) located along western boundary of site. Need to plan in root protections zones. Other trees some mature locate across site. Need arboricultural	No impact on landscape interests.	Not located on open space.	Consult Highway Authority regarding implications for access. Existing narrow entrance to site from Moorcroft Avenue, not much scope to widen.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m from nearest bus stops. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			in risk of surface water flooding to site & adjacent properties.						to consider potential for nature conservations interests on site by undertaking ecological assessments to assess impact on any potential interests & whether mitigation is appropriate.	survey to assess health & longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones.							
100	15/0698/PREAPP	450 Rayleigh Road, Benfleet	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be issue in area. Site is on A129 one of main routes through Borough. Air quality data from diffusion tube monitoring NOx levels in area at 320 Hart Road (near site) slightly exceeding objective limits in 2010.Traffic generated air pollution is a risk.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Are a number of trees along the boundaries of the site. Need arboricultural report to establish health & longevity of trees & should seek to integrate trees within any scheme, including root protection zones.	Landscape features comprise trees on site. Any development should seek to retain & integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Need to consult Highway Authority.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	20m to 40m from nearest bus stops.	High - limited mitigation required
101	CPT/556/09/FUL	81 Daws Heath Road, Hadleigh	FRZ1 & CDA3. No flooding implications raised at the planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No highway implications. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300-400m from nearest bus stop. However service is only every 2 hours.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
																Bus service improvements are therefore required.	
102	2012/27	Land between 64 & 68 Kingsmere, Hadleigh	FRZ3 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage block, unlikely to be any nature conservation interests on site.	No trees on site, however some trees adjacent to rear boundary. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	190m to 270m from nearest bus stops.	Medium - mitigation required to ensure suitability
103	16/0039/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	FRZ1. No flood risk implications raised as part of planning application process.	No contamination issues raised.	Not within vicinity of hazardous installations.	No air quality issues raised.	Residential / agricultural	Is change of use only. No archaeological implications raised.	No nature conservation issues as is change of use only.	No impact on trees as is change of use only.	No impact on landscape as is change of use only.	Not located on open space.	No highway implications.	Limited impact on capacity due to scale of development.	Limited impact on capacity due to scale of development.	250m-500m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore require	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
																d.	
104	CPT/655/11/FUL	Land adj 49 Hall Crescent, Hadleigh	FRZ1 & CDA3. No flooding implications at the planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	Presence of badgers raised during planning application process. Conditions on planning consent relating to appropriate surveys and mitigation.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200-300m from nearest bus stops.	High - limited mitigation required
105	16/0038/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	FRZ1. No flood risk implications raised as part of planning application process.	No contamination issues raised.	Not within vicinity of hazardous installations.	No air quality issues raised.	Residential / agricultural	Is change of use only. No archaeological implications raised.	No nature conservation issues as is change of use only.	No impact on trees as is change of use only.	No impact on landscape as is change of use only.	Not located on open space.	No highway implications.	Limited impact on capacity due to scale of development.	Limited impact on capacity due to scale of development.	250m-500m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	High - limited mitigation required
106	GF01A	Land at Kiln Road, Thundersley (Long Term Housing Site A)	FRZ1 & CDA3. Consent includes conditions relating to foul and surface water drainage strategies. S106 requires £3,278 contribution	Contamination considered during planning application process. Standard conditions placed on consent.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Essex Historic Environment Record - area may contain features associated with historical site of medieval deer park. Also potential to for earlier archaeological deposits. Historic Environment	LoWS23. Ecological surveys, impact assessments & mitigation strategy submitted with planning application. Conditions on consent and	TPO's 20/90 & 7/92 (mixed deciduous woodland, mainly Oak, Hawthorn & Hornbeam), 27/92 (1 Rowan, 1 Birch & 1 group of Oak), 15/95 (2 groups of Oak & Ash & 9 Oak & 1 Ash), 16/95 (2 Oak &	Landscape issues picked up under wildlife matters. Landscaping provision and management conditions placed on planning	Not located on open space.	Consent includes conditions relating to standard and detailed highway requirements, traffic calming and provision and implementation of Residential	S106 includes healthcare contribution of £101,023	No education contributions requested as part of planning application process.	10-500m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			towards improvements to surface water drainage system of Prittle Brook.					Characterisation for area - potential for below ground archaeological deposits. ECC recommended condition to secure implementation of programme of archaeological works including written scheme of investigation.	obligations in S106 relating to implementing and managing ecological mitigation measures, on site and at mitigation site Vicarage Hill Meadow.	3 Ash), 17/95 (1 Oak). Conditions on planning consent relating to adhering to arboricultural report.	consent.		Travel Information packs with All Essex scratch cards. S106 requires contribution of £150,000 for highways improvement works at Victoria House roundabout (A13/A129/B1014) & changing pedestrian crossing to signal controlled crossing, and £35,000 towards passenger transport improvements.				
107	GF01B	Land at Kiln Road, Thundersley (Long Term Housing Site Site B)	FRZ1 & CDA3. Planning application consultation indicated requirement for financial contribution of £14,975 for surface water flooding mitigation. Condition proposed for development to be constructed in accordance	Contamination considered during planning application process & standard conditions proposed.	Not within vicinity of hazardous installations.	Possible local issues of air quality. Southern parts of site are on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices),where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide	Residential	Essex Historic Environment Record - area may contain features associated with historical site of medieval deer park. Also potential to for earlier archaeological deposits. Historic Environment Characterisation for area - potential for below ground archaeological deposits. Archaeological Desk Based	LoWS23. Ecological Assessment, Biodiversity Assessment & Biodiversity Offsetting Scheme Proposal submitted with planning application. Biodiversity offsetting of loss of habitat on site at EWT site Valerie Wells Wood,	No TPO's on this site, but some significant areas of trees on site. Tree Survey, Arboricultural Impact Assessment & Landscape Design Strategy submitted with planning application. Conditions proposed for tree protection during site clearance & construction.	Mature trees and paddocks comprise the landscape. Tree Survey, Arboricultural Impact Assessment & Landscape Design Strategy submitted with planning application. Number of trees to remain.	Not located on open space. Planning application includes an area of public open space in western part of site & a	Transport Assessment submitted with planning application. S106 requirements include financial contribution of £75,000 for highway improvements at A13/A129/B1014 junction, residential travel plan & £3,000 towards monitoring & residential	Planning application consultation indicated requirement for £23,300 financial contribution towards health care provision.	Planning application consultation indicated requirement for £66,701 financial contribution towards pre-school provision.	10-500m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			with approved surface water drainage strategy.			levels were just below national threshold. Air Quality Management Area may need to be designated on A13.		Assessment submitted with planning application. Standard archaeological conditions proposed.	financial contribution of £265,160+VAT required for management & monitoring of the Wood. Conditions proposed for construction & site clearance, translocation of reptiles, management & monitoring, and bat & bird boxes			corridor of open space between northern & southern sections of housing.	travel packs. Standard highway conditions.				
108	PGB09B	Land East of Cedar Hall School, Hart Road, Thundersley	FRZ1 & CDA3. Would require conditions relating to foul and surface water drainage strategies & S106 requiring financial contribution towards improvements to surface water drainage system of Prittle Brook, as per GF01A site.	Contamination considered during planning application process for adjacent site GF01A & standard conditions placed on consent. Possibility that this could also affect this site. Therefore consideration needs to be given to contamination on this site.	Not within vicinity of hazardous installations.	Some parts are in worst 10 - 20% nationally. An Air Quality Management Area may need to be designated on the A13.	Residential / Education	Essex Historic Environment Record - area may contain features associated with historical site of medieval deer park. Also potential for earlier archaeological deposits. Historic Environment Characterisation for area - potential for below ground archaeological deposits. Condition required to secure implementation of programme of archaeological works including	LoWS's 16 & 23. Ecological surveys, impact assessments & mitigation strategy would need to be undertaken. Need to consider how biodiversity can be effectively integrated into any development to satisfy the nature conservation hierarchy in the NPPF. LoWS	No TPO's on site, however TPO 4/2009 (W1 & G6) located along south eastern boundary of site. Other trees located along all boundaries of site, which any development should seek to integrate. Require arboricultural report & plan in root protection zones.	Mature trees enclosing a paddock comprise the landscape. Any development should seek to retain & enhance this landscape.	Not located on existing open space. Additional open space & children's play equipment needs to be provided within site commensurate	Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with All Essex scratch cards & S106 financial contribution for highways improvement works, including junction improvements at	The scale of development on this site will require a contribution towards primary healthcare provision in Thundersley to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early years provision and primary provision in Thunder	190m to 530m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
								written scheme of investigation.	Review 2012 indicates any planning application should be accompanied by master plan based around strong green infrastructure network.			with number of dwellings.	Woodmans Arms junction & passenger transport improvements.		sley will be required to ensure sufficient capacity.		
109	PGB09C	Nursery North of The Chase, Thundersley	FRZ1 & CDA3. Would require conditions relating to foul and surface water drainage strategies & S106 requiring financial contribution towards improvements to surface water drainage system of Prittle Brook, as per GF01A site.	Contamination considered during planning application process for adjacent site GF01A & standard conditions placed on consent. Possibility that this could also affect this site. Therefore consideration needs to be given to contamination on this site.	Not within vicinity of hazardous installations.	Some parts are in worst 10 - 20% nationally. An Air Quality Management Area may need to be designated on the A13.	Residential / Education	Essex Historic Environment Record - area may contain features associated with historical site of medieval deer park. Also potential for earlier archaeological deposits. Historic Environment Characterisation for area - potential for below ground archaeological deposits. Condition required to secure implementation of programme of archaeological works including written scheme of investigation.	LoWS's 16 & 23. Whilst understand site has been extensively farmed, would still require ecological surveys, impact assessments & mitigation strategy. Need to consider how biodiversity can be effectively integrated into any development to satisfy the nature conservation hierarchy in the NPPF. LoWS Review 2012 indicates any planning	TPO's 4/2009 (G6 & G4) located within north eastern part of site & TPO 8/92 located adjacent to north western boundary of site. Other trees located along all boundaries of site, which any development should seek to integrate. Require arboricultural report & plan in root protection zones.	Mature trees enclosing a paddock comprise the landscape. Any development should seek to retain & enhance this landscape.	Not located on existing open space. Additional open space & children's play equipment needs to be provided within site commensurate with number of dwellings.	Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with All Essex scratch cards & S106 financial contribution for highways improvement works, including junction improvements at Woodmans Arms junction & passenger transport improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in Thundersley to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early years provision and primary provision in Thundersley will be required to ensure sufficient capacity.	450m to 740m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
									application should be accompanied by master plan based around strong green infrastructure network.								
110	2013/5	Weir House, Arterial Road, Thundersley	FRZ1 & CDA1. No flooding implications raised at the planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site adjacent to A129 & A127. Air quality data from diffusion tubes monitoring NOx levels in area show that 1 near A127 at 2 Kingsley Lane is within objective limits in 2010. However this area suffers from high congestion, particularly at peak times. Traffic generated air pollution is a risk.	Residential & commercial	Within archaeological consultation zone. No archaeological recommendations raised as part of planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	50-100m from nearest bus stops.	High - limited mitigation required
111	FJ01 SITE 12	20-22 Kingsley Lane, Thundersley	FRZ1. Condition attached to consent requiring SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No trees on site.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications raised as part of planning application process.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 170m from nearest bus stops.	High - limited mitigation required
112	14/0487/FUL	Fernleigh, Wensley Road,	FRZ1 & CDA3. No flood risk	No contamination issues	Not within vicinity of hazardou	No air quality issues raised during planning	Residential	No archaeological implications	LoWS CPT23 located to	No TPO's on site. No implications	No impact on landscape	Not located on	No highway implications raised as	Within existing urban	Within existing urban	550m from neares	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Benfleet	implications raised during planning application process. Condition attached to consent requiring SUDs for hard surfacing.	raised during planning application process.	s installations.	application process.		raised during planning application process.	east of site. No nature conservation issues raised as part of planning application process.	relating to trees raised as part of planning application process.	interests raised as part of planning application process.	open space.	part of planning application process. Subject to standard highway conditions & S106 to improve surface of road.	area. Limited impact on capacity due to scale of development.	area. Limited impact on capacity due to scale of development.	t bus stops.	
113	14/0022/FUL	Land Adjacent to Wealone, Wensley Road, Benfleet	FRZ1 & CDA3. Condition on planning consent requiring hardsurfacing to be constructed using SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	TPO's adjacent to northern boundary of site. Arboricultural report submitted with planning applications sets out measures to take into account of root protection areas.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications raised as part of planning application process.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	480m from nearest bus stops.	High - limited mitigation required
114	GB07	Land West of Glebelands, Thundersley	FRZ1 & partly CDA2. Submitted drainage report & FRA for CPT/7/12/OUT - surface water run-off attenuated through system of ponds, to enable controlled discharged to existing network. AW & EA raised no objections	No contamination or likely contamination revealed in Phase 1 ground investigation report. Appeal Inspector CPT/7/12/OUT considered contamination conditions unreasonable & unnecessary.	Not within vicinity of hazardous installations.	Site not within Air Quality Management Area. Air quality not raised as objection under CPT/7/12/OUT. Assessment submitted with 14/0304/OUT - not anticipated development will have significant impact with regard to additional road traffic, background pollutant concentrations 'well below' annual mean air quality	Residential and school	No designated assets on site or in vicinity of site. However site is within an area with some archaeological potential. Under planning application CPT/7/12/OUT Appeal Inspector & SoS considered condition requiring written scheme of investigation and programme of works to be appropriate.	CPT/7/12/OUT - SoS & Appeal Inspector - proposed development would be capable of making adequate provision for protection & enhancement of wildlife and biodiversity. SoS had regard to any potential impact on Benfleet and Southend	No TPO's on site, but mature trees located within existing hedgerows. Appeal Inspector for CPT/7/12/OUT considered a condition for a tree and hedgerow protection scheme to be appropriate. 14/0304/OUT seeks to retain these within green infrastructure.	Castle Point Green Belt Landscape Assessment 2010 - medium to high landscape and visual sensitivity. CPT/7/12/OUT Appeal Inspector & SoS considered development of site would lose openness	Provision of green space for recreation & amenity to cater for needs of future occupiers of site & to offset against incre	No objections from Highway Authority to CPT/7/12/OUT (165 dwellings). Appeal Inspector & SoS considered development could be accommodated without harm to highway safety & without unduly exacerbating existing incontinence	The scale of development on this site will require a contribution towards primary healthcare provision in the Hadleigh area to ensure sufficient capacity.	No education contributions requested as part of planning application process.	200m-650m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			& Appeal Inspector & SoS considered development not likely to materially exacerbate any existing flooding problems. Conditions considered appropriate. 14/0304/OUT has FRA - current scheme reduction in dwellings from previous. Very little new development occurred since previous application to impact on surface or foul water drainage systems.			objectives. Air quality may be poor in area, although road traffic injuries could be contributing to this deprivation score. Western boundary of site is A130 one of major road routes through Borough, where air quality may be poor at peak times. Diffusion tube monitoring air quality at Sadlers Villas, London Road indicates that nitrogen dioxide levels are just within objective levels in 2009 and 2010.Air Quality Management System may be needed on A130 to help deal with air quality in area.			Marshes SPA/ Ramsar site & requirements of Habitats Regulations. Satisfied provision of green space would be proportionate to development in terms of the recreational & amenity needs of future occupiers as well as any requirement for offsetting in relation to SPA.		& harm visual appearance of site. 14/0304/OUT incorporates landscaped buffer along whole of western edge incorporating green infrastructure.	ased impact on Benfleet & Southend Marshes SSSI & SPA. 14/0304/FUL - Green infrastructure included in landscaped buffer. LEAP also included within scheme.	or hazards. Considered bus stop facility improvements & residential travel packs acceptable for inclusion in S106, but no evidence to justify junction improvements.				
115	2012/30	Land adj to Lawns Court, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriate	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage block, unlikely to be any nature conservation interests on site.	No trees on site, however some trees adjacent to rear boundary. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 250m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			ly to ensure no increase in risk of surface water flooding to site & adjacent properties.										conditions.				
116	PGB14	Brickfields, Great Burches Road, Thundersley	FRZ1 & CDA5. Consent includes conditions relating to foul and surface water drainage strategies.	Contamination considered during planning application process. Standard conditions placed on consent.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process. Air quality may not be significant issue in area. There are no nitrogen dioxide monitoring tubes near the site. Site is not on one of major road routes through Borough.	Residential and animal husbandry uses.	Within archaeological consultation zone. Standard archaeological condition placed on planning consent.	Close to Thundersley Great Common SSSI. LoWS40 covers northern & western parts of site. Natural England - development not likely to have adverse effect on site if carried out in strict accordance with submitted detailed ecological surveys. Conditions & S106 relate to management of woodlands & mitigation measures in respect of ecology/biodiversity/nature conservation/trees.	TPO 43/96 (Woodland consisting of ash, oak, hawthorn, hazel, silver birch). These are all to be retained as they are located within the site, but outside the development area. Resident access will be provided to woodland, but carefully managed in accordance with management and mitigation strategies and plans.	Existing trees surrounding site are to be retained this retaining the existing landscape qualities of the area. Conditions on the consent require the submission of landscaping schemes to be submitted and implemented for the areas associated with the development area of the site.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Remote from existing urban area. No contribution towards primary health care sought as part of planning application process.	Remote from existing urban area. No contribution towards education provision sought as part of planning application process.	900-1000m from nearest bus stops.	Medium - mitigation required to ensure suitability
117	PGB24	Whitegate, Goldfinch Lane,	FRZ1 & adjacent to CDA5.	No contamination issues	Not within vicinity of hazardou	Air quality may not be significant issue	Residential	Within archaeological consultation	Extended Phase 1 habitats	No TPO's on site, but mature trees	Site within Great Burches	Not within existi	No objections from	Adjacent to existing	Adjacent to existing	600m to 750m	Low - poor accessibility cannot be

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Thundersley	Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	raised during planning application process.	s installations.	in area. Air quality data from nearest diffusion tubes on Prestwood Drive show that annual mean nitrogen dioxide levels are within objective limits. Site is not on one of main road routes through Borough.		zone. No archaeological recommendations raised as part of planning application process.	survey submitted with planning application - did not identify any habitats suitable for supporting protected species & no evidence of protected species active on site. Site is opposite SSSI, development needs to provide SANGS in order to off-set likely increased pressure on SSSI from activities.	located within/adjacent to site, particularly along eastern & southern boundaries. Development should seek to integrate within any scheme & plan in root protection zones.	Landscape Improvement Area. Development would remove existing storage containers & stables, but would replace with dwelling, however substantial belt of trees and landscaping could screen development, which would result in a neutral impact on the Landscape Improvement Area.	ng open space. Need to consider provision of additional green space (SANGS) to offset increased pressure on SSSI opposite.	Highway Authority. Standard planning conditions.	urban area. Limited impact on capacity due to scale of development.	urban area. Limited impact on capacity due to scale of development.	from nearest bus stops.	mitigated.
118	PGB28	R/o 122 Stanley Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no diffusion tubes to monitor nitrogen dioxide levels in area.	Residential	Within archaeological consultation zone. No archaeological implications or recommendations raised during planning application process.	Site in close proximity to SSSI. NE advise satisfied that there is unlikely to be adverse effect on SSSI as result of the proposal. Indication that variety of wildlife could be present on site. Prior to any	No TPO's on site & much of site cleared at time of planning application (2012). Landscaping conditions suggested to include details of retention of trees & provision of additional.	Site is in elevated location & any development would be highly visible, particularly with trees & vegetation removal. Need to ensure any development is appropriat	Not located on open space.	No objections from Highway Authority during planning application process. Standard highway conditions requested.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	360m from nearest bus stops.	Medium - mitigation required to ensure suitability

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			site & adjacent properties.						application ecological surveys required to highlight species present, impact of developmen t on those species & any mitigation that may be necessary.		ely integrated into the existing landscape .						
119	FN05 SITE 10	230 Church Road, Thundersl ey	FRZ1 & CDA2. No flooding or drainage implication s raised during planning application process.	No contaminati on issues raised during planning application process.	Not within vicinity of hazardou s installatio ns.	No air quality issues raised during planning application process.	Residenti al	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not locate d on open space .	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Bus stops immed iately outsid e the site.	High - limited mitigation required
120	FN09 SITE 20	58 Rhoda Road North, Thundersl ey	FRZ1 & CDA2. Site on sloping land. Conditions attached to consent requiring use of SUDs as submitted with application.	No contaminati on issues raised during planning application process.	Not within vicinity of hazardou s installatio ns.	No air quality issues raised during planning application process.	Residenti al	Within archaeological consultation zone. No archaeological recommendation s raised as part of planning application process.	No impact on wildlife interests raised during planning application process.	No TPO's on site. Consultation response refers to trees being cleared from site. No implications for trees raised as part of planning application process.	No impact on landscape interests raised as part of planning applicatio n process.	Not locate d on open space .	No highway implications. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	450m to 570m from neares t bus stops.	High - limited mitigation required
121	14/0151/FUL	7 The Sorrells, Benfleet	FRZ1 & CDA2. No flood risk implication s affecting this site. Condition attached to planning consent for surface water	No contaminati on issues raised during planning application process.	Not within vicinity of hazardou s installatio ns.	No air quality issues raised during planning application process.	Residenti al	Not within Historic Landscape or archaeological consultation zone.	No nature conservatio n issues raised as part of planning application process.	No TPO's on site. No implications relating to trees raised as part of planning application process.	No impact on landscape interests raised as part of planning applicatio n process.	Not locate d on open space .	No highway implications raised as part of planning application process.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	110m to 140m from neares t bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			drainage to be SUDs.														
122	2010/2/MR	Beaver Doors, 211-213 London Road, Thundersley	FRZ1 & CDA2. No flood risk implications raised during planning application process.	Not a site previously associated with potential contamination. No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential, commercial	Not within Historic Landscape or archaeological consultation zone.	No wildlife issues raised as part of the planning application process.	Limited vegetation 'squeezed' between buildings on boundaries with limited amenity value. Not retained as part of planning consent.	No impact on landscape interests.	Not located on open space.	No objection from Highway Authority, subject to standard conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	75m to 100m from nearest bus stops.	High - limited mitigation required
123	CPT/197/13/FUL	Rear of 179-181 Church Road, Thundersley	FRZ1 & CDA2. No flooding or drainage implications raised during planning application process. Condition requiring hardsurfacing for parking to be permeable.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / Shopping	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objection from Highway Authority to planning application. Standard conditions on planning consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	30m to 75m from nearest bus stops.	Medium - mitigation required to ensure suitability
124	PGB30 (A)	Land south east of Sadlers Farm, Benfleet	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques, particularly given site's topography & close proximity to CDA1 & CDA2, in order to ensure	No contamination issues raised during planning application process for land to the south (PGB30(C)). However would still require initial contamination investigatio	Not within vicinity of hazardous installations.	Air quality may be poor in area, although road traffic injuries could be contributing to this poor score. Site is adjacent to Sadlers Farm junction. This is strategic junction for A130 & A13. Nearby diffusion tube CP016 monitored NOx levels close to limit of 40µg m-	Residential & agricultural	No known archaeological records within site, however Roman & Medieval finds in surrounding area. Conditions requiring trial trenching & open area excavation, post excavation assessment/analysis & full site archive were recommended by ECC as part of CPT/122/13/OU	Close to SSSI's & SPA. Site is undeveloped in nature, & there is a need to consider ecological implications. Appropriate ecological surveys/studies/assessments need to be undertaken. LoWS Review	TPO 5/84 (32 Oak trees) located along eastern & northern field boundaries. Other significant trees along western boundary of site and along field boundaries. Need to ensure these integrate within scheme. Plan in Root Protection	Design of development should seek to retain existing landscape features and minimise the landscape and visual impacts.	Need to include additional open space to meets needs of development & to meet SAN	No access to be taken to or from north of site. Transport Evidence for New Local Plan - junctions in proximity expected to exceed capacity. New access & egress onto A130, duelling of Canvey Way from Sadlers	The scale of development on this site will require a contribution towards primary healthcare provision in South Benfleet to ensure	The scale of development on this site will impact on early years and primary school capacity in South Benfleet. A contribution towards	650m-1100m from nearest bus stops	Medium - mitigation required to ensure suitability

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			surface water is managed appropriately & no increase in risk of surface water flooding to site or nearby properties.	n to be undertaken prior to submission of any planning application.		3 throughout 2011. Additional traffic generate by site may increase NOx levels. Additionally, this level of pollution may affect health of residents of this development site. Air Quality Management System may be needed on A130 to help deal with air quality in area.		T (PGB30(C)). Consider these appropriate in this case.	indicates open areas of northern field & margins of southern field suitable for reptiles, badger activity on site & scrub suitable for nesting birds.	Zones.		GS requirement in respect of off-setting impact on SSSI & SPA.	Farm to new junction & widening of Somnes Avenue proposed as solution. Expect delivery by development on this site & PGB30(C) & PGB30(A).	sufficient capacity.	expansion of local early years and primary provision in South Benfleet will be required to ensure sufficient capacity.		
125	2014/6	Ellis House, Felstead Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential, school	Not within archaeological consultation zone.	Whilst majority of site comprises garden to a residential property, there are areas of mature trees and vegetation within & adjacent to the site, which have potential nature conservation interests. Ecological & tree surveys would be required prior to submission of planning application to fully assess potential impact on such	No TPO's on site, but mature tree located centrally within the site, and along northern & eastern boundaries of site. Any development should seek to retain and integrate these into its layout.	Landscape features predominantly consist of mature trees. Any development should seek to retain and integrate such landscape features.	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including making up the unmade parts of the road, & possible public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	350m to 450m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
									interests.								
126	2012/3	Benfleet Police Station, 90-92 High Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Shopping, commercial, residential	Site north of archaeological consultation zone. Given existing developed nature of site, possibly no archaeological deposits, however should consider initial investigation prior to any development & watching brief during any excavation or construction.	Site is almost completely developed. Unlikely to be any nature conservation impacts.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Within 150m of nearest bus stops.	High - limited mitigation required
127	PGB32	Wheelers Takeaway, 458 London Road, Benfleet	FRZ1 & CDA2. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	Not a site previously associated with potential contamination. However immediately to east & south are areas of land previously identified as potentially contaminated. Require site investigation of nature & extent of potential contamination & remediation measures.	Not within vicinity of hazardous installations.	Site is on A13 a major road route through Borough. This raises the risk of poor air quality on the site at peak times. This is borne out by nitrogen oxide data from nearby diffusion tubes on the A13, where nitrogen dioxide has exceeded objective levels in both 2009 and 2010.Consideration needs to be given to establishing an Air Quality Management Area.	Residential	Adjacent to archaeological consultation zone. However site is completely developed with a building & hardsurfacing. Unlikely to be potential for archaeological interest.	Given site is developed with building & hardsurfacing, unlikely to be any nature conservation interests on site. However could be nature conservation interests in trees surrounding site to south, east & west. Need to consider impact of any development on these interests.	No trees on site, however mature trees located immediately to south, east & west of site. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority & need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions & may require S106 contribution towards public transport infrastructure improvements.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	Within 75m of nearest bus stops.	High - limited mitigation required

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

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
									aside area of grassland enhanced to provide for their requirements.								
129	CPT/205/11/FUL	36 Brook Road, Benfleet	FRZ 2 & FRZ 3a & CDA1. FRA submitted with planning application. No objection from the EA to the planning application - SFRA confirms flood waters would not reach the site.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200-300m from nearest bus stops	High - limited mitigation required
130	CPT/3/11/FUL	Rear of 3 Hope Road, Benfleet	FRZ1 & CDA1. Planning consent required details of method to prevent discharge of surface onto shared access from proposed hard surfaced forecourt.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential, shopping, commercial	Within Archaeological consultation zone. No archaeological recommendations raised during planning application process.	No impact on wildlife interests raised during planning application process.	No TPO's on site. Is large Willow tree at south eastern corner. No objection to removal if required under planning application.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	220m to 260m from nearest bus stops.	High - limited mitigation required
131	2014/4	Land East of Downer Road North, Benfleet	FRZ1 & CDA2. Need to demonstrate integration	Not a site previously associated with potential contaminati	Not within vicinity of hazardous installations.	Site is close to one of strategic routes through Borough. This raises the risk of poor air	Residential, open space, cemetery.	Within archaeological consultation zone. Site relatively undisturbed, with	Given undeveloped nature of site & heavily wooded &	Whole site covered by TPO 4/94 (Area consisting of Oak, Ash,	The site comprises a dense area of trees & underlying	Not located on open space.	Need to consult with Highway Authority. Possible highway &	Adjacent to existing urban area. Limited	Adjacent to existing urban area. Limited	350-500m from nearest bus stops.	Low - significant environmental impacts which would be difficult to

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	on. Unlikely to be contamination on site given undeveloped nature of site.		quality on the site at peak times.		potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	vegetated state, & site's close proximity to a SSSI to the east, there is potential for nature conservation interest on the site. Full ecological surveys would need to be undertaken to assess impact on such interests & whether they could be mitigated against.	Sycamore, Beech, Maple & Hawthorn). This may severely restrict number/if any dwellings being constructed. Need to provide arboricultural report to assess woodland & potential impact of any development on woodland order.	scrub, with views into the site obscured by them. They create a distinct landscape feature & their removal would significantly change the landscape. Consider that any development of the site would result in removal of trees	Cemetery & open space immediatel y to east of site.	junction improvements.	impact on capacity due to scale of development.	impact on capacity due to scale of development.		mitigate.
132	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable	Potential contamination given existing & past uses. Require site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location adjacent to one of main road routes through Borough.	Shopping / residential	Not within Historic Landscape or archaeological consultation zone.	Majority of site is developed with buildings & hardsurfacing, however there is area of overgrown land to north western part of site, which may have potential nature conservation interests. Require appropriate ecological assessments / surveys, to assess	TPO 4/98 (1 x Sycamore) located at north western corner of site. TPO 2/98 (Sycamore) located immediately to north of site. Require arboricultural report to assess health / longevity of trees & impact of removal & retention of trees. Need to include root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Likely to require S106 contribution towards improvements to public transport infrastructure improvements & possible highway improvements.	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient capacity.	The scale of development on this site will impact on early years and primary school capacity on Canvey Island. A contribution towards expansion of local early years and	40m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			surface water drainage, with no increase in surface water flooding to site or surroundings.						impact on such interests & whether mitigation is appropriate.						primary provision on Canvey Island will be required to ensure sufficient capacity.		
133	2007/164	Outpatients centre, Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Shopping / Residential	Not within Historic Landscape or archaeological consultation zone.	Given the site's existing developed nature, wildlife interests are likely to be confined to trees on site.	2 trees to front of site.	Landscape features limited to a few trees to the front of the site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to the 2 frontages of the site.	Not located on open space.	Transport Assessment required, consult Highway Authority. Likely to require S106 contributions towards junction / highway improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Within 150m from nearest bus stops.	Medium - mitigation required to ensure suitability

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			surface water flooding to site or surroundings.														
134	CTC/009	South of Haron Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Residential / Shopping	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	Given undeveloped nature of site ecological surveys required to consider implications of development on nature conservation interests on site. CPT/81/04/FUL - condition requiring surveys to be undertaken, including mitigation measures to safeguard identified fauna & flora & habitats.	TPO 1/94 (Lombardy Poplar x 5) TPO 9/95 (Pine x 2, Ash x 2, Hawthorn x 2, Poplar x1). Other trees also on site. Need to integrated into design & layout of scheme & plan in root protection zones.	Landscape features are restricted to the trees & vegetation on site. Any development should seek to integrate & enhance such features.	Not located on open space.	CPT/84/04/FUL was only change of use, no detailed design of highway access / junctions were considered. CPT/750/07/FUL Highway Authority objected - restricted junction visibility, inadequate parking & turning facilities & highway encroachment. Need to consult Highway Authority on any new scheme.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Nearest bus stops directly outside / opposite site.	Medium - mitigation required to ensure suitability
135	FC01 SITE 26	Land opposite 77-83 Maple Way, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate developme	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises area of regularly mowed grass with number of young trees & 2 more	No TPO's on site. Younger trees on site, would likely be lost as result of footprint of development, but more established	Landscape features limited to trees on site. Should seek to retain the 2 more	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodat	Within existing urban area. Limited impact on capacity due to	Within existing urban area. Limited impact on capacity due to	275m to 400m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			nt can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.						established trees. Nature conservation interests likely to be confined to trees, which could provide a habitat for birds or bats.	trees located centrally could be retained in rear gardens of properties.	established trees located centrally in site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to the northern boundary of site.		ion proposed. Standard highway conditions.	scale of development.	scale of development.		
136	FC04 SITE 17	Land adj 15 Little Gypps Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises grassed area which is regularly mowed. Unlikely to be any nature conservation interests.	5 small, recently planted trees located on site. Need to consider if some can be retained with garden areas of any development.	Landscape features limited to number of young trees on site. Should seek to integrate into development where appropriate. Need to consider	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	350m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.								impact of development on streetscene, should seek to introduce landscaping elements to boundaries of site.						
137	FC01 SITE 4	Land adj 16 Pine Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises grassed area which is regularly mowed. Unlikely to be any nature conservation interests.	No trees on site.	No existing landscape features. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to frontages of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
138	2012/25	Land adjacent 2 Cedar Road, Canvey Island	FRZ3 & CDA6. Need to retain access for EA to pumping station. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises hardstanding for access to EA pumping station & bases of previous garage blocks. Some grass & weeds have grown since garages demolished. Unlikely to be any nature conservation interests.	No trees on site. Are trees to the north, need to consider root protection zones.	No existing landscape features. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to frontages of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to retain access for EA to pumping station.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	750m to 850m from nearest bus stops.	Medium - accessibility poor but within existing urban area. Limited mitigation required.

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
139	FG04 SITE 13	Adjacent to 10 Green Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site previously contained a few trees & was overgrown. It has been cleared & now covered in long, wild grass. Should consider potential for nature conservation interests on site, associated with grassland habitats.	No TPO's. Other trees removed from site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			increase in surface water flooding to site or surroundings.														
140	FC04 SITE 11	Land adj 13 Linden Way, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises area of grass which is regularly mowed. Unlikely to be any nature conservation interests.	No TPO's on site. 2 small trees on site, 1 would likely be lost as result of footprint of development, but other one could be retained in rear garden of property.	Need to consider impact of development on streetscene, should seek to introduce landscaping elements to frontages of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
141	FC01 SITE 23	Land adj 38 Maple Way, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises area of grass with 3 trees. Nature conservation interests likely to be confined to trees, which could provide a habitat for birds or bats.	No TPO's on site. 3 trees on site, not mature. 2 would likely to be lost as result of footprint of development, but one to front could be retained.	Landscape features limited to a few trees on site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to the 2 frontages of the site (north & west).	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300m to 400m from nearest bus stops.	Medium - mitigation required to ensure suitability
142	FC04 SITE 8	Land adj 32 Linden Way, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrat	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises grassed area which is regularly mowed. Unlikely to	No trees on site.	No existing landscape features. Need to consider impact of	Not located on open space.	Need to ensure adequate parking provided on site commensura	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	180m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			e developme nt can pass Sequential & Exception tests & properties can withstand hydrodyna mic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrat e suitable surface water drainage, with no increase in surface water flooding to site or surroundin gs.						be any nature conservatio n interests.		developm ent on streetscen e, should seek to introduce landscapi ng elements to frontages of site.		te to accommodat ion proposed. Standard highway conditions.	capacity due to scale of develop ment.	capacity due to scale of develop ment.		
143	FC05 SITE 1	Land between 18 & 20 Little Gypps Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrat e developme nt can pass Sequential & Exception tests &	Not a site previously associated with potential contaminati on.	Not within vicinity of hazardou s installatio ns.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residenti al	Not within Historic Landscape or archaeological consultation zone.	Site comprises grassed area which is regularly mowed. Unlikely to be any nature conservatio n interests.	2 small trees planted in last few years located on site. Likely to be lost as result of footprint of any development.	Landscap e features limited to 2 young trees on site. Need to consider impact of developm ent on streetscen e, should seek to	Not locate d on open space .	Need to ensure adequate parking provided on site commensura te to accommodat ion proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	370m to 400m from neares t bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.								introduce landscaping elements to boundaries of site.						
144	FC07 SITE 6	70 Paarl Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing hedges to front boundary & conifer trees to rear, which could provide a habitat for birds or bats.	No TPO's on site. 2 conifer trees on rear boundary	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	480m to 570m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
145	FC01 SITE 19	Land adj 21 Cherry Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience &	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential / Public Open Space	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing tree located within site, which could provide a habitat for birds or bats.	No TPO's on site. 1 tree in centre of site, not mature. 5 conifer trees have been removed from northern boundary of site in last year. Development should consider landscape screening to northern boundary of site.	Landscape features limited to tree on site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to the 2 frontages of the site (north & east).	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	450m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
146	2012/31	Land between 14 & 16 Tilburg Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is developed with building & hardsurfacing, unlikely to be any nature conservation interests on site.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100m to 220m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			water drainage, with no increase in surface water flooding to site or surroundings.														
147	ELR02 SITE 1	Prout Industrial Estate, Point Road, Canvey Island	FRZ3a & CDA6. Site specific FRA is required with any planning application submission. Conditions will be required relating to flood response plan & flood resilience and resistance measures. EA buffer zone for future flood defence works needs to be designed into any scheme. Surface water drainage should be designed into scheme from the outset.	Contamination on site is likely given the existing commercial uses on site. Standard conditions required.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. Nearest air quality monitoring diffusion tube on San Remo Road indicated that urban background levels of NOx in this part of Canvey were well below national threshold of 40 µg m-3.	Residential and commercial uses	Within archaeological consultation zone. Standard archaeological condition required.	Unlikely to have any on site wildlife implications given the nature of the uses on site, however some trees present on site, therefore surveys would need to be undertaken. Implications of impact of development given close proximity to SSSI, SPA & Ramsar sites should be considered.	Some trees located to northern part of site. Need to consider these during any planning submission.	No impact on landscape interests.	Not located on open space.	Should be in consultation with Highway Authority. Transport Assessment required. Likely to require new footpath to north side of Point Road, Residential travel information packs & financial contribution to passenger transport improvements, as per adjacent site (ELR02 SITE 2).	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient capacity.	The scale of development on this site will impact on early years provision and primary school capacity on Canvey Island. A contribution towards expansion of local early years provision and primary provision on Canvey Island will be required to ensure sufficient capacity.	250m-350m from nearest bus stops.	Medium - mitigation required to ensure suitability
148	2007/152	Admiral	FRZ3 &	Not a site	Not within	Air quality may	Residenti	Adjacent to	Given the	No TPO's, but	Landscap	Not	Need to	Within	Within	Neare	Medium -

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Jellico Public House, High Street, Canvey Island	CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	previously associated with potential contamination.	vicinity of hazardous installations.	not be significant issue in area. Site not on 1 of major routes through Borough. No air quality monitoring diffusion tubes near site.	al / Shopping	archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	site's existing developed nature, wildlife interests are likely to be confined to trees on site.	number of trees along northern & eastern boundaries of the site.	e features limited to trees to northern & eastern boundaries of site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to the 2 frontages of the site.	located on open space.	consult Highway Authority. Possible implications with potential multiple accesses onto High Street.	existing urban area. Limited impact on capacity due to scale of development.	existing urban area. Limited impact on capacity due to scale of development.	st bus stops directly outside / opposite site.	mitigation required to ensure suitability
149	FD08 SITE 4	Land between Shell Beach Road, Margaretten Avenue & Eastern Esplanade, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site comprises area of grass which is regularly mowed. Unlikely to be any nature conservation interests.	No trees on site.	No impact on landscape interests.	Site comprises grassed area, which is regularly mowed. It is utilised as open	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Bus stops immediately outside site. However service is infrequent. Bus service improvement	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.									space, but is not allocated as public open space in the 1998 Adopted Local Plan.				s may be required.	
150	FD08 SITE 3	173 Eastern Esplanade, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site comprises area of grass which is regularly mowed. Unlikely to be any nature conservation interests.	No trees on site.	No impact on landscape interests.	Site comprises grassed area, which is regularly mowed. It is utilised as open space, but is not allocated as public	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Bus stops immediately outside site. However service is infrequent. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.									open space in the 1998 Adopted Local Plan.					
151	FD02 SITE 10	Land at junction of Gifhorn & Holbeck, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site unoccupied by built development & is overgrown. Need to consider potential for nature conservations interests on site by undertaking ecological assessments to assess impact on any potential interests & whether mitigation is appropriate.	No TPO's on site. Some trees along southern & eastern boundaries. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, if such trees exist these should be integrated into any development & root protection zones planned in.	Landscape interests comprise trees to southern & eastern boundaries of site. Any development should seek to integrate these where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	190m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
152	2012/26	Land between 20 & 26 Marine Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage,	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced, unlikely to be any nature conservation interests on site.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	350m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			with no increase in surface water flooding to site or surroundings.														
153	FE09 SITE 13	9 Goirle Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundin	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & hedges in gardens of site, which could provide habitat for birds or bats.	No TPO's on site, but number of mature trees along boundaries of site boundary. Need to consider impact of any development on these trees with arboricultural report & should seek to integrate into any scheme & plan in root protection zones.	Landscape interests relate to trees & hedges located along boundaries, which any development should seek to enhance, given the corner location of the site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	290m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			gs.														
154	2014/7	Timber Yard, R/O 149-153 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Site previously identified as potentially contaminated, given existing & past uses of site. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process for land immediately to south of this site. Unlikely to be raised for this site.	Residential, commercial	No archaeological implications raised during planning application process for site immediately to south of this site & is further away from archaeological consultation zone. Unlikely to be any archaeological interest on site.	No impact on wildlife interests raised during planning application process for site immediately to south of this site. Is completely hardsurfaced & used as timber yard. Unlikely to be any nature conservation interests.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	180m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability
155	CTC/014	43 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to	Site not previously identified as potentially contaminated land,	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of busy routes through	Residential, shopping, commercial	Adjacent to archaeological consultation zone. Potential for archaeological	Unlikely to be any impact on nature conservation interests	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access &	Within existing urban area. Limited impact	Within existing urban area. Limited impact	70m to 90m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	however given existing & past uses there is possibility that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.		Borough.		interest. Should consider archaeological investigation prior to submission of any planning application.	given site is completely developed with buildings & hardsurfacing.				parking arrangements. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	on capacity due to scale of development.	on capacity due to scale of development.		
156	GB05(A2)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 2	FRZ3a & CDA6.Site specific FRA & extensive tidal & fluvial flooding info & modelling submitted with planning	No contamination issues raised during planning application process.	Less than 10% of site within middle consultation zone, with remainder within outer consultation zone and	Air quality may be poor in the area. However, air quality data from nearest diffusion tubes on Thames Road show that annual mean nitrogen dioxide levels are within objective limits. Site is not on	Residential & sewerage works	Site lies in area of reclaimed salt marsh, in vicinity of late Iron Age or Roman Red Hills. Further archaeological remains likely. ECC Archaeologist recommended full archaeological	Far northern part of site is LoWS CP35. 1.9km from Benfleet & Southend Marshes SSSI, SPA 7 Ramsar site. NE during planning	26/96(2 groups, Almond x 3, Poplar x 14,Cypress x 6, Whitebeam x 1), 22/96(10 groups of Oak & Willow), 3/92(Poplar x 47,Willow x 25,Hawthorn x 2,Hornbeam x	No impact on landscape interests.	Part of site would incorporate some of Council owned public	No objections from Highway Authority. Standard conditions & detailed technical conditions including provision of second	South East Essex Primary Care Trust (PCT) advised during planning process that financial	ECC Education responding to planning application indicated sufficient primary	100m-700m from nearest bus stops	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			application. EA satisfied with rationale, methodology & assumptions. No objection subject to conditions & further detailed modelling. Provision & maintenance of 19m protection zone and £100,000 indexed linked towards tidal defence improvements.		outside of the consultation zone. HSE PADHI methodology process for planning application produced 'do not advise, on safety grounds, against granting of planning permission.	one of major road routes through Borough.		work and investigation condition.	process advise sufficient level of green space proposed. Submitted species surveys acceptable. Mitigation strategy would need to be provided.	4, Elm x 4). Need to design to integrate within scheme & plan in Root Protection Zones.		open space. Additional open space required to offset this loss.	access and junction into site. S106 requirements include protected line for Roscommon Way Phase 2 Extension, financial contribution for bus service and infrastructure 7 residential travel packs.	contribution between £580 to £750 per dwelling, depending on the size.	and secondary places & no need for contribution, but did require a contribution towards early years and childcare places.		
157	CTC/005	West of Venebles Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan &	Previously identified as potentially contaminated land, given past & existing uses on site, including builders yard. Require site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Shopping / education	Not within Historic Landscape or archaeological consultation zone.	Site is completely developed with buildings & hardsurfacing. Unlikely to be any nature conservation interests on site.	No trees or woodland on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient capacity.	The scale of development on this site will impact on early years and primary school capacity on Canvey Island. A contribution towards expansion of local early	0m to 190m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.												years and primary provision on Canvey Island will be required to ensure sufficient capacity.		
158	CTC/011	Haystack car park, Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Potential contamination given use as car park. Require site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Shopping / residential / community	Not within Historic Landscape or archaeological consultation zone.	Site is hardsurfaced car park, with no vegetation or development. Unlikely to be any nature conservation interests on site.	No trees or woodland on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Potential requirement for highway improvements, given close proximity to junction of Long Road & Furtherwick Road. May also be requirement for S106 contribution towards public transport infrastructure improvements.	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient capacity.	The scale of development on this site will impact on early years and primary school capacity on Canvey Island. A contribution towards expansion of local early years and primary provision on Canvey Island will be required to ensure sufficient	Within 25m of nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
															capacity .		
159	CTC/012	Job Centre, 140 Furtherwick Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Site not previously identified as potentially contaminated land. Unlikely to be contamination present.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main routes in Borough.	Town Centre / shopping	Not within Historic Landscape or archaeological consultation zone.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No trees on site. However trees are present on the southern boundary of the site. Need to consider impact of any development on these trees, including planning in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	90m to 190m from nearest bus stops.	Medium - mitigation required to ensure suitability
160	2007/115	258 Furtherwick Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required.	Site identified as potentially contaminated land.	Not within vicinity of hazardous installatio	Air quality may be poor in the area, given site's location on one of main	Residential	Within archaeological consultation zone. Need to consider	Whole site is developed with buildings &	No trees on site.	No impact on landscape interests.	Not located on open space	Need to consult Highway Authority regarding	Within existing urban area. Limited	Within existing urban area. Limited	80m to 150m from nearest bus	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	ns.	routes in Borough.		potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	hardsurfacing, therefore unlikely to be any impact on nature conservation interests.			.	access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	impact on capacity due to scale of development.	impact on capacity due to scale of development.	stops.	
161	CTC/017	116-132 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential &	Site not previously identified as potentially contaminated land, however given existing & past uses there is possibility	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main routes in Borough.	Town Centre / shopping	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of	Site is occupied by buildings to the front & recently cleared trees & scrub. Unlikely to be any impact on nature	Limited vegetation / trees remaining following clearance of rear part of site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access onto classified road. Need to ensure adequate parking provided on	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 130m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.				any planning application.	conservation interests.				site commensurate to accommodation proposed. Standard highway conditions.				
162	CTC/016	108-112 High Street & 2 Florence Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic &	Site not previously identified as potentially contaminated land, however given existing & past uses there is possibility that contamination could be present. Site investigation &	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main routes in Borough.	Town Centre / shopping	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	60m to 130m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.									highway conditions.				
163	FF01 SITE 21	45 Welbeck Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge,	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees on site, which could provide habitat for birds or bats.	No TPO's on site, but number of mature trees in rear garden along south western boundary. Need to be integrated into any scheme & need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	380m to 410m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
164	FE13 SITE 7	2 Delgada Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrat	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to single tree & scrub on boundaries on site, which could provide a habitat for birds or bats.	No TPO's on site. 1 tree on boundary of site, not mature.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	240m from nearest bus stops.	Medium - mitigation required to ensure suitability

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

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			incorporate such measures, including undeveloped area adjacent to Pantile Dyke.						Scheme should be designed to incorporate & enhance nature conservation interests on site. Further up to date ecological surveys will be required to accompany any planning application.		& landscape design required to ensure minimal impact on surrounding landscape.				.		
166	GB03	West Canvey Road (Frontage), Canvey Island	FRZ3 & CDA6. Site specific FRA required & consideration of sequential & exception tests. Dwellings to be flood resistant & resilient & provide safe on-site refuge facilities. Surface water needs to be managed to ensure no increase in risk of surface water flooding to site or nearby properties.	Not a site previously associated with potential contamination. However given existing & past commercial uses on the site, Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be poor in area. Air quality data from nearest diffusion tubes on corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential, commercial, agricultural	Within archaeological consultation zone & Grade II Listed located to north of site. Potential for archaeological interest. Should undertake historic environment assessment & archaeological investigation to consider impacts on Listed Building & its setting, & any archaeological interest on site.	Given site's immediate proximity to Local Wildlife Site LoWS CP4, ecological surveys of site will be required. Mitigation & compensation may be required as per NPPF. Consult NE.	No TPO's on site. Number of trees located within residential curtilages within the site. Should seek to retain within scheme. Root protection zones required during construction.	Site is highly visible, given its location adjacent to open land to its west and north. Landscape strategy including mature planting to western and northern boundaries. Site also adjacent to Listed Building & the impact of any development on its setting should also be considered.	Not located on open space.	Need Transport Assessment & consult Highway Authority. New to consider access arrangements & implications for roundabout junction.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100-200m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
167	2012/32	Land adj 31 St Christopher's Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises grassed area which is regularly mowed. Unlikely to be any nature conservation interests.	No trees on site.	No landscape interests on site, however development likely to have impact on wider landscape. Scheme should be carefully designed & provided with substantial planting to limit impact.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	600m from nearest bus stops.	Medium - mitigation required to ensure suitability
168	CPT/596/12/FUL	27 Craven Avenue, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning	No contamination issues raised during planning application	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not	No impact on wildlife interests raised during planning application	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	200-300m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			application. Conditions on consent relating to flood response plan & flood resilience and resistance measures.	process.				within Historic Landscape or Conservation Areas.	process.				conditions.	capacity due to scale of development.	capacity due to scale of development.		
169	FG02 SITE 5	Land adj 7 Holland Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential / agricultural	Adjacent to archaeological consultation zone & Scheduled Ancient Monument. Site vacant & relatively undisturbed, with potential for archaeological interest. Should undertake historic assessment & archaeological investigation to consider impacts on SAM & its setting, & any archaeological interest on site.	Site unoccupied by built development & is overgrown, with trees, scrub & other vegetation. Need to consider potential for nature conservation interests on site by undertaking ecological assessments to assess impact on any potential interests & whether mitigation is appropriate.	No TPO's on site. Some trees present within scrub. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, if such trees exist these should be integrated into any development & root protection zones planned in.	Site is highly visible, particularly when viewed from the north. Significant mitigation would be required to limit impact of development on the landscape. Site also adjacent to SAM & the impact of any development on its setting should also be considered.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	60m to 120m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			water flooding to site or surroundings.														
170	GF02A	Hadleigh Junior School, Church Road, Hadleigh	FRZ1 & CDA 4. Any development must deliver surface water drainage & management on and adjacent to the site to ensure no increase in risk of surface water flooding to site or adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Monitoring information from a diffusion tube on Seymour Avenue, Hadleigh shows that the urban background levels of NOx in this area are well below the national threshold. Seymour Avenue is nearby this site.	Residential	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site fairly well developed already, any wildlife interests are likely to be associated with mature trees on site and roof structures of old buildings on site. Therefore need to consider potential nature conservation interests on site. Require appropriate ecological assessments/surveys.	TPO 8/99 - 5 x Silver Birch & 4 x Cherry trees. 1 located centrally on The Avenue frontage, with remainder forming north eastern corner and eastern boundary of site. Consideration should be given to their integration into any scheme and protection during any excavation or construction.	No impact on landscape interests.	Not located on open space.	Need to produce Transport Assessment & consult Highway Authority.	The scale of development on this site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local primary provision in Hadleigh will be required to ensure sufficient capacity.	300m-500m from nearest bus stops.	High - limited mitigation required
171	2013/9	244-258 London Road (Garston Block), Hadleigh	FRZ1 & CDA4. Any development must deliver surface water drainage & management on and adjacent to the site to ensure no increase in	Site not identified as potentially contaminated, but could be present on site given past uses. Require site investigation of nature & extent of contamination &	Not within vicinity of hazardous installations.	Air quality many be issue in area. A13 runs directly through town centre & past site, & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring	Shopping / residential	Not within Historic Landscape or archaeological consultation zone.	Site mainly developed. Unlikely to be any nature conservation interests on site.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Consideration needs to be given to potential intensification of vehicular traffic onto London Road (directly /	The scale of development on this site will require a contribution towards primary healthcare provision in	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribut	Nearest bus stop is outside front of site.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			risk of surface water flooding to site or adjacent properties.	remediation measures.		station & diffusion tube outside Hadleigh Library both indicates levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential areas of borough reflecting its more urban nature.							indirectly). S106 contribution towards public transport infrastructure improvement likely.	Hadleigh to ensure sufficient capacity.	ion towards expansion of local primary provision in Hadleigh will be required to ensure sufficient capacity.		
172	2012/2	21 Lynton Road, Hadleigh	FRZ1 & CDA4. No flooding implications raised at planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	Highway Authority objected to application. Planning Inspector considered development would not result in increased risk to pedestrian or highway safety.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300-400m from nearest bus stops.	High - limited mitigation required
173	2010/4/MR	Garden Centre, 555 London Road, Hadleigh	FRZ1 & CDA 4. Any development must deliver surface water drainage & management on and adjacent to the site to ensure no increase in risk of	Given previous commercial uses on site, there is the potential for contaminated land. Site investigations should be undertaken & mitigation measures	Not within vicinity of hazardous installations.	Air quality many be issue in area. A13 runs directly through town centre & past site, & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring station &	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has become overgrown since cessation of business on site, providing the potential for nature conservation interests & trees could provide habitats for	No TPO's on site. Other trees limited to boundaries & unclear whether on site or adjacent properties.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Consideration needs to be given to potential intensification of vehicular traffic onto London Road (directly / indirectly).	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 100m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			surface water flooding to site or adjacent properties.	identified where appropriate. Consult with the EA & Council's Environmental Health Team.		diffusion tube outside Hadleigh Library both indicates levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential areas of borough reflecting its more urban nature.			birds or bats. Ecological assessments required to assess impact on these interests & whether mitigation is appropriate.				S106 contribution towards public transport infrastructure improvement likely.				
174	2012/4	Hadleigh Police Station, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given the site's existing developed nature (building & extensive hardstanding), unlikely to be wildlife interests.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 200m from nearest bus stops.	High - limited mitigation required
175	2013/6	20 The Avenue, Hadleigh	FRZ1 & CDA4. Need to demonstrate integration of sustainable urban drainage techniques	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues.	Residential, education	Within archaeological consultation zone. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to existing limited trees & conifer hedge along site boundaries,	No TPO's on site, however 2 mature trees located on site. Development should seek to integrate these into design & layout & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Need to ensure adequate parking provided on site commensura	Within existing urban area. Limited impact on capacity due to scale of develop	Within existing urban area. Limited impact on capacity due to scale of develop	350m to 400m from nearest bus stop.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.						which could provide a habitat for birds or bats.				te to accommodation proposed. Standard highway conditions.	ment.	ment.		
176	PE/00039/2013	296 London Road, Hadleigh	FRZ1 & CDA4. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site identified as potentially contaminated land. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues.	Shopping / commercial / residential	Within archaeological consultation zone. Should consider archaeological investigation prior to submission of any planning application.	Given site is completely developed, unlikely to be any nature conservation impacts.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	65m to 150m from nearest bus stops.	High - limited mitigation required
177	CPT/430/12/FUL	391-391a London Road, Hadleigh	FRZ1 & CDA4. No flooding implications raised at planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town centre uses	Impact on Grade II milestone 12.5m west of site considered during planning process. No adverse impacts to its setting.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100-300m from nearest bus stops.	High - limited mitigation required
178	2013/10	Land south of Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate	Not a site previously associated with potential	Not within vicinity of hazardous installatio	Traffic generated air pollution a risk, from potential increased	Residential, agricultural, school	Within archaeological consultation zone. Site relatively	Given undeveloped nature of site & proximity to	South eastern part of site is Ancient Woodland & LoWS26. This	Castle Point Green Belt Landscap	Not located on open space	Need to consult Highway Authority. Requirement	The scale of development on this site	The scale of development on this site	20m to 450m from nearest bus	Low - significant environmental impacts difficult to

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	contamination. Potential contamination issues unlikely given undeveloped nature of site.	ns.	number of vehicles generated by site.		undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Ancient Woodland & LoWS26, there is potential for nature conservation interest on the site. Full ecological surveys would need to be undertaken to assess impact on such interests & whether they could be mitigated against.	area of site not considered suitable for development. Ancient woodland also located to south of site. Remainder of site has trees limited to northern boundary & within field boundaries. Any development should seek to integrate trees within design & layout & plan in root protection zones.	e Assessment 2010 identifies site as having a high landscape sensitivity with the woodland boundaries & ancient pattern of field enclosure contributing to strong landscape character. Development should seek to integrate & enhance such characteristics.	.	likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including improvements to Woodmans Arms junction & public transport infrastructure improvements.	will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	will impact on primary school capacity in Hadleigh. A contribution towards expansion of local early years provision and primary provision in Hadleigh will be required to ensure sufficient capacity.	stops. However service is only every 2 hours. Bus service improvements are therefore required.	mitigate
179	PGB10	Oak Tree Farm (North field) and Southfield Close Extension, Hadleigh	SFRA 2010 refers to Prittlebrook, which runs east west across the site, as being source of fluvial flooding & land either side of it being FRZ2 & FRZ3. South Essex Surface Water	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality may not be a significant issue in area. Site is not on one of major road routes through Borough. There are air quality monitoring points near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given site's existing undeveloped nature, appropriate ecological surveys will need to be undertaken & development designed to integrate nature conservation interests. LoWS Review 2012 indicates site is within	No TPO's on site, but mature trees form the field boundaries to the site. Any development should seek to integrate these into its design & layout. Plan for root protection zones.	Site is well contained by established tree & hedge field boundaries. Any scheme should be designed to integrate & enhance these landscape features.	Not located on open space. Additional open space & SANGS would need to be provided to ensure	Transport Assessment may be required. Need to consult with Highway Authority.	The scale of development on this site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local early	250m-500m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore require	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			Management Plan 2012 identifies Prittlebrook as being within Critical Drainage Area 3 (CAS 3) & potential surface water flooding hotspot. Need to demonstrate how any development has incorporated flood resilience and resistance measures, how scheme has been designed to make space for water, & reduces risk of flooding to properties on or nearby site. Properties should be designed to be flood resistant and resilient to fluvial and surface water flooding.						Hadleigh & Daws heath Complex Living Landscape Area & SSSI in close proximity to east of site. Hedgerow boundaries offer significant ecological connectivity within landscape & Prittle Brook is potentially strong ecological corridor.			appropriate levels of open space commensurate to level of development & to off-set additional impact on adjacent SSSI. Northern parcel of land, adjacent to Prittlebrook could become water compatible area of public open space.			years provision and primary provision in Hadleigh will be required to ensure sufficient capacity.	d.	
180	2012/1	20	FRZ1.	Not a site	Not within	Air quality may	Residenti	Within	Whilst site	TPO ECC	Site is	Not	Consult	Within	Within	520m	Medium -

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Haresland Close, Hadleigh	Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	previously associated with potential contamination. Unlikely to be contamination on site given residential use to the front of the site & undeveloped nature of the rear of the site.	vicinity of hazardous installations.	not be significant issue in area. Site not on 1 of major routes through Borough. No air quality monitoring diffusion tubes near site.	al, agricultural	archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	is occupied by dwelling & its residential curtilage, it is well vegetated with significant number of mature trees & hedges which could support nature conservation interests. Need to undertake ecological assessments to assess impact on these interests & whether mitigation is appropriate.	74/72 (2 Groups [3 Oak, 1 Field Maple, 1 Hawthorn] & [1 Oak, 1 Ash, 1 Willow]) located on southern & western boundaries of site. Other significant trees on site. Need to undertake arboricultural report to assess health, longevity & impact of development on the trees & how to integrate into any development.	residential curtilage, which is clearly defined by trees & hedgerows. Need to retain such features to aid integration of development into landscape, & ensure development is screened from views afforded from the south.	located on open space.	Highway Authority regarding implications for access. Existing narrow entrance to site from Haresland Close, not much scope to widen. Only access from Fairmead Avenue would be through narrow access serving electricity substation.	existing urban area. Limited impact on capacity due to scale of development.	existing urban area. Limited impact on capacity due to scale of development.	to 580m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	mitigation required to ensure suitability
181	PGB21	Land east of 174 Bramble Road, Hadleigh	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Rear part of site identified as potentially contaminated land. Site investigation should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential / agricultural	Within archaeological consultation zone. No archaeological recommendations raised as part of planning application process.	Given undeveloped nature of site and vegetation impact on nature conservation interests should be considered. Appropriate ecological surveys/studies/assessments need to be undertaken.	No TPO's on site, but mature trees located along eastern boundary of site and a few centrally on the site. Need to consider integration into any scheme. Plan in root protection zones.	Site is undeveloped in nature and is formed by clear field boundaries defined by trees & hedgerows. Need to retain such features to aid integration of development into landscape.	Not located on open space.	Limited number of dwellings, unlikely to have impact on highway network.	Removed from the existing urban area and healthcare provision. Scale of development unlikely to impact on the capacity of provision.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	750m to 850m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Low - poor accessibility cannot be mitigated.

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
182	PGB22(B)	164-240 Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Potential contamination issues unlikely given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality may not be a significant issue in area. Site is not on one of major road routes through Borough. Air quality data from nearest diffusion tubes on 127 Daws Heath Road show that annual mean nitrogen dioxide levels are within objective limits.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS 26 & ancient woodland adjacent to southern boundary of site. Any development would need to consider impact on LoWS & provide buffer on site between any development & the LoWS.	Ancient Woodland & LoWS26 to south of site. Number of trees & hedgerows on site. Any development should seek to integrate trees within design & layout & plan in root protection zones.	Castle Point Green Belt Landscape Assessment 2010 identifies site as having a high landscape sensitivity with the woodland boundaries & ancient pattern of field enclosure contributing to strong landscape character. Development should seek to integrate & enhance such characteristics.	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including improvements to Woodmans Arms junction & public transport infrastructure improvements.	Removed from the existing urban area and healthcare provision. Scale of development unlikely to impact on the capacity of provision.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	10m to 330m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability
183	14/0422/PREAPP	116 Rayleigh Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of	Not a site previously associated with potential contamination. Unlikely to be contamination on site, given residential use of the site.	Not within vicinity of hazardous installations.	Air quality may be issue in area. Site is on A129 one of main routes through Borough. Air quality data from diffusion tube monitoring NOx levels in area at 320 Hart Road (near site) slightly exceeding objective limits in 2010.Traffic	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site, limited other trees on site. Should seek to retain appropriate trees where possible & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Consideration needs to be given to potential intensification of vehicular traffic onto Rayleigh Road (directly / indirectly). S106	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 90m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			surface water flooding to site & adjacent properties.			generated air pollution is a risk.							contribution towards public transport infrastructure improvement likely.				
184	CPT/389/11/FUL	Land r/o 491-493 Rayleigh Road, Thundersley	FRZ1. No flooding implications raised at the planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Within archaeological consultation zone. No archaeological recommendations raised as part of planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100-200m from nearest bus stops.	High - limited mitigation required
185	2014/2	Land East of Manor Trading Estate, Thundersley	FRZ1 & CDA2 (south part of site) & CDA5 (north part of site). Surface water needs to be managed to ensure no increase in risk of surface water flooding to site or nearby properties. Foul & surface water drainage strategies would need to be prepared & accompany any planning application.	Not a site previously associated with potential contamination. However given its immediate proximity to an existing employment area to the west, initial site investigations should be undertaken.	Not within vicinity of hazardous installations.	Site is on busy route through Borough. This raises the risk of poor air quality on the site at peak times.	Commercial, residential & community use/educational.	Not within archaeological consultation zone, but immediately adjacent to one. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site is undeveloped & comprises dense vegetation in most parts. LoWS review identifies it as Potential LoWS. Good diversity of species remains, reflecting essentially unimproved origin of grassland, despite scrub expansion. Possible for site to be restored to condition to satisfy LoWS, by reduction in extent of scrub &	Site is heavily vegetated with scrub and a number of trees. Significant tree belt to the north east of the site. Any scheme should seek to integrate trees within the layout. This is particularly important along boundaries of site, to ensure appropriate buffers to surrounding development. Need to provide root protection zones. Promoter of site advises tree survey of site carried out by ecological consultants -	Site is densely vegetated & screened to north east by mature woodland. The remainder of boundaries have a mix of trees & vegetation of various sizes & species. There are other trees within the site which make up the landscape features. Development should seek to integrate	Not located on open space. Additional open space will need to be included within any scheme appropriate to the additional dwellings proposed.	Need Transport Assessment & consult Highway Authority. New to consider access arrangements onto & impacts, particularly given close proximity to primary school. Likely to require S106 for any junction changes/improvements & public transport infrastructure improvements. Promoter advises proposed access design shows how	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	450m-750m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
									more favourable grassland management. Ecological surveys of site required. Mitigation & Compensation may be required as per NPPF. Consult NE. Promoter of site advises walkover survey of site carried out by ecological consultants - concluded site was of limited ecological value & there were no ecological constraints which could not be appropriately mitigated.	identified number of trees which need to be retained but considered development yield can be achieved taking constraints into account.	& enhance such features. Promoter of site advises indicative Masterplan presumes all trees of landscape value retained, in particular those trees which currently provide screening of site to north and east will be retained.		site can be satisfactorily accessed taking into account proximity of school.				
186	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of	Site previously associated with potential contamination. Given existing & past commercial uses on the site, contamination is likely. Initial site investigatio	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Air quality data from diffusion tubes to entrance of Manor Trading Estate indicates that annual mean nitrogen dioxide levels are inside objective limits	Residential, commercial, industrial	Archaeological consultation zone immediately north of site. Given existing developed nature of site, possibly no archaeological deposits, however should consider initial investigation prior to any development &	Site is almost completely developed. Any nature conservation impacts likely to be confined to existing trees along site boundaries, which could provide a habitat for	No TPO's on site. Are a number of trees along the boundaries of the site. Need arboricultural report to establish health & longevity of trees & should seek to integrate trees within any scheme,	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features,	Open space / cemetery located directly to the north of the site.	Need Transport Assessment. Need to consult Highway Authority. Likely to require S106 contributions towards highway & junction improvements & public transport	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	210m to 530m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			surface water flooding to site & adjacent properties.	ns & remediation required.		for 2010.However traffic generated air pollution a risk, given increase in traffic generation from the site. Also air pollution from remaining parts of industrial estate is a risk.		watching brief during any excavation or construction.	birds or bats.	including root protection zones.	particularly to its Church Road frontage.		infrastructure improvements.				
187	PGB46	North of Grasmere, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality monitoring points near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS Review 2012 identified Potential LoWS 8 which covers whole site. 2 groups of horse-grazed pastures & several blocks of woodland & scrub. Grassland species present. Period without horse grazing quality & character of grassland may allow selection as LoWS. Given undeveloped nature of site need to consider integration of biodiversity. Require	TPO ECC 30/69 (area of trees of various species) covers southern section of site. Other parts of site have some mature trees. Need to consider retention & integration into any scheme. Require arboricultural report & root protection zones. Wooded areas may restrict number/if any dwellings being constructed.	Site is in elevated location & any development would be highly visible, particularly if trees are removed from site. Green Belt Landscape Assessment 2010 states that in this area the emphasis should be on conserving character of area, including maintaining hedgerows, field boundary trees & belts of woodland.	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including making up the unmade parts of the road, & possible public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	450m to 750m from nearest bus stops.	Low - significant environmental impacts difficult to mitigate

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
									appropriate ecological assessments/surveys.								
188	PGB20	Land west of Keswick Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Air quality data from diffusion tubes to entrance of Manor Trading Estate indicates that annual mean nitrogen dioxide levels are inside objective limits for 2010.	Residential, educational	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS Review 2012 indicates site cleared of much of its vegetation, however ecological surveys should be undertaken to check condition of site & determine presence of species. A design which retains as many of the trees as possible should be sought.	No TPO's on site, however other mature trees remain on site. Any scheme should seek to retain & integrate trees into design & layout of scheme. Require arboricultural report & root protection zones.	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features, particularly to its road frontages.	Not located on open space.	Consult Highway Authority. S106 requirements likely for junction improvements, making up the unmade part of Keswick Road to the site entrance & potential public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	300m to 500m from nearest bus stops.	High - limited mitigation required
189	PGB47	Junction of Grasmere Road & Thirlmere Road, Thundersley	FRZ1 & CDA2 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality monitoring points near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS Review 2012 identified Potential LoWS 8 which covers whole site. 2 groups of horse-grazed pastures & several blocks of woodland & scrub. Grassland species present. Period	No TPO's but site is heavily wooded & forms part of wider wooded area. Need to consider retention & integration into any scheme. Require arboricultural report & root protection zones. Woodland likely to severely restrict number/if any dwellings being	Site is in elevated location & any development would be highly visible, particularly if trees are removed from site. Green Belt Landscape Assessment 2010 states that in this	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including making up the unmade parts of the road, & possible public	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	650m to 700m from nearest bus stops.	Low - significant environmental impacts difficult to mitigate

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			site & adjacent properties.						without horse grazing quality & character of grassland may allow selection as LoWS. Given undeveloped nature of site need to consider integration of biodiversity. Require appropriate ecological assessments/surveys.	constructed.	area the emphasis should be on conserving character of area, including maintaining hedgerows, field boundary trees & belts of woodland.		transport infrastructure improvements.				
190	FN06 SITE 16	Canvey Supply, 223 London Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. However given existing & past commercial uses on the site, initial site investigations may be required & possible mitigation where appropriate.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location on one of main route through Borough & close to Tarpots junction, which suffers congestion, particularly at peak times.	Residential, commercial	Not within Historic Landscape or archaeological consultation zone.	Given site is completely developed, unlikely to be any nature conservation impacts.	No trees on site, but number of trees located in gardens of neighbouring properties, close to boundaries. Any development would need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards junction improvements & public transport infrastructure improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in Thundersley to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early years provision and primary provision in Thundersley will be	75m to 250m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
															required to ensure sufficient capacity.		
191	14/0303/PREAPP	Bowercombe, Great Burches Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Adjacent to site with likely contamination. Need to consider potential contamination on this site. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues.	Residential / agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Archaeological investigation required prior to submission of any planning application.	Close to Thundersley Great Common SSSI. LoWS40 located immediately to north & east of site. Given site is wooded & fairly undeveloped, nature conservation interests are likely. Detailed ecological surveys will be required to assess impact on such interest & whether mitigation is appropriate.	TPO 43/96 (Woodland consisting of Ash, Oak, Hawthorn, Hazel, Silver Birch). Need to consider retention & integration into any scheme. Require arboricultural report & root protection zones. Woodland may restrict number of dwellings being constructed.	Site within Great Burches Landscape Improvement Area (1998 Local Plan). Landscape features mainly comprise of the trees & woodland, which need to be retained & integrated into the design & layout of any development.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Removed from the existing urban area and healthcare provision. Scale of development unlikely to impact on the capacity of provision.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	850-950m from nearest bus stops.	Low - poor accessibility cannot be mitigated.
192	PGB31	Extension to Silverdale, Thundersley	FRZ1 & CDA2 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality monitoring points near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS Review 2012 identified Potential LoWS 8 which covers whole site. 2 groups of horse-grazed pastures & several blocks of woodland &	TPO 4/2011 (Oak x 1) located at boundary of site with end of Silverdale. Other parts of site heavily wooded & form part of wider wooded area. Need to consider retention & integration into any scheme.	Site is in elevated location & any development would be highly visible, particularly if trees are removed from site. Green Belt Landscap	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including making up	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	700m to 800m from nearest bus stops.	Low - significant environmental impacts and poor accessibility difficult to mitigate

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			no increase in risk of surface water flooding to site & adjacent properties.						scrub. Grassland species present. Period without horse grazing quality & character of grassland may allow selection as LoWS. Given undeveloped nature of site need to consider integration of biodiversity. Require appropriate ecological assessments/surveys.	Require arboricultural report & root protection zones. Woodland may severely restrict number/if any dwellings being constructed.	e Assessment 2010 states that in this area the emphasis should be on conserving character of area, including maintaining hedgerows, field boundary trees & belts of woodland.		the unmade parts of the road, & possible public transport infrastructure improvements.				
193	2014/5	Land to the West of Borrowdale Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Pumping station recorded on site, which is part of public sewer system, of sealed concrete section construction to avoid any leakage. View was taken that these are low risk installations, which will not result in contamination of adjoining	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality monitoring points near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Potential LoWS 8 located immediately to north of site. Given undeveloped nature of site need to consider integration of biodiversity. Require appropriate ecological assessments/surveys.	No TPO's but site is heavily wooded & forms part of wider wooded area. Need to consider retention & integration into any scheme. Require arboricultural report & root protection zones. Woodland likely to severely restrict number/if any dwellings being constructed.	Site is in elevated location & any development would be highly visible, particularly if trees are removed from site. Green Belt Landscape Assessment 2010 states that in this area the emphasis should be on	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements & possible public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	350m to 500m from nearest bus stops.	Low - significant environmental impacts which would be difficult to mitigate.

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
				geology, save a major failure.							conserving character of area, including maintaining hedgerows, field boundary trees & belts of woodland.						
194	PGB48	West of Bassenthwaite Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality diffusion tubes near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site is undeveloped & heavily vegetated with trees & scrub. Given undeveloped nature of site need to consider integration of biodiversity. Need to undertake ecological assessments to assess impact on these interests & whether mitigation is appropriate.	No TPO's on site, but site is heavily treed. Require arboricultural report to assess impact of removal & retention of trees. Need to include root protection zones. Wooded area may restrict number/if any dwellings being constructed.	Site is in elevated location & any development would be highly visible, particularly if trees are removed from site. Green Belt Landscape Assessment 2010 states that in this area the emphasis should be on conserving character of area, including maintaining hedgerows, field boundary trees & belts of woodland.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Highway Authority may require improvements / making up the unmade part the road.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	610m to 680m from nearest bus stops.	Medium - mitigation required to ensure suitability
195	FN02 SITE 2	Marimba,	FRZ1 &	Not a site	Not within	Given potential	Residenti	Within	Nature	TPO 6/86	Landscap	Not	Need to	Adjacent	Adjacen	750m	Low - poor

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Goldfinch Lane, Thundersley	CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	previously associated with potential contamination.	vicinity of hazardous installations.	for limited additional dwellings, unlikely to be any air quality issues.	al	archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	conservation interest likely to be confined to existing trees & vegetation on site, the majority of which would be outside any development 'footprint'. Need to consider trees on side boundaries which could provide habitat for birds & bats.	(Oak, Ash & Horse Chestnut) located along western boundary of site. Need to consider proximity of any development to these trees & plan in root protection zones. TPO 25/93 (area of trees comprising Oak, Hawthorn, Hornbeam & Hazel) located to very rear of garden, which would likely form garden areas for any new development.	e interests likely to be confined to existing trees & vegetation on site, the majority of which would be outside any development 'footprint'.	located on open space.	ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	to existing urban area. Limited impact on capacity due to scale of development.	t to existing urban area. Limited impact on capacity due to scale of development.	to 900m from nearest bus stops.	accessibility cannot be mitigated.
196	2012/14	34 Linden Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees & vegetation on site, which could provide a habitat for birds or bats.	No TPO's on site. Trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	170m to 260m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
197	FN10 SITE 14	Land adj 2 Thundersley Grove, Thundersley	FRZ1 & CDA2. No flood risk issues raised during planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or Conservation Areas or within archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority during planning application process. Standard highway conditions requested.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	90m to 130m from nearest bus stops.	High - limited mitigation required
198	CPT/148/07/FUL	131 London Road, Thundersley	FRZ1 & CDA2. No flood risk issues raised during planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Shopping / commercial / residential	Not within Historic Landscape or Conservation Areas or within archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No trees on site.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority during planning application process. Standard highway conditions requested.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Nearest bus stops immediately outside site.	High - limited mitigation required
199	FA08 SITE 4	6 Merton Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site not previously identified as potentially contaminated land, however given existing & past uses it is likely that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Limited opportunities for nature conservation interests given commercial use on part of site & large area of mowed grass. Hedges & trees in rear of residential curtilage could provide habitat for birds & bats.	No TPO's on site. Should seek to integrate trees in residential garden into any development & provide root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	360m to 390m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
				Team.													
200	FA10 SITE 13	110 Kents Hill Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location on main route through borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has recently been cleared of most of its vegetation in the land to rear of dwelling. Unlikely to be any nature conservation interests.	No TPO's on site. Trees located adjacent to boundaries require root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	110m from nearest bus stops.	High - limited mitigation required
201	FA11 SITE 2	83 Thundersley Park Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing hedges along boundaries & trees in residential garden, which could provide a habitat for birds or bats.	No TPO's on site. Mature trees in rear garden, could be retained in rear garden of new development. Some mature planting to front of site, should seek to retain where appropriate. Need to plan in root protection zone.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and west.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	430m to 520m from nearest bus stops.	Medium - mitigation required to ensure suitability
202	2007/54	14 London Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Site on 1 of major road routes through Borough, where air quality may be poor at peak times. A	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees &	No TPO's on site. Some trees on site, which development should seek to integrate with.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority, particularly in regard to access.	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	80m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.			diffusion tube monitoring air quality at Sadlers Villas, London Road indicates that nitrogen dioxide levels are just within objective levels in 2009 and 2010.			vegetation within residential garden, which could provide a habitat for birds or bats.	Need to plan in root protection zones.			Previous application refused & dismissed at appeal on highway safety grounds / intensification of access on London Road. Need to explore alternative accesses including from Romsey Close or Romsey Road.	capacity due to scale of development.	capacity due to scale of development.		
203	FA09 SITE 20	39 Felstead Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing hedges along boundaries & trees at bottom of rear residential garden, which could provide a habitat for birds or bats.	No TPO's on site. Mature trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	270m to 380m from nearest bus stops.	High - limited mitigation required
204	2010/7	11 Highfield Avenue, Benfleet	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Within archaeological consultation zone. Need to consider potential for archaeological interest, particularly given	Site is heavily vegetated with trees & scrub. Given undeveloped nature of site need to	TPO 15/90 (area of Oak & Ash) covering the rear of the site. Arboricultural report required to assess impact of	Landscape interests comprise mature trees on site, which any development should	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodat	Within existing urban area. Limited impact on capacity due to	Within existing urban area. Limited impact on capacity due to	160m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.					undeveloped / treed area forming rear part of site. Should consider archaeological investigation prior to submission of any planning application.	consider integration of biodiversity. Need to undertake ecological assessments to assess impact on these interests & whether mitigation is appropriate.	development on trees. Any development should seek to integrate trees & plan in root protection zones.	seek to integrate.		ion proposed. Standard highway conditions.	scale of development.	scale of development.		
205	FB02 SITE 14	Valee Casa, 62 Hill Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has significant trees & hedgerows to all boundaries & centrally within the site, which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of mitigation.	No TPO's on site, but mature trees along boundaries & within rear garden of site. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and west. Consideration should be given to retention / provision of vegetation on road frontages.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	630m to nearest bus stops.	Medium - mitigation required to ensure suitability
206	2007/22	South Benfleet Social Club, 8 Vicarage Hill,	FRZ1 & CDA1. Need to demonstrate integration	Not previously identified as being potentially contaminat	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to	Residential / commercial	Adjacent to archaeological consultation zone. Potential for archaeological	Site mainly developed with building & extensive hardsurfaced frontage.	Only one conifer hedge on site, along part of northern boundary of site	No impact on landscape interests. However front of	Not located on open space.	Need to consult Highway Authority. May require S106 for	Within existing urban area. Limited impact	Within existing urban area. Limited impact	Within 75m of nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Benfleet	of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	ed.		main route through this part of borough.		interest. Should consider archaeological investigation prior to submission of any planning application.	Any nature conservation interests are likely to be confined to conifer hedge on part of northern boundary of site, which could provide habitat for birds & bats.		site is highly visible & any development would need to provide natural relief & screening along its frontage.		contribution towards public transport infrastructure improvements.	on capacity due to scale of development.	on capacity due to scale of development.		
207	FB01 SITE 10	162 Thundersley Park Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has significant trees & hedgerows to front & rear gardens & side boundaries which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of mitigation.	No TPO's on site, but mature trees, which cover most of the rear garden of site, and some in the front garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and west.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	760m from nearest bus stops.	Medium - mitigation required to ensure suitability
208	FB01 SITE 3	188 Thundersley Park Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has hedging & mature trees to rear garden & hedging to side boundaries, which could provide habitat for birds or	No TPO's on site, but number of mature trees in rear garden of site, Likely to be able to be retained in rear garden of any development. Need to plan in root protection	Given sloping topography in this location, need to consider impact of any new development on landscape	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	790m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.						bats.	zones.	interests, particularly when viewing the site from lower ground to the south and west.		highway conditions.				
209	2012/12	Land to the south east corner of School Lane Car Park, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues & site not main route through Borough.	Residential, car park	Site adjacent to Conservation Area & Listed Buildings. Dwellings need to be designed with regard to their impact on the Conservation Area & to Listed Buildings & their settings. Within archaeological consultation zone. Should consider archaeological investigation prior to submission of any planning application.	Any nature conservation interests are likely to be confined to trees, which could provide habitat for birds & bats. 50m from Benfleet & Southend Marshes SSSI, need to consider impact on increased recreational pressure on the SSSI.	4 trees on site. Need to integrate these into design & layout of any scheme & plan in root protection zones.	Landscape features are limited to trees on site. Development should seek to retain these. Site is elevated & in prominent position in landscape. Careful design is required to integrate development into landscape.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	250m to 300m from nearest bus stops & 160m from train station.	High - limited mitigation required
210	FB11 SITE 11	70 St Marys Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation in rear & front garden, which could provide a habitat for birds or bats.	No TPO's on site. One tree in front garden & some mature trees in rear garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees where appropriate &	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	630m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			water flooding to site & adjacent properties.							plan in root protection zones.	from lower ground to the south.						
211	2007/21	3 Vicarage Hill, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site identified as potentially contaminated land. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential / commercial	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation mainly along boundaries, which could provide a habitat for birds or bats.	No TPO's on site, but number of trees located along western boundary of site. Any development should seek to integrate into scheme & to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. May require S106 for contribution towards public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 60m from nearest bus stops.	High - limited mitigation required
212	FB09 SITE 31	Land adj 41 Greenwood Avenue, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given existing undeveloped nature of site, appropriate ecological surveys will need to be undertaken & development designed to integrate nature conservation interests. Old established badger sett clip south eastern corner of site.	TPO 5/93 (1 x Ash) located in rear of site. Other mature trees located on site, which should be subject to arboricultural report to assess appropriateness of retention & integration into scheme. Plan in roof protection zones where appropriate.	Landscape features predominantly consist of mature trees. Any development should seek to retain and integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	275m to 350m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
213	FB07 SITE 34	19 Hillside Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation located within gardens on site, which could provide a habitat for birds or bats.	No TPO's on site, however there are a few small trees located within gardens of site. Need to consider potential nature conservation interests associated with the trees.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 200m from nearest bus stops.	High - limited mitigation required
214	2007/15	Benfleet Tavern Public House (formerly Appleton Arms), High Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Few trees of interest contained garden of public house. Should seek to retain such features. Plan in root protection zones.	No impact on landscape interests. However front of site is highly visible & any development would need to provide natural relief & screening along its frontage.	Not located on open space.	Need to consult Highway Authority. May require S106 for contribution towards public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	75m to 150m from nearest bus stops.	High - limited mitigation required
215	FM04 SITE 7	116 Cumberland Avenue, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation in rear &	No TPO's on site, but number of trees in rear garden, mainly to rear section. Need to plan in root protection	Landscape interests comprise mature trees on site, which any developm	Not located on open space.	Need to ensure adequate parking provided on site commensurate to	Within existing urban area. Limited impact on capacity	Within existing urban area. Limited impact on capacity	160m to 180m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.						front garden, which could provide a habitat for birds or bats.	zones.	ent should seek to integrate.		accommodation proposed. Standard highway conditions.	due to scale of development.	due to scale of development.		
216	2007/23	Willow Funeral Services, 61 High Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination. However given existing & past uses of site, initial site investigations may be required & possible mitigation where appropriate.	Not within vicinity of hazardous installations.	Traffic generated air pollution may be a risk, given site's location on busy road through borough, which suffers some congestion during peak hours.	Residential, place of worship	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Unlikely to be any nature conservation interests given site is hardsurfaced to front & rear for parking & remainder of site occupied by buildings.	No trees on site.	Need to ensure landscape features are provided to front of site, in order to reduce impact of development, including parking in streetscene.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to consult Highway Authority regarding change of intensification of access onto main road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	60m to 70m from nearest bus stops.	High - limited mitigation required
217	FM10 SITE 4	72 Brook Road, Benfleet	FRZ2 & FRZ3 & CDA1. Site specific FRA required. Need to demonstrate development can pass Sequential &	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning	Nature conservation interests likely to be confined to trees & vegetation in rear garden, which could provide a habitat for birds or	No TPO's on site, but mature trees located in rear garden, mainly along rear boundary. These could be retained in rear gardens of any new development on site.	Landscape interests comprise mature trees on site, which any development should seek to integrate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	520m to 540m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.					application.	bats.				conditions.				
218	2007/10	Benfleet Clinic, 513 High Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water	Site not previously identified as potentially contaminated land, however given existing & past uses could be potential for contamination. Site investigation & remediation measures should be	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Site completely developed, unlikely to be any nature conservation interests on site.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	60m to 80m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			flooding to site & adjacent properties.	undertaken & consult with the EA & Council's Environmental Health Team.													
219	2012/28	Land between 12 & 14 Merrivale, Benfleet	FRZ3 & CDA1. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage block, unlikely to be any nature conservation interests on site.	No trees on site, however some trees adjacent to boundaries. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	320m to 370m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
220	2012/29	Land between 37 & 45 Merrivale, Benfleet	FRZ3 & CDA1. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage block, unlikely to be any nature conservation interests on site.	No trees on site, however some trees adjacent to boundaries. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	440m to 490m from nearest bus stops.	High - limited mitigation required
221	2012/20	Land r/o 56-80 North Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrat	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises area of grass which is regularly mowed. Unlikely to	No trees on site.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority. Need to consider provision of appropriate	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	360m to 500m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			e developme nt can pass Sequential & Exception tests & properties can withstand hydrodyna mic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrat e suitable surface water drainage, with no increase in surface water flooding to site or surroundin gs.						be any nature conservatio n interests.				access & junction onto North Avenue. Need to ensure adequate parking provided on site commensura te to accommodat ion proposed. Standard highway conditions.	capacity due to scale of develop ment.	capacity due to scale of develop ment.		
222	FC03 SITE 21	62 Thisselt Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrat e developme nt can pass Sequential & Exception tests &	Not previously identified as being potentially contaminat ed.	Not within vicinity of hazardou s installatio ns.	Given potential limited number of dwellings, unlikely to be any air quality issues & site not main route through Borough.	Residenti al	Not within Historic Landscape or archaeological consultation zone.	LoWS CPT19 to rear of site, adjacent to vegetation in rear garden. Need to consider potential for nature conservatio n interests on site.	No TPO's on site, but number of trees located along front & rear boundaries of site. Need arboricultural report to assess impact of development on trees. Any development	Site highly visible over long distances from the north. Design of any developm ent should seek to minimise the landscape	Not locate d on open space .	Need to ensure adequate parking provided on site commensura te to accommodat ion proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	450m to 520m from neares t bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.						Need to undertake ecological assessments to assess impact on these interests & whether mitigation is appropriate.	should seek to integrate trees where appropriate & plan in root protection zones.	and visual impacts.						
223	FC03 SITE 8	174 Waarden Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues & site not main route through Borough.	Residential	Not within Historic Landscape or Conservation Areas.	Any nature conservation interests are likely to be confined to conifer trees to northern boundary of site, which could provide habitat for birds & bats	Only one row of conifer trees to northern boundary. Not worthy of protection, but need to consider potential nature conservation interests.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	900m to 1100m from nearest bus stops.	Medium - accessibility poor but within existing urban area. Limited mitigation required.

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
224	FC10 SITE 26	65 Lionel Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience &	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No TPO's on site. Trees adjacent to rear boundary, unlikely to be impacted by any redevelopment of site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	230m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
225	FC10 SITE 14	52 Vaagen Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & hedges on site, which could provide a habitat for birds or bats.	No TPO's on site, but a number of trees are located in the side garden of the site. Need arboricultural report to assess health & longevity of trees & impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	440m to 470m to nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			water drainage, with no increase in surface water flooding to site or surroundings.														
226	FC06 SITE 5	46 Delfzul Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Limited opportunities for nature conservation interests on site, confined to rear garden vegetation.	No TPO's on site. Only other trees are small ornamental.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	620m to 700m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			site or surroundings.														
227	FC09 SITE 14	33 Roosevel Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Limited opportunities for nature conservation interests on site, confined to front garden vegetation.	No TPO's on site. Few small trees on front boundary, may not considered to be good specimens. Would require arboricultural report to assess health & longevity of trees.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	590m to 650m to nearest bus stops.	Medium - mitigation required to ensure suitability
228	FC10 SITE 18	28 Thelma Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA	Not previously identified as being	Not within vicinity of hazardous	Air quality may not be significant issue in area. Site is	Residential	Not within Historic Landscape or archaeological	Nature conservation interests likely to be	No TPO's on site, but few trees along rear boundary	No impact on landscape interests.	Not located on open	Need to ensure adequate parking	Within existing urban area.	Within existing urban area.	170m to 260m from	Medium - mitigation required to ensure

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	potentially contaminated.	installations.	not on one of major road routes through Borough.		consultation zone.	confined to existing trees & hedges on site, which could provide a habitat for birds or bats.	of site. Need arboricultural report to assess health & longevity of trees & impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.		space.	provided on site commensurate to accommodation proposed. Standard highway conditions.	Limited impact on capacity due to scale of development.	Limited impact on capacity due to scale of development.	nearest bus stops.	suitability
229	FD06 SITE 11	10 Woodville Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site occupied by dwelling, but much of garden overgrown & has extensive vegetation to boundaries,	No TPO's on site. Other trees on site, particularly to western & northern boundaries. Should undertake arboricultural report to	Landscape interests comprise trees, particularly to western boundary of site. Any developm	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed.	Within existing urban area. Limited impact on capacity due to scale of develop	Within existing urban area. Limited impact on capacity due to scale of develop	140m to 230m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			& Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.						which have potential for nature conservation interests. Need ecological assessments to assess impact on any potential interests & whether mitigation is appropriate.	assess health & longevity of trees & impacts of retaining/removing them.	ent should seek to integrate these where appropriate.		Standard highway conditions.	ment.	ment.		
230	FD03 SITE 2	55 Hannett Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodyna	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & hedges on site, which could provide a habitat for birds or bats.	No TPO's on site, but evergreen tree located on front garden adjacent to front boundary. Any development should seek to integrate the tree & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	510m to 540m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			mic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
231	FD12 SITE 15	34 Beck Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to existing trees & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site, but few trees located along frontage of site into Beck Road. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them.	Need to consider impact of development on streetscene, should seek to introduce landscaping elements to frontages of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	450m to 520m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
232	FD10 SITE 4	36 Holbek Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan &	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing hedging along southern boundary of site, which could provide a habitat for birds or bats.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	220m to 360m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
233	FD06 SITE 25	61 Taranto Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation on site, which could provide a habitat for birds or bats.	No TPO's on site. No significant trees on site, only few small ornamental trees located in front garden.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	380m to 440m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			surface water flooding to site or surroundings.														
234	FD06 SITE 37	29 St. Annes Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Willow tree to rear boundary & pine tree to front boundary, which has poor form due to extensive previous tree works, as a result of being in close proximity to overhead electric/telephone wires. Need to consider appropriateness of retaining trees on site.	Landscape features limited to 2 trees referred to in previous column.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	130m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability
235	FD01 SITE 30	Land adj	FRZ3 &	Not a site	Not within	Given potential	Residenti	Not within	Nature	No TPO's on	No impact	Not	Need to	Within	Within	490m	Medium -

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		15 Stevens Close, Canvey Island	CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	previously associated with potential contamination.	vicinity of hazardous installations.	for limited additional dwelling, unlikely to be any air quality issues.	al	Historic Landscape or archaeological consultation zone.	conservation interests likely to be confined to existing limited trees & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	site. Few trees located along northern boundary which could be retained within rear garden of any new development.	on landscape interests.	located on open space.	ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	existing urban area. Limited impact on capacity due to scale of development.	existing urban area. Limited impact on capacity due to scale of development.	to 540m from nearest bus stops.	mitigation required to ensure suitability
236	FD07 SITE 19	44 Gafzelle Drive, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate	Not a site previously associated with potential contamination. Unlikely to be	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be in any nature conservation interests, given site is occupied by dwelling &	No trees on site	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to	Within existing urban area. Limited impact on capacity	Within existing urban area. Limited impact on capacity	360m to 400m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	contamination on site.					hardsurfacing only.				accommodation proposed. Standard highway conditions.	due to scale of development.	due to scale of development.		
237	FD05 SITE 8	Land north 42 Zelham Drive, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation on site, mainly to the boundaries, which could provide a habitat for	No TPO's on site. Conifer trees forming hedges to front & rear boundaries of site, one other deciduous tree to northern boundary.	Landscape features limited to conifer hedges. Appropriate to retain screening to rear boundary.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	500m from nearest bus stop.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.						birds or bats.								
238	FD04 SITE 11	4 Buren Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	70m to 140m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
239	FD12 SITE 16	11 Northfalls Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance,	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees on northern boundary. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	310m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
240	FE03 SITE 29	Land adj 63 Nevada Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site is covered in scrub & a few trees, particularly to its south western corner, which has the potential for nature conservation interests. Require appropriate ecological assessments / surveys, to assess impact on such interests.	No TPO's on site, but few trees located within scrub on site.	Landscape interests limited to scrub on site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to boundaries of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	400m to 500m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			drainage, with no increase in surface water flooding to site or surroundings.														
241	CTC/013	11-23 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or	Site not previously identified as potentially contaminated land, however given existing & past uses there is possibility that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of busy routes through Borough.	Residential, commercial, shopping	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given site is completely developed with buildings & hardsurfacing.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access & parking arrangements. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	30m to 170m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			surroundings.														
242	FD01 SITE 17	The Manse, Woodville Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation in gardens of site, which could provide habitat for birds or bats.	No TPO's on site, but trees within rear & front gardens of site & straddling rear boundary of site. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 210m from nearest bus stops.	Medium - mitigation required to ensure suitability
243	FE06 SITE 3	55 Heilsburg Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required.	Not a site previously associated with potential	Not within vicinity of hazardous installatio	Given potential for limited additional dwelling, unlikely to be	Residential	Not within Historic Landscape or archaeological consultation	Unlikely to be any impact on nature conservatio	No TPO's on site. Limited trees to front of site, some of which have	No impact on landscape interests.	Not located on open space	Need to ensure adequate parking provided on	Within existing urban area. Limited	Within existing urban area. Limited	660m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	contamination. Unlikely to be contamination on site.	ns.	any air quality issues.		zone.	n interests in rear garden, which is laid to lawn. Limited small trees & hedges to front boundary could provide habitat for birds or bats.	had extensive work undertaken in the past.		.	site commensurate to accommodation proposed. Standard highway conditions.	impact on capacity due to scale of development.	impact on capacity due to scale of development.		
244	FE09 SITE 26	The Haven, Korndyk Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential &	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No trees on site, however conifer trees in adjacent properties along boundaries. Need to consider root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	90m to 190m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.										highway conditions.				
245	FD01 SITE 20	84 Westerland Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic &	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given undeveloped / overgrown nature of site, need to consider potential nature conservation interests on site. Require appropriate ecological assessments / surveys.	No TPO's on site, however some other trees present on site, some mature, mainly along the boundaries. Need to undertake arboricultural survey to assess trees. Should seek to retain trees where appropriate & plan in root protection	Landscape features confined to existing trees on site. Should seek to retain trees where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.							zones.							
246	FF03 SITE 6	17 Poplar Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge,	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & hedges within garden & along boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees & hedging to boundaries and within rear garden of site. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them.	Landscape features exist in form of trees & hedges. Any development should seek to integrate such landscape features, particularly to eastern boundary & southern boundaries.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	210m to 290m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
247	2007/113/193A	Rear of Monico Club & car park, Eastern Esplanade, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrat	Not a site previously associated with potential contamination. However unclear on past uses of site. Site investigation of nature & extent of potential contamination & remediation	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Residential, commercial, sea front entertainment uses.	Site north of archaeological consultation zone. Given existing developed nature of site, possibly no archaeological deposits, however should consider initial investigation prior to any development & watching brief during any excavation or construction.	Given the site's existing developed nature, with buildings & hardsurfacing, unlikely to be any nature conservation interests.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	50m to 180m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			e suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
248	2012/15	2-6 May Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required & consideration of sequential & exception tests. Dwellings to be flood resistant & resilient & provide safe on-site refuge facilities & to demonstrate can withstand hydrodynamic & hydrostatic pressures. Need Flood Response Plan. Surface water needs to be managed to ensure no increase in risk of surface water	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to limited trees & vegetation on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees along boundaries of site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	50m to 200m from nearest bus stop.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			flooding to site or nearby properties.														
249	2007/126	2 Elm Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees on site, which could provide habitat for birds or bats.	No TPO's on site, but number of trees located along front boundary, which have been heavily pollarded & 1 to rear boundaries of site. Need to consider impact of any development on these trees with arboricultural report & should seek to integrate into any scheme & plan in root protection zones.	Landscape interests comprise trees, particularly to front boundary of site. Any development should seek to integrate these where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	130m to 240m from nearest bus stops.	Medium - mitigation required to ensure suitability
250	FF03 SITE 3	2 Labworth Road, Canvey	FRZ3 & CDA6. Site specific	Not a site previously associated	Not within vicinity of hazardou	Given potential for limited additional	Residential	Not within Historic Landscape or	Nature conservation interests	No TPO's on site, but number of	Landscape interests comprise	Not located on	Need to ensure adequate	Within existing urban	Within existing urban	170m to 200m	Medium - mitigation required to

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Island	FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	with potential contamination. Unlikely to be contamination on site.	s installations.	dwelling, unlikely to be any air quality issues.		archaeological consultation zone.	likely to be confined to trees on site, which could provide habitat for birds or bats.	trees, some well established, located along front & rear boundaries of site. Need to consider impact of any development on these trees with arboricultural report & should seek to integrate into any scheme & plan in root protection zones.	trees, particularly to front boundary of site. Any development should seek to integrate these where appropriate.	open space.	parking provided on site commensurate to accommodation proposed. Standard highway conditions.	area. Limited impact on capacity due to scale of development.	area. Limited impact on capacity due to scale of development.	from nearest bus stops.	ensure suitability
251	FF03 SITE 14	18 Elm Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impacts on nature conservation interests, given rear garden is laid to lawn & front is	No TPO's on site, only ornamental palm trees in rear garden, unlikely to be impacted upon if site redeveloped.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation	Within existing urban area. Limited impact on capacity due to scale of	Within existing urban area. Limited impact on capacity due to scale of	260m to 370m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.						hardsurfaced.				proposed. Standard highway conditions.	develop ment.	develop ment.		
252	2007/143	Canvey Club, 162 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate developme nt can pass Sequential & Exception tests & properties can withstand	Not a site previously associated with potential contaminati on. However unclear on past uses of site. Site investigatio n of nature & extent of potential contaminati on &	Not within vicinity of hazardou s installatio ns.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Residenti al, commerci al	Archaeological consultation zone immediately to north of site. Given existing developed nature of site, possibly no archaeological deposits, however should consider initial investigation prior to any development & watching brief	Site is building & hardsurface d parking area, which is unlikely to have any nature conservatio n interests. However there is vegetation & trees to the rear which could provide a	No TPO's on site. Limited trees to rear of site. Suitability for retention in rear gardens should be assessed.	No impact on landscape interests.	Not locate d on open space .	Consult Highway Authority, particularly with regard to implications of access onto High Street. Need to ensure adequate parking provided on site commensura te to	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	75m to 160m from neares t bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	remediation				during any excavation or construction.	habitat for birds or bats.				accommodation proposed. Standard highway conditions.				
253	FE08 SITE 40	1 Bramble Road, Canvey Island	FRZ3 & CDA6. Open ditch running along rear boundary of site. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic &	Site not previously identified as potentially contaminated land.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to hedging on boundaries of site, which could provide habitat for birds or bats.	No TPO's on site. High hedging along western, northern & eastern boundaries of site, evergreen to the north, with the remainder deciduous.	Landscape interests confined to hedging to boundaries, including the frontages to the west & north. Need to integrate into scheme where appropriate, to ensure any development does	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	190m to 290m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.								not dominate prominent corner location.						
254	FF01 SITE 24	11 Cottesmore Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge,	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees on site, which could provide habitat for birds or bats.	No TPO's on site, but number of trees located adjacent to south east boundary of site. Need to consider impact of any development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	550m to 590m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
255	FE08 SITE 41	2 Bramble Road, Canvey Island	FRZ3 & CDA6. Open ditch running along rear boundary of site. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience &	Site not previously identified as potentially contaminated land.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impacts on nature conservation interests, given rear garden is laid to lawn & front is hardsurfaced.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	220m to 320m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
256	CTC/015	78-88 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface	Site not previously identified as potentially contaminated land, however given existing & past uses there is possibility that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main routes in Borough.	Town Centre / shopping	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 70m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			water drainage, with no increase in surface water flooding to site or surroundings.														
257	FE12 SITE 8	25 Florence Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing tree & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	Should undertake arboricultural report to assess health & longevity of tree & impacts of retaining / removing it.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	170m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			site or surroundings.														
258	FE13 SITE 1	22 Odessa Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	510m to 520m from nearest bus stops.	Medium - mitigation required to ensure suitability
259	2012/24	Land to rear of 29-51 St Agnes	FRZ3 & CDA6. Site specific FRA	Not a site previously associated with	Not within vicinity of hazardous	Given potential for limited additional dwellings,	Residential	Not within Historic Landscape or archaeological	Given site is completely hardsurfaced &	No trees on site.	No impact on landscape interests.	Not located on open	Need to ensure adequate parking	Within existing urban area.	Within existing urban area.	320m from nearest bus	Medium - mitigation required to ensure

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Drive, Canvey Island	required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	potential contamination.	installations.	unlikely to be any air quality issues.		consultation zone.	occupied by garage blocks, unlikely to be any nature conservation interests on site.			space.	provided on site commensurate to accommodation proposed. Standard highway conditions.	Limited impact on capacity due to scale of development.	Limited impact on capacity due to scale of development.	stops.	suitability
260	2012/18	Land between 12 & 14 St Johns Crescent, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage blocks, unlikely to be any nature conservatio	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed.	Within existing urban area. Limited impact on capacity due to scale of develop	Within existing urban area. Limited impact on capacity due to scale of develop	300m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			& Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.						n interests on site.				Standard highway conditions.	ment.	ment.		
261	2012/19	Land to rear of 12-18 St Peters Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodyna	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage blocks, unlikely to be any nature conservation interests on site.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	400m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			mic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
262	2012/22	Land to rear of 3-15 St Davids Walk, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage blocks, unlikely to be any nature conservation interests on site.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	160m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
263	2012/23	Land to rear of 25-37 St Marks Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan &	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage blocks, unlikely to be any nature conservation interests on site.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	330m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
264	FG09 SITE 11	1 Coniston Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to limited trees & vegetation on western & southern boundaries, which could provide habitat for birds or bats.	No TPO's on site. Limited trees to part of rear of site, likely to be able to be retained as part of any redevelopment of the site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	280m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			surface water flooding to site or surroundings.														
265	2010/8	Cheriton, Stroma Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Given residential use & undeveloped garden area, contamination unlikely.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough.	Residential	Archaeological consultation zone covers north western part of site. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given undeveloped / overgrown nature of majority of site, need to consider potential nature conservation interests on site. Subsidiary badger sett zone covers north eastern corner of site. Require appropriate ecological assessments / surveys.	No TPO's on site, but number of mature trees located within undeveloped garden part of site. Need to undertake arboriculturalist survey & seek to retain good specimens within site. Need to plan in root projection zones.	Landscape features limited to trees & vegetation on site. Should seek to retain & enhance features.	Not located on open space.	Need to consult with Highway Authority. Need to consider junction / access arrangements where site will enter highway network at junction of Station Approach & Lekoe Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability
266	FH05 SITE 17	Land between 15-23 Tabora Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate developme	Not a site previously associated with potential contamination. Unlikely to be contaminati	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to limited trees & vegetation on site,	No TPO's on site. Limited trees to centre of site, which could be retained in gardens of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodat	Within existing urban area. Limited impact on capacity due to	Within existing urban area. Limited impact on capacity due to	250m to 360m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			nt can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	on on site.					which could provide habitat for birds or bats.	Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, if such trees exist these should be integrated into any development & root protection zones planned in.			ion proposed. Standard highway conditions.	scale of development.	scale of development.		
267	2012/16	Land to rear of 187-209 Link Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is hardsurfaced & occupied by garage blocks, unlikely to be any nature conservation interests on site.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
268	2012/17	Land between 43 & 45 Benderloch, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is hardsurfaced & occupied by garage blocks, unlikely to be any nature conservation interests on site.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
269	2012/8	Garage court at Brindles, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage blocks, unlikely to be any nature conservation interests on site.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	340m to 360m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
270	2014/1	Land South of Eastwood Old Road, Eastwood	Site not within any FRZ for tidal, fluvial or surface water. However surface water needs to be managed on & adjacent to site to ensure changes to drainage patterns & the water table do not cause harm to the SSSI.	Site not identified as potentially contaminated, but initial site investigations may be required as result of past uses on site.	Not within vicinity of hazardous installations.	Air quality may not be a significant issue in the area. Air quality data from three diffusion tubes monitoring NOx levels in the area show that the A127 remains within objective limits (tubes SOU9 and SOU29).	Residential & agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Garrolds Meadow SSSI immediately to west of site. Substantive landscape buffer supporting biodiversity of SSSI needs to be provided between SSSI & any residential development. Given site's relatively undeveloped nature & immediate proximity to SSSI ecological surveys & assessment of impact of development & appropriateness of mitigation required.	TPO 12/97 (Woodland of oak, hawthorn, hornbeam, s. birch, wild pear) & ECC 17/61 (Area of trees of whatever species) & 1/2009 (8 Oak Trees). Other trees, some significant, along boundaries of fields & edges of site.	Area has high landscape & visual sensitivity. Wider area is characterised by ancient woodland & small-scale land for pasture. Woodland boundary banks & ancient patterns of field enclosure contribute to strong landscape character. There is an attractive rolling topography. Some landscape impacts can be mitigated	Not located on open space. SANGS will need to be provided on site, in addition to open space requirements to off-set increased impact/pressure on adjacent SSSI.	Access through Eastwood in Southend Borough. Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with travel vouchers & S106 contributions for passenger transport improvements.	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council to	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council	250m-600m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
											through the layout of development & landscaping including the planting of new trees and hedges.			identify infrastructure requirements.	to identify infrastructure requirements.		
271	2013/11	Land north of Eastwood Old Road, Hadleigh	Site not within any FRZ for tidal, fluvial or surface water. However surface water needs to be managed on & adjacent to site to ensure changes to drainage patterns & the water table do not cause harm to the SSSI to south of site.	Eastern part of site previously identified as potentially contaminated. Initial site investigations should be undertaken & mitigation measures identified where appropriate.	Not within vicinity of hazardous installations.	Air quality may not be a significant issue in the area. Air quality data from three diffusion tubes monitoring NOx levels in the area show that the A127 remains within objective limits (tubes SOU9 and SOU29).	Residential & agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Garrolds Meadow SSSI immediately to south of site. LoWS CPT31 & Ancient Woodland located to south of site. Substantive landscape buffer supporting biodiversity of SSSI needs to be provided between SSSI & any residential development. Given site's relatively undeveloped nature & immediate proximity to SSSI ecological surveys & assessment of impact of development & appropriate	No TPO's on site, however site is heavily wooded to its western & eastern parts, which will restrict area available for development. Other trees, some significant, are present within properties & along boundaries of fields & edges of site. Development would need to seek to retain & integrate these. Plan in root protection zones.	Area has high landscape & visual sensitivity. Wider area is characterised by ancient woodland & small-scale land for pasture. Woodland boundary banks & ancient patterns of field enclosure contribute to strong landscape character. There is an attractive rolling topography. Some landscape impacts can be mitigated through the layout	Not located on open space. SANGS will need to be provided on site, in addition to open space requirements to off-set increased impact/pressure on adjacent SSSI.	Access through Eastwood in Southend Borough. Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with All Essex scratch cards & S106 contributions for passenger transport improvements.	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council to identify infrastru	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council to identify	550m-950m from nearest bus stops.	Low - significant environmental impacts and poor accessibility difficult to mitigate

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
									ness of mitigation required.		of development & landscaping including the planting of new trees and hedges.			cture requirements.	infrastructure requirements.		
272	2012/11	Land adj 430 & 460 Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough. No air quality monitoring diffusion tubes near site.	Residential, agricultural	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given undeveloped nature of site & wooded & vegetated state, there is potential for nature conservation interest on the site. Full ecological surveys would need to be undertaken to assess impact on such interests & whether they could be mitigated against.	No TPO's on site, but site contains trees along boundaries, many of which are mature. Need to consider retention & integration into any scheme. Require arboricultural report & root protection zones. Wooded areas may restrict number of dwellings that could be constructed.	Impacts on landscape features comprise trees along all boundaries s of site, particularly along the prominent western boundary. Any development needs to integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to consult Highway Authority regarding additional accesses on Daws Heath Road or alternative	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	130m to 350m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability
273	2007/99	81 London Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality many be issue in area. This given the A13 runs directly past site & experiences congestion associated with 'bottlenecking' during peak hours. However, both the automatic monitoring station & a	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, however number of mature trees within frontage of site & within back of site & along side & rear boundaries of site. Any scheme should seek to integrate these into design &	Landscape features exist in form of trees. Any development should seek to integrate such landscape features, particularly to the site	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards public transport infrastructure improvement	Within existing urban area. Limited impact on capacity due to scale of development.	Loss of nursery. Unclear whether this is included in existing early years & childcare calculations.	Within 150m of nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			no increase in risk of surface water flooding to site & adjacent properties.			diffusion tube placed outside Hadleigh Library both indicate that levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential areas of the borough reflecting its more urban nature.				layout & should include root protection zones.	frontage.		s.				
274	2007/96	Thames Loose Leaf, 289 Kiln Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Potential for contamination on parts of site from previous or existing uses. Site investigation should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, but are number of mature trees to frontage & western boundary of site. Further trees located along boundaries in neighbouring residential properties. Any development scheme should seek to integrate these into layout & roof protection zones should be planned in.	Landscape features exist in form of trees. Any development should seek to retain and integrate such landscape features, particularly to the site frontage.	Not located on open space.	Consult Highway Authority. Change in nature of traffic using the two existing vehicular crossovers. Possible requirement for residential travel packs, including all Essex scratch cards to be provided.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Within 75m of nearest bus stops.	High - limited mitigation required
275	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough. No	Residential, agricultural	Within archaeological consultation zone. Potential for archaeological interest. Should	Given undeveloped nature of site & wooded & vegetated state, there	No TPO's on site, but site is heavily treed, many of which are mature. Need to consider	Impacts on landscape features comprise trees across	Not located on open space.	Need to ensure adequate parking provided on site commensura	Adjacent to existing urban area. Limited impact	Adjacent to existing urban area. Limited impact	130m to 350m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.			air quality monitoring diffusion tubes near site.		consider archaeological investigation prior to submission of any planning application.	is potential for nature conservation interest on the site. Full ecological surveys would need to be undertaken to assess impact on such interests & whether they could be mitigated against.	retention & integration into any scheme. Require arboricultural report & root protection zones. Wooded areas may restrict number of dwellings that could be constructed.	whole site. Any development needs to integrate such landscape features.		te to accommodation proposed.	on capacity due to scale of development.	on capacity due to scale of development.	However service is only every 2 hours. Bus service improvements are therefore required.	
276	2013/1	Land adj 24 Windsor Gardens, Hadleigh	FRZ3 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is completely hardsurfaced & occupied by garage block, unlikely to be any nature conservation interests on site.	No trees on site, however some trees adjacent to rear boundary. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	340m from nearest bus stops.	Medium - mitigation required to ensure suitability
277	PGB09	Land off Kiln Road/North of The Chase, Thundersley	FRZ1 & CDA3. Would require conditions relating to foul and surface water drainage strategies	Contamination considered during planning application process for adjacent site GF01A & standard conditions	Not within vicinity of hazardous installations.	Some western parts are in worst 10% nationally & to east the worse 20% nationally. An Air Quality Management Area may need to be designated on	Residential / Schools / College / Local Government	Essex Historic Environment Record - area may contain features associated with historical site of medieval deer park. Also potential for earlier	LoWS's 16 & 23. Ecological surveys, impact assessments & mitigation strategy would need to be	TPO's 19/72, 4/92, 5/92, 6/92, 8/92, 9/92, 10/92, 4/99 & some significant areas of trees which impact on biodiversity and landscape of the site.	Mature trees and paddocks comprise the landscape. Landscaping provision and	Not located on existing open space. Further open	Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of	The scale of development on this site will require a contribution towards primary	The scale of development on this site will impact on primary school capacity	200-500m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			& S106 requiring financial contribution towards improvements to surface water drainage system of Prittle Brook, as per GF01A site.	placed on consent. Possibility that this could also affect this site. Therefore consideration needs to be given to contamination on this site.		the A13.		archaeological deposits. Historic Environment Characterisation for area - potential for below ground archaeological deposits. Condition required to secure implementation of programme of archaeological works including written scheme of investigation.	undertaken. Need to consider how biodiversity can be effectively integrated into any development to satisfy the nature conservation hierarchy in the NPPF. LoWS Review 2012 indicates any planning application should be accompanied by master plan based around strong green infrastructure network.	Need to consider retention and integration into any scheme. Require arboricultural report.	management measures need to be considered. Any development should seek to integrate into green, parkland natural environment.	space & children's play equipment needs to be provided within site commensurate with number of dwellings.	Residential Travel Information packs with All Essex scratch cards & S106 financial contribution for highways improvement works, including junction improvements at Kenneth Road & passenger transport improvements.	healthcare provision in Thundersley to ensure sufficient capacity.	in Thundersley. A contribution towards expansion of local early years provision and primary provision in Thundersley will be required to ensure sufficient capacity.		
278	2007/52	Halfords, 543-557 Rayleigh Road, Thundersley	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site &	Not a site previously associated with potential contamination. However given existing & past commercial uses on the site, initial site investigations may be required & possible mitigation	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is on A129 through Borough. Air quality data from diffusion tubes monitoring NOx levels in area show that 1 near A127 at 2 Kingsley Lane is within objective limits in 2010. However this area suffers	Residential, commercial	Front part of site within archaeological consultation zone. Archaeological field evaluation & investigation will be required.	Site mainly developed with building & extensive hardsurfaced frontage. Any nature conservation interests are likely to be confined to trees on northern boundary of site, which could provide habitat for birds & bats.	No TPO's on site, but number of trees located along northern boundary of site. Any development should seek to integrate into scheme & to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards junction improvements & public transport infrastructure improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in Thundersley to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local	65m to 175m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			adjacent properties.	where appropriate.		from high congestion, particularly at peak times. Traffic generated air pollution is a risk.									early years provision and primary provision in Thundersley will be required to ensure sufficient capacity.		
279	2007/51	Glendale International Ltd, 533 Rayleigh Road, Thundersley	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. However given existing & past commercial uses on the site, initial site investigations may be required & possible mitigation where appropriate.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is on A129 through Borough. Air quality data from diffusion tubes monitoring NOx levels in area show that 1 near A127 at 2 Kingsley Lane is within objective limits in 2010. However this area suffers from high congestion, particularly at peak times. Traffic generated air pollution is a risk.	Residential, commercial, community	Front part of site within archaeological consultation zone. Archaeological field evaluation & investigation will be required.	Given site is completely developed, unlikely to be any nature conservation impacts.	No trees on site, however TPO 16/99 (2 Ash, 2 Cypress, 1 Beech, 1 Scots Pine) located immediately to south of site, some straddle the boundary. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards junction improvements & public transport infrastructure improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in Thundersley to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early years provision and primary provision in Thundersley will be required to ensure sufficient	100m to 175m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
															capacity.		
280	2007/40	343 Rayleigh Road, Thundersley	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. However given existing & past commercial uses on the site, initial site investigations may be required & possible mitigation where appropriate.	Not within vicinity of hazardous installations.	Air quality may be issue in area. Site is on main junction on A129 through Borough, which suffers congestion, particularly at peak times. Air quality data from diffusion tube monitoring NOx levels in area at 320 Hart Road (near site) slightly exceeding objective limits in 2010.Traffic generated air pollution is a risk.	Residential, commercial	Not within Historic Landscape or archaeological consultation zone.	Given site is completely developed, unlikely to be any nature conservation impacts.	No trees on site.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards junction improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 90m from nearest bus stops.	High - limited mitigation required
281	2007/92	201-205 Kiln Road, Thundersley	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality. Site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management	Residential	Not within Historic Landscape or archaeological consultation zone.	Part of rear of site is LoWS CPT23. LoWS's 16 & 23. Ecological surveys, impact assessments & mitigation strategy would need to be undertaken. Need to consider how biodiversity can be effectively integrated into any development to satisfy	No TPO's on site, however some mature trees located in rear of site. Likely to be beyond footprint of any redevelopment of site. Need to plan in root protection zones.	Landscape features limited to trees on site. Any development should seek to retain & integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Consult Highway Authority regarding intensification of access onto classified road. Likely to require S106 contribution	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	10m to 20m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
						Area may need to be designated on A13.			the nature conservation hierarchy in the NPPF.				towards public transport infrastructure improvements.				
282	2012/5	Land to rear of 125-139 Roseberry Avenue, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is hardsurfaced & occupied by garage block, unlikely to be any nature conservation interests on site.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	414m from nearest bus stops.	High - limited mitigation required
283	FK10 SITE 16	Adj 6 Albert Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site is completely overgrown with scrub & trees, which have the potential for nature conservation interests. Require appropriate ecological assessments / surveys, to assess impact on such interests & whether mitigation is appropriate. Also need arboricultur	No TPO's on site, but number of trees within heavily overgrown, scrubby site. Need to assess impact of any development on trees & vegetation & plan in root protection zones.	Landscape interests confined to any trees on site. Should seek to retain along frontages to Albert Road & Bartley Road where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 240m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
									al report to assess health & longevity of trees & impact of retention v removal.								
284	PGB42	North West Benfleet Urban Extension, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	Number of parcels of land have previously been identified as potentially contaminated. Given potential contamination & existing & past commercial uses across the site, Site investigation & remediation measures should be undertaken, in consultation with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Area is relatively undeveloped. Site is adjacent to the strategic highway network including the A127 and A130 (& A1245). Future residents may well be exposed to poor air quality. However, there is no air quality data from diffusion tubes so specific nitrogen dioxide levels are not known.	Vacant greenfield, residential, agricultural, commercial / industrial	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS Review 2012 indicates site is extensive area of plotland habitat containing a mosaic of habitats (including LoWS CPT8). Ecological surveys (flora & fauna & buildings) should be undertaken to assess character & quality of habitats present. Any application should be accompanied by detailed master plan demonstrating how more valuable habitats & ecological features will be protected & enhanced.	No TPO's across site, however areas of woodland & trees lined roads & field boundaries located across the site. Full arboricultural report & assessment required to consider health & longevity of trees & impact of development. Any development should seek to incorporate trees. LoWS CPT7 North Benfleet Hall Wood located immediately to south of site.	Castle Point Green Belt Landscape Assessment identifies site as landscape comprising old plotlands & mosaic of woodlands, pastures & grassed areas for formal & informal recreation, which is enclosed by pattern of fields, pastures & small plots. Rolling landform & trees result in small area views, which are contained. Some residential development within	Public open space located immediately to south of site. Need to provide additional public open space commensurate to size & type of development on site. Need to include linkages through from site to adjac	Significant highway considerations required for suitable access to site, & up grade & make up existing roads & provide new roads & services. Consultation with Highway Authority essential to established costs & viability of highway works.	This site is removed from the existing urban area and services within it. The size of the site would give rise to a scale of development that would require its own healthcare centre.	This site is removed from the existing urban area and services within it. The size of the site would give rise to a scale of development that would require new early years and primary school capacity. Secondary school pupils would need to be bussed to school (Appleton, King Johns or	Site isolated from existing bus routes. New bus route & associated infrastructure needs to be provided to serve the new development & link to existing public transport network.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
									There should be sufficient habitat retained to allow majority of mitigation to be on-site.		area is afforded views, & views are also had from scattered farmsteads & network of rural tracks, lanes, bridleways, footpaths & public rights of way. Visual sensitivity where area acts as green edge to adjacent areas. Emphasis should be on conserving character of area, including maintaining hedgerows, field boundary trees & belts of woodland. Opportunities to reinforce & strengthen existing landscape features through	ent open spaces.			Deanes).		

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
											landscape management.						
285	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site previously associated with potential contamination. Given existing & past commercial uses on the site, contamination is likely. Initial site investigations & remediation required.	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Air quality data from diffusion tubes to entrance of Manor Trading Estate indicates that annual mean nitrogen dioxide levels are inside objective limits for 2010.However traffic generated air pollution a risk, given increase in traffic generation from the site. Also air pollution from remaining parts of industrial estate is a risk.	Residential, commercial, industrial	Not within Historic Landscape or archaeological consultation zone.	Site is almost completely developed. Unlikely to be any nature conservation impacts.	No trees on site, however trees are present in rear gardens of adjacent residential properties. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need Transport Assessment. Need to consult Highway Authority. Likely to require S106 contributions towards highway & junction improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	125m to 350m from nearest bus stops.	High - limited mitigation required
286	FN09 SITE 18	49-51 Rhoda Road North, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site &	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site heavily overgrown with scrub, as well as established vegetation & trees. Site has potential for nature conservation interests. Need to undertake ecological assessments to assess impact on these interests &	No TPO's on site, but other mature trees on site, which need to be assessed through an arboricultural report. Need to integrate these into any design & layout of development, where appropriate. Need to plan in root protection zones.	Landscape interests likely to be confined to existing trees. Any development should seek to integrate into design & layout.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	430m to 550m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			adjacent properties.						whether mitigation is appropriate.								
287	FN04 SITE 9	18 Grasmere Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Few trees in rear garden. Unlikely to be impacted upon by any new development.	Landscape features limited to trees on site. Any development should seek to retain & integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	350m to 380m from nearest bus stops.	High - limited mitigation required
288	FN07 SITE 2	45 Manor Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Few trees in rear garden. Unlikely to be impacted upon by any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	240m to 330m from nearest bus stops.	High - limited mitigation required
289	FN04 SITE 14	22 Borrowdale Road,	FRZ1 & CDA2. Need to	Not a site previously associated	Not within vicinity of hazardou	Given potential for limited additional	Residential	Not within Historic Landscape or	Nature conservation interests	No TPO's on site. Mature tree in rear	Landscape features limited to	Not located on	Need to ensure adequate	Within existing urban	Within existing urban	270m to 290m	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Thundersley	demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	with potential contamination.	s installations.	dwellings, unlikely to be any air quality issues.		archaeological consultation zone.	likely to be related to existing trees on site, which could provide a habitat for birds or bats.	garden. Unlikely to be impacted upon by any new development.	trees on site. Any development should seek to retain & integrate such landscape features.	open space.	parking provided on site commensurate to accommodation proposed. Standard highway conditions.	area. Limited impact on capacity due to scale of development.	area. Limited impact on capacity due to scale of development.	from nearest bus stops.	
290	FN06 SITE 20	30 Linden Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impacts on nature conservation interests, given site is occupied by building on commercial use & remainder of site is hardsurfaced.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 230m from nearest bus stops.	Medium - mitigation required to ensure suitability
291	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban	Site previously associated with potential contamination. Given existing & past	Not within vicinity of hazardous installations.	Site is not on one of major road routes through Borough. Air quality data from diffusion tubes to entrance of	Residential, commercial, industrial	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could	No TPO's on site. Are number of trees scattered within site between buildings, as well as banks of trees along	Landscape features consist of trees within site & along its boundaries. Any developm	Not located on open space.	Need Transport Assessment. Need to consult Highway Authority. Likely to require S106	Within existing urban area. Limited impact on capacity due to	Within existing urban area. Limited impact on capacity due to	5m to 300m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	commercial uses on the site, contamination is likely. Initial site investigations & remediation required.		Manor Trading Estate indicates that annual mean nitrogen dioxide levels are inside objective limits for 2010.However traffic generated air pollution a risk, given increase in traffic generation from the site. Also air pollution from remaining parts of industrial estate is a risk.			provide a habitat for birds or bats.	Church Road frontage of site & northern & eastern boundaries. Need arboricultural report to establish trees health & longevity & should seek to integrate trees within any scheme, including root protection zones.	ent should seek to retain and integrate such landscape features, particularly to its Church Road frontage.		contributions towards highway & junction improvements & public transport infrastructure improvements.	scale of development.	scale of development.		
292	CPT/147/07/FUL	11 Clifton Avenue, Benfleet	FRZ 1 & CDA1. Flooding & drainage issues considered at planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions relating to visibility splays & drop kerbs.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100-200m from nearest bus stops	High - limited mitigation required
293	CPT/97/99/FUL	Land north of Romsey Drive, Benfleet	FRZ1 & CDA2. No flooding implications for remaining 2 dwellings.	No contamination issues.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No highway implications. Standard planning conditions & requirement to provide suitable vehicular and pedestrian access to the site.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300-400m from nearest bus stops.	High - limited mitigation required
294	CPT/486/09/OUT	166-168 Kiln Road, Benfleet	FRZ1 & CDA3. No flood risk issued raised during planning	No contamination issues raised during planning application	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No impact on wildlife interests raised during planning application	Trees on site proposed to be removed as part of planning consent.	Landscaping conditions attached to outline planning consent.	Not located on open space.	No objections raised by Highway Authority. Standard planning	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	130m to 175m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			application process. Planning conditions requiring hardsurfaced areas to be permeable.	process.					process.				conditions.	capacity due to scale of development.	capacity due to scale of development.		
295	FH09 SITE 27	19-23 Third Avenue, Canvey Island	FRZ3 & CDA6. No flood risk implications raised during planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No highway objections.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	160m to 190m from nearest bus stops.	Medium - mitigation required to ensure suitability
296	CPT/24/05/FUL	320 London Road, Hadleigh	FRZ1 & CDA3. No flood risk implications raised at planning application stage.	Contamination considered during planning application process. Standard conditions placed on consent.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location on strategic road (A13).	Commercial	Within archaeological consultation zone. No archaeological recommendations raised as part of planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions. S106 obligations £18,000 towards bus stop improvements to be paid prior to occupation of 2nd phase.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	5-250m from nearest bus stops.	High - limited mitigation required
297	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed	Part of site identified as potentially contaminated land. Site investigation & remediation measures should be undertaken	Not within vicinity of hazardous installations.	Site on 1 of major road routes through Borough, where air quality may be poor at peak times. A diffusion tube monitoring air quality at Sadlers Villas, London Road	Shopping / commercial / residential	Not within Historic Landscape or archaeological consultation zone.	Site mainly developed. Unlikely to be any nature conservation interests on site.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to produce Transport Assessment & consult Highway Authority. Consideration needs to be given to access arrangement	The scale of development on this site will require a contribution towards primary healthca	The scale of development on this site will impact on primary school capacity in South	Nearest bus stops are outside frontages of site.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	& consult with the EA & Council's Environmental Health Team.		indicates that nitrogen dioxide levels are just within objective levels in 2009 and 2010.							s given close proximity to Tarpots junction. Likely to require S196 contributions for any highway works & towards public transport infrastructure improvements.	re provision in South Benfleet to ensure sufficient capacity.	Benfleet. A contribution towards expansion of local primary provision in South Benfleet will be required to ensure sufficient capacity.		
298	FA05 SITE 12	286 London Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. However given existing & past commercial uses on the site, initial site investigations may be required & possible mitigation where appropriate.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site is almost completely developed with building & hardsurfacing, having limited nature conservation impacts. However conifer hedging to southern boundary could provide a habitat for birds or bats.	No TPO's on site. Conifer hedging to southern boundary & 3 trees to northern boundary. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones.	Landscape impacts limited to potential removal of conifer hedge to southern boundary.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to consult Highway Authority regarding access onto classified road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	110m to 270m from nearest bus stops.	High - limited mitigation required
299	2007/67	Maharaja	FRZ1 &	Not a site	Not within	Site is on A13 a	Residenti	Not within	Site mainly	No trees on	No impact	Not	Need to	Within	Within	150m	High - limited

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Restaurant, 358 London Road, Benfleet	CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	previously associated with potential contamination.	vicinity of hazardous installations.	major road route through Borough. This raises the risk of poor air quality on the site at peak times. This is borne out by nitrogen oxide data from nearby diffusion tubes on the A13, where nitrogen dioxide has exceeded objective levels in both 2009 and 2010.Consideration needs to be given to establishing an Air Quality Management Area.	al	Historic Landscape or archaeological consultation zone.	developed with buildings & hardsurfacing. Unlikely to be any nature conservation interests on site.	site, however some trees adjacent to rear boundary. Need to plan in root protection zones.	on landscape interests.	located on open space.	consult Highway Authority. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	existing urban area. Limited impact on capacity due to scale of development.	existing urban area. Limited impact on capacity due to scale of development.	to 260m from nearest bus stops.	mitigation required
300	FA08 SITE 11	23 Clifton Avenue, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing hedges along boundaries & trees at bottom of rear residential garden, which could provide a habitat for birds or bats.	No TPO's on site. Mature trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	230-260m from nearest bus stops	High - limited mitigation required
301	FA02 SITE 7	15 Homefields Avenue,	FRZ1 & CDA2. Need to	Not a site previously associated	Not within vicinity of hazardou	Air quality may not be significant issue	Residential	Not within Historic Landscape or	Nature conservation interests	No trees on site.	No impact on landscape	Not located on	Need to ensure adequate	Within existing urban	Within existing urban	180m to 290m	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Benfleet	demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	with potential contamination.	s installations.	in area. Site is not on one of major road routes through Borough.		archaeological consultation zone.	likely to be confined to existing hedges along boundaries of rear residential garden, which could provide a habitat for birds or bats.		interests.	open space.	parking provided on site commensurate to accommodation proposed. Standard highway conditions.	area. Limited impact on capacity due to scale of development.	area. Limited impact on capacity due to scale of development.	from nearest bus stops.	
302	FA11 SITE 15	30 Avondale Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing hedges along boundaries & trees at bottom of rear residential garden, which could provide a habitat for birds or bats.	No TPO's on site. Mature trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and east.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	730m to 820m from nearest bus stops.	Medium - mitigation required to ensure suitability
303	FA02 SITE 5	76 Homefields Avenue, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation within residential garden,	No TPO's on site. Mature trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed.	Within existing urban area. Limited impact on capacity due to scale of develop	Within existing urban area. Limited impact on capacity due to scale of develop	430m to 560m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.						which could provide a habitat for birds or bats.				Standard highway conditions.	ment.	ment.		
304	FA11 SITE 14	12 Avondale Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has significant trees & hedgerows to front & rear gardens & side boundaries which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of mitigation.	No TPO's on site, but number of mature trees, mainly in rear garden of site, but also 1 in the front garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and east.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	620m to 710m from nearest bus stops.	Medium - mitigation required to ensure suitability
305	FA11 SITE 24	179 Thundersley Park Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has mature trees to front & rear gardens which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of	No TPO's on site, but number of mature trees, mainly in rear garden of site, but some in the front garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	760m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			flooding to site & adjacent properties.						mitigation.	protection zones.	ground to the south and west.						
306	FA01 SITE 17	19 Romsey Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing tree & hedge within residential garden, which could provide a habitat for birds or bats.	No TPO's on site. 1 tree in rear garden, which could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	230m from nearest bus stops.	High - limited mitigation required
307	2007/8	620 High Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Site on 1 of major road routes through Borough, where air quality may be poor at peak times. A diffusion tube monitoring air quality at Sadlers Villas, London Road indicates that nitrogen dioxide levels are just within objective levels in 2009 and 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Limited opportunities for nature conservation interests on site, given dwelling & hardsurfacing on site.	No TPO's on site. Limited small ornamental trees on site of limited wider amenity value.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Should seek to take access from Hatley Gardens, not High Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	190m from nearest bus stops.	High - limited mitigation required
308	2013/3	295, 297, 297A Benfleet Road,	FRZ1. Need to consider suitable	No indication of possible contaminati	Not within vicinity of hazardous	No air quality issues raised during planning application	Residential	Within archaeological consultation zone.	Site is adjacent to Local Wildlife Site	TPO 4/87 to north (2 trees - hornbeam & cypress.	Site is located on significantly elevated	Not located on open	Need to consult with Highway Authority.	In close proximity of the existing	In close proximity of the existing	1400-1500m from neares	Low - significant environmental impacts

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Benfleet	drainage for the site, and in particular minimising the impact of surface water run-off given the significant land level changes.	on issues, given existing residential uses on the site.	installatio ns.	process.		Archaeological field evaluation & investigation will be required.	LoWS CP22. Ecological surveys of site required. Mitigation & Compensati on may be required as per NPPF. Consult NE.	Deciduous woodland - hornbeam). Design to integrate within scheme. Plan in Root Protection Zones. May severely restrict number/if any dwellings being constructed.	position. Land level drop away considera bly from north to south & site would be highly visible across long views from the south. Any scheme would need to be designed to integrate into the existing landscape and to substantia lly screened, particularl y along the southern boundary, in order to protect the landscape features in this location.	space .	Possible implications with an intensificatio n of access onto Benfleet Road.	urban area. Limited impact on capacity due to the scale of develop ment.	urban area. Limited impact on capacity due to the scale of develop ment.	t bus stops.	and poor accessibility difficult to mitigate
309	2007/199	Railway car park, School Lane, Benfleet	FRZ1 & CDA1. Need to demonstrat e integration of sustainable urban drainage techniques in managed	Not a site previously associated with potential contaminati on.	Not within vicinity of hazardou s installatio ns.	Whilst site not on main route, it is on busy road, which suffers congestion during peak hours. Traffic generated air pollution may be a risk.	Residenti al, car park, commerci al	Site adjacent to Conservation Area & Listed Buildings. Dwellings need to be designed with regard to their impact on the Conservation Area & to Listed Buildings & their settings. Within archaeological	Unlikely to be any nature conservatio n interests given hardsurface d nature of car park.	2 ornamental trees located along eastern boundary. Could be integrated into any scheme.	Landscap e features are limited 2 ornament al trees located along eastern boundary. Developm ent should seek to	Not locate d on open space .	Need to ensure adequate parking provided on site commensura te to accommodat ion proposed. Standard highway	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	100m to 300m from neares t bus stops & 230m from train station .	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.					consultation zone. Should consider archaeological investigation prior to submission of any planning application.			retain these. Site has sloping topography & in prominent position in landscape. Careful design is required to integrate development into landscape.		conditions.				
310	2007/89	174-176 Kiln Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Potential contamination issues unlikely given existing residential uses on the site.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, but number of mature trees within rear & front gardens of properties on site. Any development should seek to integrate into the design & layout & to plan in root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features, particularly to the site frontage.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 200m from nearest bus stops.	High - limited mitigation required
311	FB03 SITE 21	21 Netherfield, Benfleet	FRZ1 & CDA1. Need to demonstrat	Not a site previously associated with	Not within vicinity of hazardous	Air quality may not be significant issue in area. Site is	Residential	Rear of site within archaeological consultation	Site has mature trees & vegetation	TPO 15/93 (Woodland - Oak & Willow, Atlas, Cedar X	Landscape interests comprise mature	Not located on open	Need to ensure adequate parking	Within existing urban area.	Within existing urban area.	270m to 320m from	Medium - mitigation required to ensure

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			e integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	potential contamination.	installations.	not on one of major road routes through Borough.		zone, potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of mitigation.	2, Oak & Cypress). Mature trees in front & rear garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	trees on site, which any development should seek to integrate, particularly to the front of the site.	space.	provided on site commensurate to accommodation proposed. Standard highway conditions.	Limited impact on capacity due to scale of development.	Limited impact on capacity due to scale of development.	nearest bus stops.	suitability
312	FB03 SITE 31	62 Kiln Road, Benfleet	FRZ1 & CDA1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation mainly along boundaries, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees present along boundaries. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Landscape interests comprise mature trees on site, which any development should seek to integrate, particularly to the front of the site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 90m from nearest bus stops.	High - limited mitigation required
313	FB03 SITE 17	14 Hermitage Avenue, Benfleet	FRZ1 & CDA3. Need to demonstrat	Not a site previously associated with	Not within vicinity of hazardous	Air quality may not be significant issue in area. Site is	Residential	Not within Historic Landscape or archaeological	Site has mature trees & vegetation	No TPO's on site, but mature trees present in front	Landscape interests comprise mature	Not located on open	Need to ensure adequate parking	Within existing urban area.	Within existing urban area.	120m to 160m from	Medium - mitigation required to ensure

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			e integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	potential contamination.	installations.	not on one of major road routes through Borough.		consultation zone.	which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of mitigation.	& rear garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	trees on site, which any development should seek to integrate, particularly to the front of the site.	space.	provided on site commensurate to accommodation proposed. Standard highway conditions.	Limited impact on capacity due to scale of development.	Limited impact on capacity due to scale of development.	nearest bus stops.	suitability
314	2007/80	36 Kiln Road, Benfleet	FRZ1 & CDA1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS CPT14 to rear of site. Nature conservation interests likely to be confined to trees & vegetation at the rear of the site adjacent to the LoWS. However any built development should be sited to have it footprint some considerable distance from this area.	No TPO's on site, but mature trees present in the rear garden and beyond the rear boundary. These can be retained in rear gardens of any development.	Landscape interests comprise mature trees on site, which any development should seek to integrate.	Not located on open space.	Consult Highway Authority with regard to access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 150m from nearest bus stops.	Medium - mitigation required to ensure suitability
315	FB05 SITE 9	60 Benfleet Road, Benfleet	FRZ1 & CDA3. Need to demonstrat	Not a site previously associated with	Not within vicinity of hazardous	Traffic generated air pollution a risk, given site's	Residential	Not within Historic Landscape or archaeological	Nature conservation interests likely to be	No TPO's on site. Limited other trees in rear garden of	No impact on landscape interests.	Not located on open	Consult Highway Authority regarding	Within existing urban area.	Within existing urban area.	260m to 330m from	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			e integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	potential contamination.	installations.	location on main route through borough.		consultation zone.	confined to trees & vegetation mainly along boundaries, which could provide a habitat for birds or bats.	site, which could be retained.		space.	access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Limited impact on capacity due to scale of development.	Limited impact on capacity due to scale of development.	nearest bus stops.	
316	FB03 SITE 16	18 Hermitage Avenue, Benfleet	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has mature trees & vegetation which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of mitigation.	No TPO's on site, but mature trees present in front & rear garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Landscape interests comprise mature trees on site, that any development should seek to integrate, particularly to the front of the site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 180m from nearest bus stops.	Medium - mitigation required to ensure suitability
317	FB07 SITE 31	29 Kings Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation mainly along boundaries, which could provide a	No TPO's on site. Limited other trees in rear garden of site, which could be retained & 1 to the front garden which any development should seek to	Landscape interests comprise tree in front garden of site, which any development should seek to integrate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	290m to 330m from nearest bus stop.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.						habitat for birds or bats.	integrate.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and west.		highway conditions.				
318	FB07 SITE 5	72 Underhill Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation along boundaries & within rear garden of site, which could provide a habitat for birds or bats.	No TPO's on site. Trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	1050m to 1150m from nearest bus stops.	Medium - accessibility poor but within existing urban area. Limited mitigation required.
319	2007/81	2 Cherrymeade, Benfleet	FRZ1 & CDA1 & CDA3. Need to demonstrate integration of sustainable	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation mainly along	No TPO's on site, but mature trees present along boundaries adjacent to road frontages. Arboricultural report required	Landscape interests comprise mature trees on site, which any development should	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodat	Within existing urban area. Limited impact on capacity due to	Within existing urban area. Limited impact on capacity due to	60m to 80m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.			times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.			boundaries, which could provide a habitat for birds or bats.	to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	seek to integrate, particularly to the front of the site.		ion proposed. Standard highway conditions.	scale of development.	scale of development.		
320	FB05 SITE 2	254 Kiln Road, Benfleet	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation mainly along boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Limited other trees or vegetation, mainly on north western corner of site.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority regarding access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m from nearest bus stops.	High - limited mitigation required
321	FB09 SITE 39	40 St	FRZ1 &	Not a site	Not within	Air quality may	Residenti	Within	Nature	No TPO's on	No impact	Not	Need to	Within	Within	220m	High - limited

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Marys Drive, Benfleet	CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	previously associated with potential contamination.	vicinity of hazardous installations.	not be significant issue in area. Site is not on one of major road routes through Borough.	al	archaeological consultation zone. Need to consider potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	conservation interests likely to be confined to trees & vegetation along boundaries & within rear garden of site, which could provide a habitat for birds or bats.	site. Trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	on landscape interests.	located on open space.	ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	existing urban area. Limited impact on capacity due to scale of development.	existing urban area. Limited impact on capacity due to scale of development.	to 320m from nearest bus stops.	mitigation required
322	FB09 SITE 37	25 Greenwood Avenue, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees at rear of site, which could provide a habitat for birds or bats.	No TPO's on site, but trees in rear garden of site, Likely to be able to be retained in rear garden of any development. Need to plan in root protection zones.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and west.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	215m to 290m from nearest bus stops.	Medium - mitigation required to ensure suitability
323	FB07 SITE 35	Land adj 18 Alexandra Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation along boundaries & within	No TPO's on site. Other trees on site mainly in rear garden & to boundaries & could be retained. Any development should seek to	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation	Within existing urban area. Limited impact on capacity due to scale of	Within existing urban area. Limited impact on capacity due to scale of	220m to 270m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.						rear & side garden of site, which could provide a habitat for birds or bats. Old established badger sett adjacent to northern corner of site. Consideration should be given to ecological survey to assess potential impacts.	integrate trees to front part of side garden & plan in root protection zones.			proposed. Standard highway conditions.	develop ment.	develop ment.		
324	FB06 SITE 20	19 Grove Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Site is occupied by residential property with only vegetation being lawn. Unlikely to be any nature conservation interests on site.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	180m to 240m from nearest bus stops.	High - limited mitigation required
325	FB07 SITE 27	11 St Marys Drive, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on	No TPO's on site. Trees located in rear garden & on eastern boundary & front garden.	Landscape features exist in form of trees. Any development should	Not located on open space.	Need to ensure adequate parking provided on site commensura	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	70m to 160m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.			Borough.			site, which could provide a habitat for birds or bats.	Ones to rear can be retained in any redevelopment. Need arboricultural survey to assess health & longevity of other trees & whether any worthy of retention. Should be integrated into any development, including root protection zones.	seek to integrate such landscape features.		te to accommodation proposed. Standard highway conditions.	capacity due to scale of development.	capacity due to scale of development.		
326	FM01 SITE 7	66 Wavertree Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation in rear & front garden, which could provide a habitat for birds or bats.	TPO 5/84 (32 Oaks) located partly along rear boundary of site. Unlikely to be affected by development. Other mature trees located along boundaries of site, including in front garden. Most unlikely to be affected, but need arboricultural report to assess impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	Landscape interests comprise mature trees on site, which any development should seek to integrate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	310m to 440m from nearest bus stops.	High - limited mitigation required
327	FA 10 SITE 16	195-201 Oakfield	FRZ1 & CDA1.	Not a site previously	Not within vicinity of	Air quality may not be	Residential	Not within Historic	Nature conservatio	No trees on No.201. No	Landscape features	Not locate	Need to ensure	Within existing	Within existing	210m to	High - limited mitigation

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Road, Benfleet	Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	associated with potential contamination.	hazardous installations.	significant issue in area. Site is not on one of major road routes through Borough.		Landscape or archaeological consultation zone.	n interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	TPO's on No.195, but are mature trees in front & rear garden, as well as along side boundaries. Need arboricultural survey to assess health & longevity of other trees & whether any worthy of retention. Should be integrated into any development, including root protection zones.	exist in form of trees. Any development should seek to integrate such landscape features.	d on open space.	adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	urban area. Limited impact on capacity due to scale of development.	urban area. Limited impact on capacity due to scale of development.	250m from nearest bus stops.	required
328	FM01 SITE 15	44 Uplands Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, but number of significant mature trees in rear garden. Should retain within rear gardens of any new development & plan in root protection zones.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and east.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	490m to 510m from nearest bus stops.	High - limited mitigation required
329	2007/16	308-314 High Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of	Phase I Desk Study and Phase II Environmental Investigatio	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Site completely developed, unlikely to be any nature conservatio	No trees on site. Are trees in residential gardens to the north, need to consider root protection	No impact on landscape interests.	Not located on open space.	Transport Assessment submitted with planning application for convenience	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	60m to 200m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	n submitted with planning application for retail unit on site. It identified moderate/low risk of harm arising to human health, from observed soil contamination, further gas monitoring may be required to determine need or otherwise for gas protection measures. Proposes remedial works, including decommissioning underground tanks, removal of benzo[a]pyrene hotspot, removal of all associated pipework, & validation of all excavations.		through this part of borough.			n interests on site.	zones.			store (15/0346/FUL).	capacity due to scale of development.	capacity due to scale of development.		
330	FM04 SITE 8	122 Cumberland Avenue, Benfleet	FRZ1 & CDA1. Need to demonstrate	No contamination issues raised during	Not within vicinity of hazardous installatio	Air quality may not be significant issue in area. Site is not on one of	Residential	Not within Historic Landscape or archaeological consultation	Nature conservation interests likely to be confined to	No TPO's on site, but number of trees in rear garden, mainly	Landscape interests comprise mature trees on	Not located on open space	Need to ensure adequate parking provided on	Within existing urban area. Limited	Within existing urban area. Limited	120m to 140m from neares	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	planning application process.	ns.	major road routes through Borough.		zone.	trees & vegetation in rear & front garden, which could provide a habitat for birds or bats.	to rear section. Need to plan in root protection zones.	site, which any developm ent should seek to integrate.	.	site commensura te to accommodat ion proposed. Standard highway conditions.	impact on capacity due to scale of develop ment.	impact on capacity due to scale of develop ment.	t bus stops.	
331	2007/20	R/o 81-87 High Road, Benfleet	FRZ1 & CDA1. Need to demonstrat e integration of sustainable urban drainage techniques to ensure surface water is managed appropriate ly in order to prevent flooding on or near the site.	Not a site previously associated with potential contaminati on. However given existing & past uses of site, initial site investigatio ns may be required & possible mitigation where appropriate.	Not within vicinity of hazardou s installatio ns.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residenti al, commerci al, shopping	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Unlikely to be any nature conservatio n interests given hardsurface d nature of car park & servicing area.	No trees on site.	No impact on landscape interests.	Not locate d on open space .	Need to ensure adequate parking provided on site commensura te to accommodat ion proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	40m to 70m from neares t bus stops.	High - limited mitigation required
332	FA10 SITE 15	187 Oakfield Road, Benfleet	FRZ1 & CDA1. Need to demonstrat e integration of sustainable urban drainage techniques in managed	Not previously identified as being potentially contaminat ed.	Not within vicinity of hazardou s installatio ns.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residenti al	Not within Historic Landscape or archaeological consultation zone.	Nature conservatio n interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees in rear garden. These should be integrated into any redevelopment of site.	Landscap e interests comprise mature trees on site, which any developm ent should seek to integrate.	Not locate d on open space .	Need to ensure adequate parking provided on site commensura te to accommodat ion proposed. Standard highway	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	170m from neares t bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.										conditions.				
333	FM12 SITE 11	16 Green Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Within archaeological consultation zone. Need to consider potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation in rear garden, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees located at bottom of rear garden. Far enough away from footprint of any new development to not be impacted upon.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	190m to 210m from nearest bus stops.	High - limited mitigation required
334	FM12 SITE 20	40 Hall Farm Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Within archaeological consultation zone. Need to consider potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation in gardens, which could provide a habitat for birds or bats.	No TPO's on site, but some mature trees along rear boundary. Will not be within footprint of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	240m to 260m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			flooding to site & adjacent properties.														
335	FM10 SITE 3	R/o 36-38 Hope Road, Benfleet	Most of site in FRZ1 & CDA1, but rear part of site is FRZ2 & 3. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site forms 2 residential gardens, which are laid to lawn or occupied by a large detached garage. Limited scope for nature conservation interests. However few trees in one rear garden which could provide habitat for birds or bats.	No TPO's on site. Few trees in one garden, which could seek to retain in rear garden of any new development. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	420m to 460m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			surroundings.														
336	2007/155/56/57	54 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access onto main road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	50m to 70m from nearest bus stops.	Medium - mitigation required to ensure suitability
337	2007/175	302-304 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required.	Not a site previously associated with potential	Not within vicinity of hazardous installatio	Traffic generated air pollution may be a risk, given site's location	Residential	Not within Historic Landscape or archaeological consultation	Nature conservation interests likely to be confined to	No trees on site.	No impact on landscape interests.	Not located on open space	Need to ensure adequate parking provided on	Within existing urban area. Limited	Within existing urban area. Limited	30m to 120m from nearest bus	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	contamination.	ns.	on busy road through borough, which suffers some congestion during peak hours.		zone.	existing hedges which are located in patches on southern & eastern boundaries of site, which could provide a habitat for birds or bats.			.	site commensurate to accommodation proposed. Standard highway conditions. Consult Highway Authority regarding access onto Long Road, preference would be for access from Maple Way.	impact on capacity due to scale of development.	impact on capacity due to scale of development.	stops.	
338	FC03 SITE 11	78 Thisselt Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential &	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	LoWS CPT19 to rear of site, adjacent to vegetation & 2 large, mature Willow trees in rear garden. Need to consider	No TPO's on site, but number of mature trees located along rear boundaries of site. Need arboricultural report to assess impact of development	Site highly visible over long distances from the north. Design of any development should seek to minimise	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	560m to 580m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.						potential for nature conservation interests on site. Need to undertake ecological assessments to assess impact on these interests & whether mitigation is appropriate.	on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	the landscape and visual impacts.		highway conditions. Need to consider implications of access from unmade road to rear.				
339	FC02 SITE 16	64 Urmond Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic &	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be in any nature conservation interests, given that frontage of site is completely hardsurfaced & the small rear garden is only laid to lawn.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	550m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
340	FC10 SITE 28	18 Sydervelt Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge,	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation on site, which could provide a habitat for birds or bats.	No TPO's on site, but few trees in rear garden along rear boundary. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	360m to 410m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
341	FD04 SITE 20	57 Point Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrat	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Unlikely to be any impact on nature conservation interests given limited vegetation to front of site & remainder of site occupied by building & hardsurfacing.	No trees on site, but trees in adjacent properties to west. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 60m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			e suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
342	FD11 SITE 17	7 Park Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	280m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			water flooding to site or surroundings.														
343	FD05 SITE 7	31 Aalten Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to existing trees, hedges & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site, but trees located in garden between dwelling & southern boundary of site. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them.	Need to consider impact of development on streetscene, should seek to retain / enhance landscaping elements southern parts of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	520m to 590m from nearest bus stops.	Medium - mitigation required to ensure suitability
344	FD06 SITE 5	234 High Street,	FRZ3 & CDA6. Site	Not previously	Not within vicinity of	Traffic generated air	Residential	Adjacent to archaeological	Unlikely to be any	No trees on site.	No impact on	Not locate	Need to consult	Within existing	Within existing	90m to 150m	Medium - mitigation

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Canvey Island	specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	identified as being potentially contaminated.	hazardous installations.	pollution a risk, given site's location adjacent to main route through this part of borough.		consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	impact on nature conservation interests given residential garden is mainly laid to lawn & whole of frontage is hardsurfaced.		landscape interests.	d on open space.	Highway Authority regarding access onto main road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	urban area. Limited impact on capacity due to scale of development.	urban area. Limited impact on capacity due to scale of development.	from nearest bus stops.	required to ensure suitability
345	FD01 SITE 27	29 Geylen Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate developme	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing tree & vegetation on site,	No TPO's on site, but tree located along frontage of site. Should undertake arboricultural report to assess health	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodat	Within existing urban area. Limited impact on capacity due to	Within existing urban area. Limited impact on capacity due to	440m to 520m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			nt can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.						mainly to the boundaries, which could provide a habitat for birds or bats.	& longevity of tree & impacts of retaining / removing it.			ion proposed. Standard highway conditions.	scale of development.	scale of development.		
346	FD06 SITE 7	16 Hope Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
347	FD09 SITE 20	46 Marine Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given site is hardsurfaced to the frontage, occupied by a dwelling & has a small lawn area to the rear, unlikely to be any nature conservation interests.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100m to 130m from nearest bus stops. However service is infrequent. Bus service improvements may be required.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
348	FD06 SITE 28	58 Hope Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	330m to 390m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
349	FD09 SITE 3	38 Weel Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage,	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	240m to 280m from nearest bus stops. However service is infrequent. Bus service improvements may be required.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			with no increase in surface water flooding to site or surroundings.														
350	FD05 SITE 10	11 Chapman Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundin	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be in any nature conservation interests, given site is occupied by extended dwelling with hardsurfacing to front & rear & small area of lawn.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	370m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			gs.														
351	FD09 SITE 25	3 Marine Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be in any nature conservation interests, given site is occupied by extended dwelling with hardsurfacing & lawn to front & rear.	No trees on site	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300m from nearest bus stops.	Medium - mitigation required to ensure suitability
352	FD09 SITE 26	28 Station Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to	Not a site previously associated with potential contaminati	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be in any nature conservation interests, given site is	No trees on site	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site	Within existing urban area. Limited impact	Within existing urban area. Limited impact	260m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	on. Unlikely to be contamination on site.		issues.			occupied by extended dwelling with hardsurfacing & lawn to front & rear.				commensurate to accommodation proposed. Standard highway conditions.	on capacity due to scale of development.	on capacity due to scale of development.		
353	FD01 SITE 15	10 Yamburg Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site is hardsurfaced to the frontage. Nature conservation interests likely to be confined to trees to rear of site, which could provide	No TPO's on site, but trees straddling rear boundary of site. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/remo	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 210m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.						habitat for birds or bats.	ving them.			conditions.				
354	FE03 SITE 20	11 Miltsin Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	110m to 160m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
355	2007/122/123	204-206 Furtherwick Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main routes in Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & hedging on site & along boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site. Other trees located within rear & front gardens & along boundaries of site, some are mature. Need arboricultural report to assess impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features, particularly to the site frontage.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to consult Highway Authority regarding potential intensification of accesses onto main road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 180m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
356	FF04 SITE 19	58 Leigh Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to existing trees & hedges within garden & along boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees & hedging to boundaries and within garden of site. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them. For those retained need to plan in root protection zones.	Landscape features exist in form of trees & hedges. Any development should seek to integrate such landscape features, particularly to southern & eastern boundaries.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			surface water drainage, with no increase in surface water flooding to site or surroundings.														
357	FF05 SITE 34	23-25 Meynell Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing limited trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees on site, generally small in size. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them. For those retained need to plan in root protection zones.	Landscape features exist in form of limited small trees. Need to consider whether worthy of protection.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	190m to 230m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			flooding to site or surroundings.														
358	2007/120	1 Marine Approach, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location adjacent to main road through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees within garden & along boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site. Trees located within site, mainly along boundaries of site. Likely that can be retained within gardens of any new development. Need to plan in root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features, where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 160m from nearest bus stops.	Medium - mitigation required to ensure suitability
359	FF01 SITE 1	85 Long Road, Canvey	FRZ3 & CDA6. Site specific	Not a site previously associated	Not within vicinity of hazardou	Air quality may be poor in the area, given	Residential	Not within Historic Landscape or	Nature conservation interests	No TPO's on site. Trees located along	Landscape features exist in	Not located on	Need to ensure adequate	Within existing urban	Within existing urban	110m to 130m	Medium - mitigation required to

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Island	FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	with potential contamination. Unlikely to be contamination on site.	s installations.	site's location on main road through Borough.		archaeological consultation zone.	likely to be confined to existing trees & hedges along boundaries of northern part of site, which could provide a habitat for birds or bats.	boundaries of site, likely can be retained within gardens of any new development. Need to plan in root protection zones.	form of trees & hedges. Any development should seek to integrate such landscape features, particularly to the northern part of site adjacent to Long Road.	open space.	parking provided on site commensurate to accommodation proposed. Standard highway conditions.	area. Limited impact on capacity due to scale of development.	area. Limited impact on capacity due to scale of development.	from nearest bus stops.	ensure suitability
360	FG09 SITE 5	20 Rose Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing limited trees & hedging on site, which could	No TPO's on site. Limited trees on site, which can be retained in rear gardens of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation	Within existing urban area. Limited impact on capacity due to scale of	Within existing urban area. Limited impact on capacity due to scale of	250m to 380m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.						provide a habitat for birds or bats.				proposed. Standard highway conditions.	develop ment.	develop ment.		
361	FF04 SITE 25	Rear gardens of 31 & 33 Marine Approach, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate developme nt can pass Sequential & Exception tests & properties can withstand	Not a site previously associated with potential contaminati on.	Not within vicinity of hazardou s installatio ns.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residenti al	Not within Historic Landscape or archaeological consultation zone.	Nature conservatio n interests likely to be confined to existing trees & vegetation along southern boundary of site, which could provide a habitat for birds or bats.	No TPO's on site, however southern boundary of site heavily vegetated with trees & shrubs. Need to integrate into any scheme & need to plan in root protection zones. Need to consider carefully access into site, which will	Landscap e features relate to vegetated southern boundary. Any developm ent needs to limit the impact on streetscen e, so developm ent should seek to retain /	Not locate d on open space .	Need to ensure adequate parking provided on site commensura te to accommodat ion proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	400m to 440m from neares t bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.							avoid the removal of extensive parts of the vegetated boundary.	integrate where appropriate.						
362	2007/118	2 Meynell Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & hedging along northern & western boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site. Mainly conifer trees forming a hedge along western boundary of site. Need to retain where possible to reduce impact of development on Furtherwick Road streetscene. Plan in root protection zones.	Landscape features exist in form of trees & hedging, particularly along western boundary adjacent to Furtherwick Road. Any development should seek to integrate such landscape features in order to minimise	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.								impact of development on this streetscene.						
363	FF01 SITE 20	29 Welbeck Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on rear garden boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees on rear garden boundaries which could be retained in rear gardens of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	360m to 380m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
364	FG09 SITE 4	22 Rose Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing limited trees & hedging on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees on site, which can be retained in rear gardens of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	260m to 390m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			increase in surface water flooding to site or surroundings.														
365	2007/150	1 Gafzelle Drive, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location adjacent to main road through Borough.	Residential, shopping	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to existing trees along boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site. Some trees located along northern & western boundaries of site. Need arboricultural report to assess impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features, where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 160m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
366	FF02 SITE 27	176 Furtherwick Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site, however 2 mature trees located on Furtherwick Road frontage, with high amenity value. Need to integrate into any scheme. Other trees along southern boundary of site. Need to plan in root protection zones. Need to consider carefully access into site, which will avoid the removal of either of the trees.	Landscape features include mature trees & planting along the frontage of the site. Their removal would have impact on streetscene, so development should seek to retain where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	70m to 270m from nearest bus stops.	Medium - mitigation required to ensure suitability
367	FF01 SITE 16	4 Welbeck Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrat	Not a site previously associated with potential contaminati on. Unlikely	Not within vicinity of hazardous installatio ns.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residenti al	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservatio n interests given	No trees on site.	No impact on landscape interests.	Not locate d on open space .	Need to ensure adequate parking provided on site commensura	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	270m to 290m from neares t bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			e developme nt can pass Sequential & Exception tests & properties can withstand hydrodyna mic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrat e suitable surface water drainage, with no increase in surface water flooding to site or surroundin gs.	to be contaminati on on site.					residential garden is mainly laid to lawn & front garden is hardsurface d.				te to accommodat ion proposed. Standard highway conditions.	capacity due to scale of develop ment.	capacity due to scale of develop ment.		
368	FF01 SITE 11	6 Westwood Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrat e developme nt can pass Sequential & Exception tests &	Not a site previously associated with potential contaminati on. Unlikely to be contaminati on on site.	Not within vicinity of hazardou s installatio ns.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residenti al	Not within Historic Landscape or archaeological consultation zone.	Nature conservatio n interests likely to be confined to existing trees on rear boundary, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees on rear boundary which could be retained in rear gardens of any new development.	No impact on landscape interests.	Not locate d on open space .	Need to ensure adequate parking provided on site commensura te to accommodat ion proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	Within existing urban area. Limited impact on capacity due to scale of develop ment.	310m to 330m from neares t bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
369	FE12 SITE 15	19 Juliers Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impacts on nature conservation interests, given rear garden is laid to lawn & front is hardsurfaced.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	510m to 610m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
370	FE12 SITE 3	Land between 5 & 7 Oxford Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience &	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises of parts of 2 well established residential gardens, with vegetation, hedging & a few trees within the site & along boundaries. Potential for nature conservation interests within existing trees & vegetation on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees within site mainly confined to boundaries. Need to consider integration into any scheme where appropriate & to plan in root protection zones.	Landscape features limited to trees & hedging. Should seek to integrate where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
371	GB05(B)	Thorney Bay Park West, Thorney Bay Road, Canvey Island (Park Homes)	FRZ3a & CDA6.Site specific FRA & extensive tidal & fluvial flooding info & modelling submitted with planning application on adjacent site. A satisfied with rationale, methodology & assumptions. No objection subject to conditions & further detailed modelling. Provision & maintenance of 19m protection zone and financial	No contamination issues raised during planning application process on adjacent site. Close proximity to sewerage works may require investigation of contamination on site.	Located within middle consultation zone. HSE PADHI methodology advises, on safety grounds, against granting of planning permission.	Air quality may be poor in the area. However, air quality data from nearest diffusion tubes on Thames Road show that annual mean nitrogen dioxide levels are within objective limits. Site is not on one of major road routes through Borough.	Residential & sewerage works	Site lies in area of reclaimed salt marsh, in vicinity of late Iron Age or Roman Red Hills. Further archaeological remains likely. Require full archaeological work and investigation condition.	1.9km from Benfleet & Southend Marshes SSSI, SPA 7 Ramsar site. Need to provide sufficient level of green space. Need to submit species surveys given close proximity to LoWS CP35. Mitigation strategy would need to be provided.	26/96(2 groups, Almond x 3, Poplar x 14,Cypress x 6, Whitebeam x 1), 22/96(10 groups of Oak & Willow), 3/92(Poplar x 47,Willow x 25,Hawthorn x 2,Hornbeam x 4, Elm x 4). Need to design to integrate within scheme & plan in Root Protection Zones.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard conditions & detailed technical conditions including provision of second access and junction into site. S106 requirements include protected line for Roscommon Way Phase 2 Extension, financial contribution for bus service and infrastructure 7 residential travel packs.	If take same approach as adjacent site, South East Essex Primary Care Trust (PCT) would require financial contribution between £580 to £750 per dwelling, depending on the size.	The scale of development on this site will impact on early years and primary school capacity on Canvey Island. A contribution towards expansion of local early years provision and primary provision on Canvey Island will be required to	500m-1200m from nearest bus stops	Low - risk posed by hazardous installation and poor accessibility difficult to mitigate

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			contribution (indexed linked) would be required towards tidal defence improvements.												ensure sufficient capacity.		
372	CPT/111/02/FUL	Holehaven Caravan Park, Haven Road, Canvey Island	FRZ3a. No flood risk implications affecting this site. Foul & surface water conditions attached to planning consent.	No contamination on issues raised during planning application process.	Part of site within outer consultation zone for adjoining hazardous installation. S106 required provision of bund wall along eastern boundary of site constructed to requirements of the HSE.	No air quality issues raised during planning application process.	Residential, hazardous installation & public house.	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No highway implications. Standard highway conditions and S106 footway works implemented when first 10 dwellings completed.	Removed from the existing urban area and healthcare provision. Scale of development unlikely to impact on the capacity of provision.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	1000-1500m from nearest bus stop.	Low - risk posed by hazardous installation and poor accessibility difficult to mitigate
373	2007/189	186 Canvey Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic &	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees, hedging & vegetation on site, which could provide habitat for birds or bats.	No TPO's on site. Are number of trees at points along boundaries of site. Need arboricultural report to establish trees health & longevity & should seek to integrate where appropriate.	Landscape interests comprise trees. Any development should seek to integrate these where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Access should be from St Marks Road as existing,	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	10m to 60m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.										not from Canvey Road.				
374	FG05 SITE 4	393 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge,	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential / doctors surgery	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees on site, which could provide habitat for birds or bats.	No TPO's on site. Few trees located in rear part of site which could be retained within rear garden of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to consult Highway Authority regarding access onto main road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	10m to 100m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
375	2007/167	Whiteways, 1 Thorney Bay Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrat	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impacts on nature conservation interests, given rear garden is laid to lawn & front is hardsurfaced.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 160m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			e suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
376	2007/178	Canvey Village Surgery, 391 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface	Not a site previously associated with potential contamination. Unlikely to be contamination on on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Access should be from Deepwater Road as existing, not from Long Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 80m from nearest bus stops.	Medium - mitigation required to ensure suitability

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			water flooding to site or surroundings.														
377	2007/181	1 Village Hall Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to hedging along northern & part of western boundaries of the site, which could provide habitat for birds or bats.	No trees on site.	Landscape interests confined to hedging to northern & part of western boundaries. Need to integrate into scheme where appropriate, to ensure any development does not dominate prominent corner location.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	80m to 110m from nearest bus stops.	Medium - mitigation required to ensure suitability
378	FG08 SITE 1	211 Long Road,	FRZ3 & CDA6. Site	Not a site previously	Not within vicinity of	Air quality may be poor in the	Residential	Not within Historic	Nature conservatio	No TPO's on site. Few trees	Landscape interests	Not locate	Need to ensure	Within existing	Within existing	40m to 90m	Medium - mitigation

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Canvey Island	specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	associated with potential contamination. Unlikely to be contamination on site.	hazardous installations.	area, given site's location on one of main routes in Borough.		Landscape or archaeological consultation zone.	n interests likely to be confined to trees & hedging on site, which could provide habitat for birds or bats.	located along northern & western boundaries. Need to consider impact of any development on these trees, including planning in root protection zones.	comprise hedging to the northern boundary of the site. Any development should seek to integrate this where appropriate.	d on open space.	adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Access should be from Matlock Road as existing, not from Long Road.	urban area. Limited impact on capacity due to scale of development.	urban area. Limited impact on capacity due to scale of development.	from nearest bus stops.	required to ensure suitability
379	2007/195	1a Hawkesbury Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate developme	Not a site previously associated with potential contamination. Unlikely to be contaminati	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential / education	Not within Historic Landscape or archaeological consultation zone.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodat	Within existing urban area. Limited impact on capacity due to	Within existing urban area. Limited impact on capacity due to	70m to 90m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			nt can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	on on site.					impact on nature conservation interests.				ion proposed. Standard highway conditions.	scale of development.	scale of development.		
380	2007/196	Doctors Surgery, 409 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	60m to 150m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
381	FH05 SITE 16	Rosary, Tabora Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests are likely to be limited to 1 tree, which could provide a habitat for birds or bats.	No TPO's on site. 1 tree along centrally along side boundary. Should seek to retain in rear garden of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	500m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
382	FH03 SITE 3	Adj to Syringa, Somnes Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood	Site not identified as potentially contaminated, but could be present on site given existing uses. Require site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Majority of site is developed with buildings & hardsurfacing, however there are conifer trees to rear boundary which could provide a habitat for birds or bats.	Row of conifer hedges located along rear boundary of site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority with regard to implications of access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	10m to 140m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
383	2010/6	25-31 & 37-39 Scrub Lane, Hadleigh	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Potential contamination issues unlikely given existing residential uses on the site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Some parts of site are heavily vegetated & there are numerous mature trees on site, which could provide for species or habitat of nature conservation interest. Impact of any development on such interests should be assessed through appropriate ecological & arboricultural surveys / reports.	No TPO's on site, but number of mature trees located along front boundary, in front gardens & in rear garden & along north, east & west boundaries of No.31. Any development scheme should seek to integrate these into layout & roof protection zones should be planned in.	Landscape features exist in form of trees & vegetation. Any development should seek to retain and integrate such landscape features, particularly to the site frontage.	Not located on open space.	Consult Highway Authority with regards to creation of new junction onto Scrub Lane. Possible requirement for residential travel packs, including all Essex scratch cards to be provided.	The scale of development on this site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local early years provision and primary provision in Hadleigh will be required to ensure sufficient capacity.	150m to 350m from nearest bus stops. However service is only every 2 hours. Nearest bus stops with regular services are 500m to 700m from site.	Medium - mitigation required to ensure suitability
384	2012/5/MR	1-3 Park	FRZ1 &	Not a site	Not within	Air quality many	Residenti	Within	Nature	No TPO's on	Landscap	Not	Need to	Within	Within	200m	High - limited

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	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
		Chase, Hadleigh	CDA4. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	previously associated with potential contamination.	vicinity of hazardous installations.	be issue in area. A13 runs directly through town centre & past site, & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring station & diffusion tube outside Hadleigh Library both indicates levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential areas of borough reflecting its more urban nature.	al / shopping	archaeological consultation zone. Need to consider potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	conservation interests likely to be confined to trees & hedging mainly along the boundaries of site, which could provide habitat for birds or bats.	site, but number of trees located mainly along boundaries. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, if such trees exist these should be integrated into any development & root protection zones planned in.	e features exist in form of trees & hedging. Any development should seek to retain and integrate such landscape features, particularly to the site frontage, which is a prominent corner location.	located on open space.	ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	existing urban area. Limited impact on capacity due to scale of development.	existing urban area. Limited impact on capacity due to scale of development.	to 240m from nearest bus stops.	mitigation required
385	2010/3/MR	683-687 London Road, Hadleigh	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface	Site not previously identified as potentially contaminated land, however given existing & past uses there is possibility that contamination could be present. Site	Not within vicinity of hazardous installations.	Air quality many be issue in area. A13 runs directly through town centre & past site, & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring station & diffusion tube	Residential	Adjacent to archaeological consultation zone. Given completely developed nature of site, unlikely to be potential for archaeological interest.	Given site is completely hardsurfaced & occupied by 2 buildings, unlikely to be any nature conservation interests on site.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Consideration needs to be given to potential intensification of vehicular traffic onto London Road (directly / indirectly). S106	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	110m to 200m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			water flooding to site & adjacent properties.	investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.		outside Hadleigh Library both indicates levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential areas of borough reflecting its more urban nature.							contribution towards public transport infrastructure improvement likely.				
386	PE/00010/2014	Land to rear of 50 & 52 Seymour Road, Hadleigh	FRZ1 & CDA4. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, but some other trees locate on site. Should seek to retain appropriate trees where possible & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	600m to 650m from nearest bus stops.	High - limited mitigation required
387	2007/41	394-402 Rayleigh Road, Hadleigh	FRZ1 & adjacent to CDA3. Need to demonstrate integration of sustainable urban	Site not previously identified as potentially contaminated land, however given past commercial uses	Not within vicinity of hazardous installations.	Site is on A129, a main route through Borough. Air quality data from three diffusion tubes monitoring NOx levels in area show that one	Residential	Not within Historic Landscape or archaeological consultation zone.	Trees on site recently removed. Unlikely to be any impacts on nature conservation interests.	No TPO's on site, other trees on site recently removed.	Landscape features exist in form of trees & vegetation. Any development should seek to	Not located on open space.	Consult Highway Authority. May require consolidation of existing vehicular crossovers on Rayleigh Road &/or	Within existing urban area. Limited impact on capacity due to scale of	Within existing urban area. Limited impact on capacity due to scale of	100m to 150m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.		at 127 Daws Heath Road is within objective limits as is the tube near the A127 at 2 Kingsley Lane. The third tube at 320 Hart Road (near junction with Rayleigh Road) was slightly exceeding objective limits in 2010.					retain and integrate such landscape features, particularly to the site frontage.		access to only be taken from Asquith Gardens. Possible requirement for residential travel packs, including all Essex scratch cards to be provided.	develop ment.	develop ment.		
388	FP01 SITE 22	73 Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to existing trees & hedging on site, which could provide a habitat for birds or bats.	TPO 40/96 (1 x Scots Pine). Mature trees located in rear garden & along boundaries. Need arboricultural report to assess impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	Landscape features exist in form of mature trees & hedges. Any development should seek to integrate such landscape features, particularly to northern & southern boundaries.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 190m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	High - limited mitigation required
389	FP03 SITE 14	284 Rayleigh Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be issue in area. Site is on A129 one of main routes through Borough. Air quality data from diffusion tube monitoring NOx levels in area at 320 Hart Road (near	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning	Nature conservation interests likely to be related to existing trees in rear of site & adjacent to southern boundary, which could provide a	No TPO's on site, but mature trees in rear garden, which could be retained in gardens of any new development. These should be integrated into any redevelopment	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 160m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.			site) slightly exceeding objective limits in 2010.Traffic generated air pollution is a risk.		application.	habitat for birds or bats.	of site. Need to plan in root protection zones for trees adjacent to southern boundary of site.			conditions. Need to consult Highway Authority regarding additional access onto main road.				
390	CPT/174/07/FUL	319 Daws Heath Road, Hadleigh	FRZ1 & CDA3. No flooding implications raised at the planning applications stages.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Within archaeological consultation zone. No archaeological recommendations raised as part of planning applications processes.	Old property with large mature garden, which was identified in previous planning application process as having potential for nature conservation interests, particularly bats & badgers. Condition requiring ecological survey, including mitigating measures attached to planning consent for 2 dwellings, but none attached to current 1 for 1 replacement dwelling consent.	No TPO's on site, but mature trees located in rear garden of property. Previous planning application required trees to be protected during construction. No conditions on current consent for 1 for 1 replacement dwelling.	No impact on landscape interests raised during planning applications processes.	Not located on open space.	No objections from Highway Authority during planning applications processes. Standard highway conditions requested under previous consent, none attached to current consent for 1 for 1 replacement dwelling.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	30m to 50m from nearest bus stops. However service is only every 2 hours. No bus service improvements identified as being required as part of planning applications processes.	Medium - mitigation required to ensure suitability
391	FP04 SITE 1	419 Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration	Not a site previously associated with potential contaminati	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on a major route through	Residential	Within archaeological consultation zone. Potential for archaeological	Nature conservation interests likely to be related to existing	No TPO's on site, but mature trees in rear garden, which could be retained in	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site	Within existing urban area. Limited impact	Within existing urban area. Limited impact	70m from nearest bus stops. Bus	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	on.		Borough.		interest. Should consider archaeological investigation prior to submission of any planning application.	trees in rear of site & adjacent to northern, southern & eastern boundaries, which could provide a habitat for birds or bats.	gardens of any new development. These should be integrated into any redevelopment of site. Need to plan in root protection zones.			commensurate to accommodation proposed. Standard highway conditions.	on capacity due to scale of development.	on capacity due to scale of development.	service improvements are therefore required.	
392	CPT/70/13/OUT	80 Daws Heath Road, Hadleigh	FRZ1 & CDA1. No flooding or drainage implications raised during planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / School	No archaeological recommendations raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No highway implications in principle on outline application. Standard highway conditions likely on any reserved matters applications received.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	105m to 170m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	High - limited mitigation required
393	FA11 SITE 18	141 Thundersley Park Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees & vegetation in rear garden of site, which could	No TPO's on site. Trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	860m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.						provide a habitat for birds or bats.				highway conditions.				
394	2007/46/47	477-489 Rayleigh Road, Thundersley	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is on A129 through Borough. Air quality data from 3 diffusion tubes monitoring NOx levels in area show that 1 at 127 Daws Heath Road is within objective limits as is tube near A127 at 2 Kingsley Lane. 3rd tube at 320 Hart Road (near junction with Rayleigh Road) slightly exceeding objective limits in 2010.Traffic generated air pollution is a risk.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site in use by residential properties. Any nature conservation interests are likely to be confined to trees, which could provide habitat for birds & bats.	No TPO's on site, but number of trees located in front & rear gardens & along boundaries of site. Any development should seek to integrate into scheme & to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards junction improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	20m to 125m from nearest bus stops.	High - limited mitigation required
395	FN11 SITE 9	37 Kiln Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees in rear garden & 1 tree & high conifer hedging to front	No TPO's on site, but mature trees present in the rear garden and beyond the rear boundary. These can be retained in rear gardens of any development.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority with regard to access onto classified road. Does have in and out driveway with 2 vehicular	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	80m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.			tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.			boundary, which could provide a habitat for birds or bats.	TPO 6/94 (Hawthorn x 3, Spruce x 1, Oak x 1, Silver Birch x 1) located adjacent to eastern boundary. Would not be located close to any new building footprint.			crossovers. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.				
396	2007/94	Rear of 221-229 Kiln Road, Thundersley (previously known as 221-235 Kiln Road, Thundersley)	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Rear gardens are heavily treed & vegetated. Nature conservation interests likely to be present in these habitats. Ecological surveys would need to be undertaken & consideration given to the potential impact on these interests & whether mitigation is appropriate.	No TPO's on site, however number of mature trees within site. Any scheme should seek to integrate these into design & layout & should include root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. Need to relocate 3 garages serving properties in Parkfields.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	500m to 550m from nearest bus stops.	High - limited mitigation required
397	FJ08 SITE 7	243 Hart Road, Thundersley	FRZ1 & CDA3. Need to demonstrat	Not a site previously associated with	Not within vicinity of hazardous	Whilst site not on main route, it is on busy road, which suffers	Residential	Not within Historic Landscape or archaeological	Nature conservation interests likely to be	No TPO's on site, however trees located to rear of site,	No impact on landscape interests.	Not located on open	Need to ensure adequate parking	Within existing urban area.	Within existing urban area.	200m to 290m from	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			e integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	potential contamination.	installations.	congestion during peak hours. Traffic generated air pollution may be a risk.		consultation zone.	related to existing trees on rear boundary of site, which could provide a habitat for birds or bats.	some mature, likely to be able to be retained in rear gardens of any new development.		space.	provided on site commensurate to accommodation proposed. Standard highway conditions.	Limited impact on capacity due to scale of development.	Limited impact on capacity due to scale of development.	nearest bus stops.	
398	FJ07 SITE 14	68 The Chase, Thundersley	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on a major route through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees in rear & front of site, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees in rear & front garden, which could be retained in gardens of any new development. These should be integrated into any redevelopment of site. Need to plan in root protection zones.	Landscape features limited to trees along front boundary of site. Any development should seek to retain and integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	370m from nearest bus stops.	High - limited mitigation required
399	FJ08 SITE 5	205 Hart Road, Thundersley	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Whilst site not on main route, it is on busy road, which suffers congestion during peak hours. Traffic generated air pollution may be a risk.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees in rear & front garden & high evergreen	No TPO's on site. Trees located within front & rear gardens. Need arboricultural survey to assess health & longevity of trees & whether any	Landscape features limited to trees & hedging on site. Any development should seek to retain and	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed.	Within existing urban area. Limited impact on capacity due to scale of develop	Within existing urban area. Limited impact on capacity due to scale of develop	40m to 150m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.						hedging along front & side boundaries, which could provide a habitat for birds or bats.	worthy of retention, & should be integrated into any development, including root protection zones.	integrate such landscape features where appropriate.		Standard highway conditions.	ment.	ment.		
400	2007/50	529 Rayleigh Road, Thundersley	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is on A129 through Borough. Air quality data from diffusion tubes monitoring NOx levels in area show that 1 near A127 at 2 Kingsley Lane is within objective limits in 2010. However this area suffers from high congestion, particularly at peak times. Traffic generated air pollution is a risk.	Residential	Locally Listed Building. Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site in use by residential properties. Any nature conservation interests are likely to be confined to trees, which could provide habitat for birds & bats.	TPO 16/99 (2 x Ash, 2 x Cypress, 1 x Beech & 1 x Scots Pine). Need to ensure protection of trees, including root protection zones	Landscape features comprise TPO trees. Need to retain within any redevelopment of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Access should be from Sandown Road as existing, not from Rayleigh Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	110m to 180m from nearest bus stops.	High - limited mitigation required
401	2007/85	1 Warren Chase, Thundersley	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality. Site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, however number of mature trees located along front & side boundaries & 1 within rear garden of site. Need arboricultural survey to assess health	Landscape features limited to trees on site, particularly along front & side boundaries. Any development should	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 20m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.			(outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.				& longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones.	seek to retain & integrate such landscape features, particularly to southern & eastern boundaries on this prominent corner location.		conditions. Access should be from Warren Chase as existing, not from Kiln Road.				
402	FJ04 SITE 14	R/o 4-5 Deerhurst Close, Thundersley	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Given residential use & undeveloped garden area, contamination unlikely.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation within residential gardens, which could provide a habitat for birds or bats.	No TPO's, but number of trees along western & eastern boundaries of the site. Any development should seek to integrate trees within development & plan in root protection zones.	Landscape interests limited to existing trees on site. Need to seek integration where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	272m from nearest bus stops.	High - limited mitigation required
403	2007/58	101 & 105 London Road & 1 Rushbottom Lane, Thundersley	FRZ1 & CDA2. Any development must deliver surface water drainage & management on and adjacent to the site to ensure no increase in	Site identified as potentially contaminated as result of past uses. Require site investigation of nature & extent of contamination & remediation	Not within vicinity of hazardous installations.	Site on 1 of major road routes through Borough, where air quality may be poor at peak times. A diffusion tube monitoring air quality at Sadlers Villas, London Road indicates that nitrogen dioxide	Residential / shopping	Not within Historic Landscape or archaeological consultation zone.	Site mainly developed. Unlikely to be any nature conservation interests on site.	No TPO's on site. No significant vegetation within residential curtilage.	No impact on landscape interests.	Not located on open space.	Need to produce Transport Assessment & consult Highway Authority. Consideration needs to be given to access arrangements given close proximity to	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Within 100m of nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			risk of surface water flooding to site or adjacent properties.	measures.		levels are just within objective levels in 2009 and 2010.							Tarpots junction. Likely to require S106 contributions for any highway works & towards public transport infrastructure improvements.				
404	FK10 SITE 28	12 Ivy Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Mature tree in front garden & some in rear garden. Those to the rear are unlikely to be impacted upon by any new development, however consideration would need to be given to impact on tree in front garden.	Landscape features limited to trees on site. Any development should seek to retain & integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	240m to 270m from nearest bus stops.	High - limited mitigation required
405	FK08 SITE 4	Formosa, Roseberry Avenue, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees along southern & western boundaries of site. Any scheme should seek to include root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 220m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			appropriately in order to prevent flooding on or near the site.														
406	2007/79	Ex Social services building, 535 London Road, Thundersley	FRZ1 & CDA2. No flood risk issues raised during planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or Conservation Areas or within archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	TPO 13/99 (2 oak, 2 acer, 2 horse chestnut, 1 small group of hawthorns) located at north eastern corner of site. Need to integrate into any scheme & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority during planning application process. Standard highway conditions requested.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Nearest bus stops immediately outside site.	High - limited mitigation required
407	FN10 SITE 5	64 Kenneth Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees & hedging on site, which could provide a habitat for birds or bats.	No TPO's on site, but trees located along western, southern & northern boundaries & 2 in front garden. Development can be designed to incorporate theses. Need to plan in root protection zones.	Landscape features comprise trees on site. Any development should seek to retain & integrate such landscape features, particularly those to front of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	70m to 90m from nearest bus stops.	High - limited mitigation required
408	FN10 SITE 12	164 Kenneth Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees & hedging on site, which	TPO 2/81 (Area of Sycamore, Silver Birch, London Plane, Oak, Fir, Hornbeam & Chestnut) & TPO 7/82	Landscape features comprise trees on site. Any development should seek to retain &	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodat	Within existing urban area. Limited impact on capacity due to	Within existing urban area. Limited impact on capacity due to	90m to 110m from nearest bus stops.	Medium - mitigation required to ensure suitability

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.						could provide a habitat for birds or bats.	(Hornbeam, Sweet Chestnut) located adjacent to northern boundary of site. Extensive other trees along southern boundary & in rear garden. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones.	integrate such landscape features.		ion proposed. Standard highway conditions.	scale of development.	scale of development.		
409	FN09 SITE 25	Birchwood, Thundersley Grove, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees & hedging on site, which could provide a habitat for birds or bats.	No TPO's on site. TPO 3/84 (Hornbeam x 2, Oak x 2) located adjacent to western boundary. Mature trees present along northern boundary of site. Need arboricultural survey to assess health & longevity of trees & impact of development. Should be integrated into any development,	Landscape features limited to hedging along frontage of site & trees along north boundary of site. Any development should seek to retain & integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 250m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
										including root protection zones.							
410	FN10 SITE 3	18 Coombewood Drive, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees & hedging on site, which could provide a habitat for birds or bats.	No TPO's on site. Mature trees located in rear garden & its boundaries. Likely to be able to be retained in rear gardens of any redevelopment of site. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m from nearest bus stops.	High - limited mitigation required
411	2007/66	331 London Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location on one of main route through Borough, which suffers congestion, particularly at peak times.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests confined to conifer hedging, which could provide a habitat for birds or bats.	No TPO's on site. Conifer trees forming hedges to both road frontage boundaries of site. Can be retained as part of any development, particularly given requirement of any new footprint to maintain building lines. Need to plan in root protection zones.	Landscape features exist in form of hedging. Any development should seek to retain and integrate such landscape features, particularly given the sites prominent corner location.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to ensure appropriate on site turning facilities for vehicles to enter & exit in forward gear, given site access directly onto	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 130m from nearest bus stops.	High - limited mitigation required

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
													classified road & immediately adjacent to a bus stop.				
412	2007/68	Benfleet Dental Clinic, 3 Downer Road North, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Site is on A13 a major road route through Borough. This raises the risk of poor air quality on the site at peak times. This is borne out by nitrogen oxide data from nearby diffusion tubes on the A13, where nitrogen dioxide has exceeded objective levels in both 2009 and 2010.Consideration needs to be given to establishing an Air Quality Management Area.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site is almost completely developed with building & hardsurfacing. Unlikely to be any nature conservation impacts.	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Access should be from Downer Road North as existing, not from London Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	250m to 370m from nearest bus stops.	High - limited mitigation required
413	FN04 SITE 5	1 Langford Crescent & r/o 27 & 29 Raymonds Drive, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees & hedging on boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site. Some trees along eastern & southern boundaries of site. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	230m to 280m from nearest bus stops.	High - limited mitigation required

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE D – SUITABILITY

Row	SITE DETAILS		SUITABILITY CONSIDERATIONS														OVERALL SUITABILITY
	Reference	Name	Flood Risk	Contamination	Hazardous Installations	Air Quality	Surrounding Uses	Historic Environment	Wildlife	Trees / Woodland	Landscape	Open Space	Transport Capacity	GP Access and Capacity	School Access and Capacity	Accessibility	
			flooding to site & adjacent properties.														

Row	SITE DETAILS		ACHIEVABILITY CONSIDERATIONS				OVERALL ACHIEVABILITY
	Reference	Name	Type of Development	Viability of Development Type Now	Viability of Development Type in Future	Exceptional Costs	
1	FA01 SITE 2	44 London Road, Benfleet (previously 44-54 London Road)	Mixed no sheltered	Excellent	Excellent	N/A	Achievable now
2	15/0301/FUL	64 Kimberley Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
3	FA05 SITE 9	20 Gifford Road, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
4	FA05 SITE 10	Land adj 17 St. Clements Crescent, Benfleet / Site Opposite 14 St Clements Crescent, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
5	CPT/129/10/FUL	679 High Road, Benfleet	Flats only	Not viable	Poor	N/A	Achievable now
6	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
7	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
8	2013/2	Wall Wood & 291 Benfleet Road, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation; woodland preservation	Not Achievable
9	PGB08	Land to south of Essex Way, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation; extensive piling required	Achievable now
10	PGB36	396-408 London Road, Benfleet	Mixed no sheltered	Good	Good	Potential contamination	Achievable now
11	2012/10	44 Badger Hall Avenue, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
12	14/0389/FUL	140 Shipwrights Drive, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
13	2007/18	240-244 High Road, Benfleet	Flats only	Good	Good	Potential contamination	Achievable now
14	CPT/686/13/FUL	18-32 High Road, Benfleet	Flats only	Poor	Good	N/A	Achievable now
15	PGB44	Land between 24-34 Crescent Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
16	CPT/599/13/FUL	Land to rear of 17 & 19 Downer Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
17	2013/4	87-97 High Street, Benfleet	Flats only	Good	Good	Flood risk mitigation (Benfleet)	Achievable now
18	14/0604/FUL	48 High Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
19	CPT/20/13/OUT & CPT/46/14/FUL	178 High Road, Benfleet	Flats only	Poor	Good	N/A	Achievable now
20	15/0961/FUL	Land adjacent 1 Norwood Drive, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
21	15/0847/CPA	206 High Road, Benfleet	Flats only	Poor	Good	N/A	Achievable now
22	15/0930/FUL	Flutes, 9-15 High Street, Benfleet	Flats only	Poor	Good	N/A	Achievable now
23	15/0911/FUL	Land adjacent 2 Wensley Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
24	PGB30(C)	Land South of Jotmans Lane, Benfleet	Mixed no sheltered	Excellent	Excellent	Ecological mitigation; Drainage improvements to enable connection.	Achievable now
25	2014/3	Land to the north & west of The Hoy & Helmet Public House, High Street, Benfleet	Houses only	Excellent	Excellent	Flood risk mitigation (Benfleet); Ecological mitigation; Tree preservation and/or replacement	Not Achievable
26	16/0266/PREAPP	65 Thundersley Park Road, 1 & 1a Clarence Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
27	2012/13	Brook Road / Hall Farm Road, Benfleet	Sheltered only	Poor	Good	Potential contamination	Achievable in the Future
28	2012/9	45 Fleet Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
29	FM03 SITE 10	68 Cumberland Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
30	14/0589/FUL	109-111 High Road, Benfleet	Mixed no sheltered	Poor	Good	N/A	Achievable now
31	15/0572/FUL	23 Fleet Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
32	15/0022/FUL	44 Kents Hill Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
33	CPT/46/07/REN	12 Melcombe Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
34	15/0952/FUL	117-123 London Road, Benfleet	Flats only	Poor	Good	N/A	Achievable now
35	15/0766/OUT	Carningle, The Common, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
36	CPT/522/13/FUL	47 Paarl Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
37	FC09 SITE 20	120-122 Lionel Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
38	CPT/684/12/FUL	Land between 117 & 123 Lionel Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
39	14/0003/FUL	Pandoras Box, 300 Long Road, Canvey Island	Flats only	Good	Good	N/A	Achievable now
40	CPT/446/13/FUL	Land adjacent 134 Cedar Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
41	14/0095/PREAPP	Land R/o 3 Vaagen Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

Row	SITE DETAILS		ACHIEVABILITY CONSIDERATIONS				OVERALL ACHIEVABILITY
	Reference	Name	Type of Development	Viability of Development Type Now	Viability of Development Type in Future	Exceptional Costs	
42	CPT/515/12/FUL	Land adj 69 Waarden Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
43	ELR02 SITE 2	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	Houses only	Good	Good	Potential contamination; Part of land safeguarded for future flood defence works	Achievable now
44	FD05 SITE 21	51 Chapman Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
45	CPT/315/13/FUL	Land to East of Wall Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
46	CPT/314/13/FUL	Land to East of Wall Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
47	FD05 SITE 6	9 Aalten Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
48	FD05 SITE 13	32 Chapman Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
49	CTC/019	125-127 High Street, Canvey Island	Flats only	Good	Good	Potential contamination	Achievability doubtful
50	CPT/140/13/FUL	71 High Street, Canvey Island	Flats only	Poor	Poor	N/A	Achievable now
51	2007/145	R/O 149-153 High Street, Canvey Island	Flats only	Good	Good	Potential contamination	Achievable now
52	14/0015/FUL	19 Larup Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
53	CPT/271/13/FUL	9 Hernen Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
54	FE09 SITE 11	61 Mornington Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
55	GB05 (A1)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 1	Mixed including sheltered	Good	Good	Ecological Mitigation; Land for the improvement of flood defences; Land for the extension of Roscommon Way.	Achievable now
56	CPT/484/12/FUL & CPT/671/12/FUL	Thames Court, Western Esplanade, Canvey Island	Flats only	Poor	Poor	N/A	Achievability doubtful
57	FF02 SITE 5	19 Clifton Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
58	14/0016/FUL	23 May Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
59	FE13 SITE 18	11 Rosbach Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
60	CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	Flats only	Poor	Poor	N/A	Achievable now
61	GB02	East of Canvey Road, Canvey Island	Mixed no sheltered	Good	Good	Ecological Mitigation; Historic mitigation - SAM.	Achievable now
62	2012/21	Land to rear of 37-46 St Christopher's Close, Canvey Island	Houses only	Good	Good	N/A	Achievable now
63	GB04	Former Castle View School, Meppel Avenue, Canvey Island	Sheltered only	Good	Good	N/A	Achievable now
64	CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	Flats only	Poor	Good	N/A	Achievability doubtful
65	CPT/498/12/FUL	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	Flats only	Poor	Good	N/A	Achievability doubtful
66	FH01 SITE 8	75 Central Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
67	15/0264/FUL	14 Paarl Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
68	14/0465/FUL	7 Kollum Road, Canvey	Houses only	Good	Good	N/A	Achievable now
69	15/0400/FUL	21 Brandenburg Road, Canvey	Houses only	Good	Good	N/A	Achievable now
70	15/0423/FUL	58 Central Wall Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
71	14/0644/FUL	8 Heideburg Road, Canvey	Houses only	Good	Good	N/A	Achievable now
72	15/0249/FUL	Land Adjacent To 12 Whernside Avenue, Canvey Island	Houses only	Excellent	Excellent	N/A	Achievable now
73	15/0595/FUL	109 Long Road, Canvey Island	Flats only	Poor	Poor	N/A	Achievable now
74	15/0987/OUT	40 Roggel Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
75	15/0562/FUL	100 High Street, Canvey Island	Flats only	Poor	Good	N/A	Achievable now
76	15/0563/FUL	100 High Street, Canvey Island	Houses only	Good	Good	N/A	Achievable now
77	14/0446/FUL	25 Craven Avenue, Canvey	Houses only	Good	Good	N/A	Achievable now
78	14/0733/FUL	Rear Of Silver Jubilee, Hilton Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
79	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	Flats only	Poor	Poor	N/A	Achievable now
80	GF02B	Land off Scrub Lane, Hadleigh	Houses only	Excellent	Excellent	Three part scheme including re-build of 3FE Junior School	Achievable now
81	2013/8	The Island Site, High Street / London Road, Hadleigh	Flats only	Good	Good	Re-provision of public library	Achievable in the Future
82	CPT/193/07/FUL	4-12 Park Chase, Hadleigh	Flats only	Good	Good	N/A	Achievable now
83	CPT/99/08/FUL	325-339 London Road, Hadleigh	Flats only	Good	Good	Potential contamination	Achievable in the future

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

Row	SITE DETAILS		ACHIEVABILITY CONSIDERATIONS				OVERALL ACHIEVABILITY
	Reference	Name	Type of Development	Viability of Development Type Now	Viability of Development Type in Future	Exceptional Costs	
84	2007/111	Tower Radio, 573-581 London Road, Hadleigh	Flats only	Good	Good	N/A	Achievable now
85	2010/9	R/O 106 Rectory Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
86	15/0858/FUL	106 Rectory Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
87	15/0273/FUL	70 Church Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
88	15/0495/FUL	R/O 25 St Johns Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
89	CPT/600/12/FUL	121 Church Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
90	15/0715/CPA	82 High Street, Hadleigh	Flats only	Poor	Good	N/A	Achievable now
91	14/0028/FUL	Land Rear Of Holbrook House, Church Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
92	14/0320/CPA	358 London Road, Hadleigh	Flats only	Poor	Good	N/A	Achievable now
93	16/0014/FUL	2A Castle Road, Hadleigh	Flats only	Poor	Good	N/A	Achievable now
94	GB06	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	Mixed no sheltered	Excellent	Excellent	Potential contamination; Ecological mitigation	Achievable now
95	PGB40	Brook Farm (east of Daws Heath Road), Hadleigh	Mixed no sheltered	Excellent	Excellent	Potential contamination; Ecological mitigation	Achievable now
96	2012/7	Solby Wood Farm, Daws Heath Road, Hadleigh	Mixed no sheltered	Excellent	Excellent	Potential contamination; Ecological mitigation	Achievable now
97	PGB45	Nashlea Farm, Poors Lane North, Hadleigh	Houses only	Excellent	Excellent	Potential contamination; Ecological mitigation; woodland preservation	Achievable now
98	FP03 SITE 3	60 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
99	FP04 SITE 6	Land r/o 14-28 Moorcroft Avenue, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
100	15/0698/PREAPP	450 Rayleigh Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
101	CPT/556/09/FUL	81 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable in the future
102	2012/27	Land between 64 & 68 Kingsmere, Hadleigh	Flats only	Poor	Good	N/A	Achievable in the future
103	16/0039/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
104	CPT/655/11/FUL	Land adj 49 Hall Crescent, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
105	16/0038/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
106	GF01A	Land at Kiln Road, Thundersley (Long Term Housing Site A)	Mixed no sheltered	Excellent	Excellent	Potential contamination; Ecological mitigation	Achievable now
107	GF01B	Land at Kiln Road, Thundersley (Long Term Housing Site Site B)	Mixed no sheltered	Excellent	Excellent	Potential contamination, ecological mitigation.	Achievable now
108	PGB09B	Land East of Cedar Hall School, Hart Road, Thundersley	Houses only	Excellent	Excellent	Potential contamination; ecological mitigation; Tree preservation and/or replacement	Achievable now
109	PGB09C	Nursery North of The Chase, Thundersley	Houses only	Excellent	Excellent	Potential contamination; ecological mitigation; Tree preservation and/or replacement	Achievable now
110	2013/5	Weir House, Arterial Road, Thundersley	Mixed no sheltered	Excellent	Excellent	N/A	Achievable now
111	FJ01 SITE 12	20-22 Kingsley Lane, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
112	14/0487/FUL	Fernleigh, Wensley Road, Benfleet	Houses only	Excellent	Excellent	S106 - works to improve surface of road.	Achievable now
113	14/0022/FUL	Land Adjacent to Wealone, Wensley Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
114	GB07	Land West of Glebelands, Thundersley	Mixed including sheltered	Excellent	Excellent	Ecological Mitigation; Noise buffering.	Achievable now
115	2012/30	Land adj to Lawns Court, Thundersley	Sheltered only	Excellent	Excellent	N/A	Achievable now
116	PGB14	Brickfields, Great Burches Road, Thundersley	Houses only	Excellent	Excellent	Potential contamination; Ecological mitigation	Achievable now
117	PGB24	Whitegate, Goldfinch Lane, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
118	PGB28	R/o 122 Stanley Road, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
119	FN05 SITE 10	230 Church Road, Thundersley	Flats only	Poor	Good	N/A	Achievable now
120	FN09 SITE 20	58 Rhoda Road North, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
121	14/0151/FUL	7 The Sorrells, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
122	2010/2/MR	Beaver Doors, 211-213 London Road,	Flats only	Poor	Good	N/A	Achievable now

Row	SITE DETAILS		ACHIEVABILITY CONSIDERATIONS				OVERALL ACHIEVABILITY
	Reference	Name	Type of Development	Viability of Development Type Now	Viability of Development Type in Future	Exceptional Costs	
		Thundersley					
123	CPT/197/13/FUL	Rear of 179-181 Church Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
124	PGB30 (A)	Land south east of Sadlers Farm, Benfleet	Houses only	Excellent	Excellent	Potential contamination; Allotment re-provision; Noise buffering; Drainage improvements.	Achievable now
125	2014/6	Ellis House, Felstead Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
126	2012/3	Benfleet Police Station, 90-92 High Road, Benfleet	Flats only	Good	Good	N/A	Achievable now
127	PGB32	Wheelers Takeaway, 458 London Road, Benfleet	Flats only	Good	Good	Potential contamination	Achievable now
128	PGB30(B)	Land North of Jotmans Lane, Benfleet	Mixed including sheltered	Excellent	Excellent	Potential contamination; Ecological mitigation; drainage improvements to enable connection.	Achievable now
129	CPT/205/11/FUL	36 Brook Road, Benfleet	Flats only	Poor	Good	N/A	Achievable in the Future
130	CPT/3/11/FUL	Rear of 3 Hope Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
131	2014/4	Land East of Downer Road North, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation; Tree preservation and/or replacement	Achievable now
132	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	Flats only	Poor	Poor	Potential contamination	Achievability doubtful
133	2007/164	Outpatients centre, Long Road, Canvey Island	Mixed including sheltered	Good	Good	Alternative location for x-ray machine to be identified.	Achievable now
134	CTC/009	South of Haron Close, Canvey Island	Mixed no sheltered	Good	Good	Ecological mitigation	Achievable now
135	FC01 SITE 26	Land opposite 77-83 Maple Way, Canvey Island	Houses only	Good	Good	N/A	Achievable now
136	FC04 SITE 17	Land adj 15 Little Gypps Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
137	FC01 SITE 4	Land adj 16 Pine Close, Canvey Island	Houses only	Good	Good	N/A	Achievable now
138	2012/25	Land adjacent 2 Cedar Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
139	FG04 SITE 13	Adjacent to 10 Green Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
140	FC04 SITE 11	Land adj 13 Linden Way, Canvey Island	Houses only	Good	Good	N/A	Achievable now
141	FC01 SITE 23	Land adj 38 Maple Way, Canvey Island	Houses only	Good	Good	N/A	Achievable now
142	FC04 SITE 8	Land adj 32 Linden Way, Canvey Island	Houses only	Good	Good	N/A	Achievable now
143	FC05 SITE 1	Land between 18 & 20 Little Gypps Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
144	FC07 SITE 6	70 Paarl Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
145	FC01 SITE 19	Land adj 21 Cherry Close, Canvey Island	Houses only	Good	Good	N/A	Achievable now
146	2012/31	Land between 14 & 16 Tilburg Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
147	ELR02 SITE 1	Prout Industrial Estate, Point Road, Canvey Island	Houses only	Good	Good	Potential contamination; Safeguarding of part of site to allow for future flood defence works	Achievable now
148	2007/152	Admiral Jellico Public House, High Street, Canvey Island	Houses only	Good	Good	N/A	Achievable now
149	FD08 SITE 4	Land between Shell Beach Road, Margareten Avenue & Eastern Esplanade, Canvey Island	Houses only	Good	Good	N/A	Achievable now
150	FD08 SITE 3	173 Eastern Esplanade, Canvey Island	Houses only	Good	Good	N/A	Achievable now
151	FD02 SITE 10	Land at junction of Gifhorn & Holbeck, Canvey Island	Houses only	Good	Good	N/A	achievable now
152	2012/26	Land between 20 & 26 Marine Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
153	FE09 SITE 13	9 Goirle Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
154	2014/7	Timber Yard, R/O 149-153 High Street, Canvey Island	Flats only	Poor	Good	Potential contamination	Achievable in the future
155	CTC/014	43 High Street, Canvey Island	Flats only	Poor	Good	Potential contamination	Achievability doubtful
156	GB05(A2)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 2	Mixed including sheltered	Good	Good	Ecological Mitigation; Land for the improvement of flood defences; Land for the extension of Roscommon Way.	Achievable in the Future
157	CTC/005	West of Venebles Close, Canvey Island	Flats only	Poor	Poor	Potential contamination	Achievability doubtful

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

Row	SITE DETAILS		ACHIEVABILITY CONSIDERATIONS				OVERALL ACHIEVABILITY
	Reference	Name	Type of Development	Viability of Development Type Now	Viability of Development Type in Future	Exceptional Costs	
158	CTC/011	Haystack car park, Long Road, Canvey Island	Flats only	Poor	Poor	Potential contamination	Achievability doubtful
159	CTC/012	Job Centre, 140 Furtherwick Road, Canvey Island	Flats only	Poor	Good	N/A	Achievability doubtful
160	2007/115	258 Furtherwick Road, Canvey Island	Flats only	Poor	Good	Potential contamination	Achievability doubtful
161	CTC/017	116-132 High Street, Canvey Island	Flats only	Poor	Poor	Potential contamination	Achievability doubtful
162	CTC/016	108-112 High Street & 2 Florence Road, Canvey Island	Flats only	Poor	Good	Potential contamination	Achievability doubtful
163	FF01 SITE 21	45 Welbeck Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
164	FE13 SITE 7	2 Delgada Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
165	PGB	Land between Canvey Road, Roscommon Way & Northwick Road (Triangle Site), Canvey Island	Mixed no sheltered	Good	Good	Potential contamination; Ecological mitigation; Archaeological investigation	Achievable now
166	GB03	West Canvey Road (Frontage), Canvey Island	Residential Institution	Good	Good	Potential contamination; Ecological mitigation	Achievable now
167	2012/32	Land adj 31 St Christopher's Close, Canvey Island	Houses only	Good	Good	N/A	Achievable now
168	CPT/596/12/FUL	27 Craven Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable in the future
169	FG02 SITE 5	Land adj 7 Holland Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
170	GF02A	Hadleigh Junior School, Church Road, Hadleigh	Houses only	Excellent	Excellent	Three part scheme including re-build of 3FE Junior School	Achievable in the future
171	2013/9	244-258 London Road (Garston Block), Hadleigh	Flats only	Good	Good	N/A	Achievable in the future
172	2012/2	21 Lynton Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
173	2010/4/MR	Garden Centre, 555 London Road, Hadleigh	Flats only	Good	Good	Potential contamination; Ecological mitigation	Achievable in the future
174	2012/4	Hadleigh Police Station, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
175	2013/6	20 The Avenue, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
176	PE/00039/2013	296 London Road, Hadleigh	Flats only	Good	Good	Potential contamination	Achievable in the future
177	CPT/430/12/FUL	391-391a London Road, Hadleigh	Flats only	Poor	Good	N/A	Achievable in the Future
178	2013/10	Land south of Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation; woodland preservation	Achievable now
179	PGB10	Oak Tree Farm (North field) and Southfield Close Extension, Hadleigh	Houses only	Excellent	Excellent	Flood risk mitigation (Benfleet); Ecological mitigation	Achievable now
180	2012/1	20 Haresland Close, Hadleigh	Houses only	Excellent	Excellent	Tree Preservation and/or replacement	Achievable now
181	PGB21	Land east of 174 Bramble Road, Hadleigh	Houses only	Excellent	Excellent	Potential contamination; Ecological mitigation	Achievable now
182	PGB22(B)	164-240 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
183	14/0422/PREAPP	116 Rayleigh Road, Hadleigh	Flats only	Good	Good	N/A	Achievable now
184	CPT/389/11/FUL	Land r/o 491-493 Rayleigh Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable in the future
185	2014/2	Land East of Manor Trading Estate, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation; tree preservation and/or replacement; Noise buffering.	Achievable now
186	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	Mixed no sheltered	Poor	Good	Potential contamination	Achievable in the future
187	PGB46	North of Grasmere, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation; tree preservation and/or replacement	Achievable now
188	PGB20	Land west of Keswick Road, Thundersley	Mixed no sheltered	Good	Good	Ecological mitigation	Achievable now
189	PGB47	Junction of Grasmere Road & Thirlmere Road, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Not Achievable
190	FN06 SITE 16	Canvey Supply, 223 London Road, Thundersley	Flats only	Poor	Good	Potential contamination	Achievable in the future
191	14/0303/PREAPP	Bowercombe, Great Burches Road,	Houses only	Excellent	Excellent	Potential contamination; Ecological mitigation	Achievable now

Row	SITE DETAILS		ACHIEVABILITY CONSIDERATIONS				OVERALL ACHIEVABILITY
	Reference	Name	Type of Development	Viability of Development Type Now	Viability of Development Type in Future	Exceptional Costs	
		Thundersley					
192	PGB31	Extension to Silverdale, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation; tree preservation and/or replacement	Achievable now
193	2014/5	Land to the West of Borrowdale Road, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
194	PGB48	West of Bassenthwaite Road, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
195	FN02 SITE 2	Marimba, Goldfinch Lane, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
196	2012/14	34 Linden Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
197	FN10 SITE 14	Land adj 2 Thundersley Grove, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
198	CPT/148/07/FUL	131 London Road, Thundersley	Flats only	Good	Good	N/A	Achievable in the future
199	FA08 SITE 4	6 Merton Road, Benfleet	Houses only	Excellent	Excellent	Potential contamination	Achievable now
200	FA10 SITE 13	110 Kents Hill Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
201	FA11 SITE 2	83 Thundersley Park Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
202	2007/54	14 London Road, Benfleet	Flats only	Poor	Good	N/A	Achievable in the future
203	FA09 SITE 20	39 Felstead Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
204	2010/7	11 Highfield Avenue, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
205	FB02 SITE 14	Valee Casa, 62 Hill Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
206	2007/22	South Benfleet Social Club, 8 Vicarage Hill, Benfleet	Flats only	Good	Good	N/A	Achievable now
207	FB01 SITE 10	162 Thundersley Park Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
208	FB01 SITE 3	188 Thundersley Park Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
209	2012/12	Land to the south east corner of School Lane Car Park, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
210	FB11 SITE 11	70 St Marys Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
211	2007/21	3 Vicarage Hill, Benfleet	Flats only	Poor	Good	N/A	Achievable in the future
212	FB09 SITE 31	Land adj 41 Greenwood Avenue, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
213	FB07 SITE 34	19 Hillside Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
214	2007/15	Benfleet Tavern Public House (formerly Appleton Arms), High Road, Benfleet	Flats only	Good	Good	N/A	Achievable in the future
215	FM04 SITE 7	116 Cumberland Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
216	2007/23	Willow Funeral Services, 61 High Road, Benfleet	Flats only	Poor	Good	Potential Contamination	Achievable in the future
217	FM10 SITE 4	72 Brook Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
218	2007/10	Benfleet Clinic, 513 High Road, Benfleet	Flats only	Poor	Good	Potential contamination	Achievable in the future
219	2012/28	Land between 12 & 14 Merrivale, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
220	2012/29	Land between 37 & 45 Merrivale, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
221	2012/20	Land r/o 56-80 North Avenue, Canvey Island	Houses only	Good	Good	Access (property to be acquired to secure access)	Achievability doubtful
222	FC03 SITE 21	62 Thisselt Road, Canvey Island	Houses only	Good	Good	Ecological mitigation	Achievable now
223	FC03 SITE 8	174 Waarden Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
224	FC10 SITE 26	65 Lionel Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
225	FC10 SITE 14	52 Vaagen Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
226	FC06 SITE 5	46 Delfzul Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
227	FC09 SITE 14	33 Roosevel Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
228	FC10 SITE 18	28 Thelma Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
229	FD06 SITE 11	10 Woodville Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
230	FD03 SITE 2	55 Hannett Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
231	FD12 SITE 15	34 Beck Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
232	FD10 SITE 4	36 Holbek Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
233	FD06 SITE 25	61 Taranto Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
234	FD06 SITE 37	29 St. Annes Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
235	FD01 SITE 30	Land adj 15 Stevens Close, Canvey Island	Houses only	Good	Good	N/A	Achievable now

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

Row	SITE DETAILS		ACHIEVABILITY CONSIDERATIONS				OVERALL ACHIEVABILITY
	Reference	Name	Type of Development	Viability of Development Type Now	Viability of Development Type in Future	Exceptional Costs	
236	FD07 SITE 19	44 Gafzelle Drive, Canvey Island	Houses only	Good	Good	N/A	Achievable now
237	FD05 SITE 8	Land north 42 Zelham Drive, Canvey Island	Houses only	Good	Good	N/A	Achievable now
238	FD04 SITE 11	4 Buren Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
239	FD12 SITE 16	11 Northfalls Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
240	FE03 SITE 29	Land adj 63 Nevada Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
241	CTC/013	11-23 High Street, Canvey Island	Flats only	Poor	Good	Potential contamination	Achievability doubtful
242	FD01 SITE 17	The Manse, Woodville Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
243	FE06 SITE 3	55 Heilsburg Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
244	FE09 SITE 26	The Haven, Korndyk Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
245	FD01 SITE 20	84 Westerland Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
246	FF03 SITE 6	17 Poplar Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
247	2007/113/193A	Rear of Monico Club & car park, Eastern Esplanade, Canvey Island	Flats only	Poor	Good	Potential contamination	Achievable in the future
248	2012/15	2-6 May Avenue, Canvey Island	Flats only	Poor	Poor	N/A	Achievability doubtful
249	2007/126	2 Elm Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
250	FF03 SITE 3	2 Labworth Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
251	FF03 SITE 14	18 Elm Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
252	2007/143	Canvey Club, 162 High Street, Canvey Island	Houses only	Good	Good	Potential contamination	Achievable now
253	FE08 SITE 40	1 Bramble Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
254	FF01 SITE 24	11 Cottesmore Close, Canvey Island	Houses only	Good	Good	N/A	Achievable now
255	FE08 SITE 41	2 Bramble Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
256	CTC/015	78-88 High Street, Canvey Island	Flats only	Poor	Good	Potential contamination	Achievability doubtful
257	FE12 SITE 8	25 Florence Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
258	FE13 SITE 1	22 Odessa Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
259	2012/24	Land to rear of 29-51 St Agnes Drive, Canvey Island	Houses only	Good	Good	N/A	Achievable now
260	2012/18	Land between 12 & 14 St Johns Crescent, Canvey Island	Houses only	Good	Good	N/A	Achievable now
261	2012/19	Land to rear of 12-18 St Peters Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
262	2012/22	Land to rear of 3-15 St Davids Walk, Canvey Island	Houses only	Good	Good	N/A	Achievable now
263	2012/23	Land to rear of 25-37 St Marks Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
264	FG09 SITE 11	1 Coniston Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
265	2010/8	Cheriton, Stroma Avenue, Canvey Island	Houses only	Good	Good	Ecological mitigation	Achievable now
266	FH05 SITE 17	Land between 15-23 Tabora Avenue, Canvey Island	Houses only	Poor	Good	N/A	Achievable in the future
267	2012/16	Land to rear of 187-209 Link Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
268	2012/17	Land between 43 & 45 Benderloch, Canvey Island	Houses only	Good	Good	N/A	Achievable now
269	2012/8	Garage court at Brindles, Canvey Island	Houses only	Good	Good	N/A	Achievable now
270	2014/1	Land South of Eastwood Old Road, Eastwood	Houses only	Excellent	Excellent	Potential contamination; ecological mitigation; Tree preservation and/or replacement	Achievable now
271	2013/11	Land north of Eastwood Old Road, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
272	2012/11	Land adj 430 & 460 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
273	2007/99	81 London Road, Hadleigh	Flats only	Poor	Good	N/A	Achievable in the future
274	2007/96	Thames Loose Leaf, 289 Kiln Road, Hadleigh	Flats only	Good	Good	Potential contamination	Achievable in the future

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

Row	SITE DETAILS		ACHIEVABILITY CONSIDERATIONS				OVERALL ACHIEVABILITY
	Reference	Name	Type of Development	Viability of Development Type Now	Viability of Development Type in Future	Exceptional Costs	
275	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
276	2013/1	Land adj 24 Windsor Gardens, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
277	PGB09	Land off Kiln Road/North of The Chase, Thundersley	Mixed no sheltered	Excellent	Excellent	Potential contamination; ecological mitigation; Tree preservation and/or replacement	Achievable now
278	2007/52	Halfords, 543-557 Rayleigh Road, Thundersley	Flats only	Good	Good	Potential contamination	Achievable in the future
279	2007/51	Glendale International Ltd, 533 Rayleigh Road, Thundersley	Flats only	Good	Good	Potential contamination	Achievable in the future
280	2007/40	343 Rayleigh Road, Thundersley	Flats only	Good	Good	N/A	Achievable in the future
281	2007/92	201-205 Kiln Road, Thundersley	Flats only	Poor	Good	Ecological mitigation	Achievable in the future
282	2012/5	Land to rear of 125-139 Roseberry Avenue, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
283	FK10 SITE 16	Adj 6 Albert Road, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
284	PGB42	North West Benfleet Urban Extension, Thundersley	Mixed including sheltered	Poor	Poor	Ecological mitigation; extension of all utility services and drainage provision to site; costs associated with access above and beyond that normally incurred and included in viability calculations.	Achievability doubtful
285	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	Flats only	Poor	Good	Potential contamination	Achievable in the future
286	FN09 SITE 18	49-51 Rhoda Road North, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
287	FN04 SITE 9	18 Grasmere Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
288	FN07 SITE 2	45 Manor Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
289	FN04 SITE 14	22 Borrowdale Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
290	FN06 SITE 20	30 Linden Road, Thundersley	Houses only	Excellent	Excellent	Potential contamination	Achievable in the future
291	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	Mixed no sheltered	Poor	Good	Potential contamination	Achievable in the future
292	CPT/147/07/FUL	11 Clifton Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable in the Future
293	CPT/97/99/FUL	Land north of Romsey Drive, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
294	CPT/486/09/OUT	166-168 Kiln Road, Benfleet	Flats only	Good	Good	N/A	Achievable in the future
295	FH09 SITE 27	19-23 Third Avenue, Canvey Island	Flats only	Poor	Good	N/A	Achievability doubtful
296	CPT/24/05/FUL	320 London Road, Hadleigh	Flats only	Poor	Good	Potential contamination	Achievable in the future
297	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	Flats only	Poor	Good	Potential contamination	Achievable in the future
298	FA05 SITE 12	286 London Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
299	2007/67	Maharaja Restaurant, 358 London Road, Benfleet	Flats only	Poor	Good	N/A	Achievable in the future
300	FA08 SITE 11	23 Clifton Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
301	FA02 SITE 7	15 Homefields Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
302	FA11 SITE 15	30 Avondale Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
303	FA02 SITE 5	76 Homefields Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
304	FA11 SITE 14	12 Avondale Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
305	FA11 SITE 24	179 Thundersley Park Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
306	FA01 SITE 17	19 Romsey Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
307	2007/8	620 High Road, Benfleet	Flats only	Poor	Good	N/A	Achievable in the future
308	2013/3	295, 297, 297A Benfleet Road, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation: Tree preservation and/or replacement	Achievable now
309	2007/199	Railway car park, School Lane, Benfleet	Flats only	Poor	Good	N/A	Achievable in the

Row	SITE DETAILS		ACHIEVABILITY CONSIDERATIONS				OVERALL ACHIEVABILITY
	Reference	Name	Type of Development	Viability of Development Type Now	Viability of Development Type in Future	Exceptional Costs	
							future
310	2007/89	174-176 Kiln Road, Benfleet	Flats only	Poor	Good	N/A	Achievable in the future
311	FB03 SITE 21	21 Netherfield, Benfleet	Houses only	Excellent	Excellent	Tree Preservation and/or replacement	Achievable now
312	FB03 SITE 31	62 Kiln Road, Benfleet	Flats only	Poor	Good	N/A	Achievable in the future
313	FB03 SITE 17	14 Hermitage Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
314	2007/80	36 Kiln Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
315	FB05 SITE 9	60 Benfleet Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
316	FB03 SITE 16	18 Hermitage Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
317	FB07 SITE 31	29 Kings Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
318	FB07 SITE 5	72 Underhill Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
319	2007/81	2 Cherrymeade, Benfleet	Flats only	Poor	Good	N/A	Achievable in the future
320	FB05 SITE 2	254 Kiln Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
321	FB09 SITE 39	40 St Marys Drive, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
322	FB09 SITE 37	25 Greenwood Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
323	FB07 SITE 35	Land adj 18 Alexandra Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
324	FB06 SITE 20	19 Grove Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
325	FB07 SITE 27	11 St Marys Drive, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
326	FM01 SITE 7	66 Wavertree Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
327	FA 10 SITE 16	195-201 Oakfield Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
328	FM01 SITE 15	44 Uplands Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
329	2007/16	308-314 High Road, Benfleet	Flats only	Good	Good	Potential contamination	Achievable in the future
330	FM04 SITE 8	122 Cumberland Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
331	2007/20	R/o 81-87 High Road, Benfleet	Flats only	Poor	Good	Potential Contamination	Achievable in the future
332	FA10 SITE 15	187 Oakfield Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
333	FM12 SITE 11	16 Green Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
334	FM12 SITE 20	40 Hall Farm Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
335	FM10 SITE 3	R/o 36-38 Hope Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
336	2007/155/56/57	54 Long Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
337	2007/175	302-304 Long Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
338	FC03 SITE 11	78 Thisselt Road, Canvey Island	Houses only	Good	Good	Ecological mitigation	Achievable now
339	FC02 SITE 16	64 Urmond Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
340	FC10 SITE 28	18 Sydervelt Road, Canvey Island	Houses only	Good	Good	N/A	achievable now
341	FD04 SITE 20	57 Point Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
342	FD11 SITE 17	7 Park Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
343	FD05 SITE 7	31 Aalten Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
344	FD06 SITE 5	234 High Street, Canvey Island	Houses only	Good	Good	N/A	Achievable now
345	FD01 SITE 27	29 Geylen Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
346	FD06 SITE 7	16 Hope Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
347	FD09 SITE 20	46 Marine Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
348	FD06 SITE 28	58 Hope Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
349	FD09 SITE 3	38 Weel Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
350	FD05 SITE 10	11 Chapman Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
351	FD09 SITE 25	3 Marine Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
352	FD09 SITE 26	28 Station Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
353	FD01 SITE 15	10 Yamburg Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
354	FE03 SITE 20	11 Miltsin Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
355	2007/122/123	204-206 Furtherwick Road, Canvey Island	Flats only	Poor	Good	N/A	Achievable in the future
356	FF04 SITE 19	58 Leigh Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
357	FF05 SITE 34	23-25 Meynell Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE E – ACHIEVABILITY

Row	SITE DETAILS		ACHIEVABILITY CONSIDERATIONS				OVERALL ACHIEVABILITY
	Reference	Name	Type of Development	Viability of Development Type Now	Viability of Development Type in Future	Exceptional Costs	
358	2007/120	1 Marine Approach, Canvey Island	Houses only	Good	Good	N/A	Achievable now
359	FF01 SITE 1	85 Long Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
360	FG09 SITE 5	20 Rose Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
361	FF04 SITE 25	Rear gardens of 31 & 33 Marine Approach, Canvey Island	Houses only	Good	Good	N/A	Achievable now
362	2007/118	2 Meynell Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
363	FF01 SITE 20	29 Welbeck Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
364	FG09 SITE 4	22 Rose Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
365	2007/150	1 Gafzelle Drive, Canvey Island	Houses only	Good	Good	N/A	Achievable now
366	FF02 SITE 27	176 Furtherwick Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
367	FF01 SITE 16	4 Welbeck Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
368	FF01 SITE 11	6 Westwood Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
369	FE12 SITE 15	19 Juliers Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
370	FE12 SITE 3	Land between 5 & 7 Oxford Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
371	GB05(B)	Thorney Bay Park West, Thorney Bay Road, Canvey Island (Park Homes)	Houses only	Poor	Poor	Potential contamination; Safeguarding of land to allow for future flood defence works; Buffering to reduce risk from COMAH sites.	Not Achievable
372	CPT/111/02/FUL	Holehaven Caravan Park, Haven Road, Canvey Island	Houses only	Good	Good	Safeguarding of land to allow for future flood defence works; Additional buffering to reduce risk from COMAH sites.	Not Achievable
373	2007/189	186 Canvey Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
374	FG05 SITE 4	393 Long Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
375	2007/167	Whiteways, 1 Thorney Bay Road, Canvey Island	Houses only	Good	Good	N/A	Not Achievable
376	2007/178	Canvey Village Surgery, 391 Long Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
377	2007/181	1 Village Hall Close, Canvey Island	Houses only	Good	Good	N/A	Achievable now
378	FG08 SITE 1	211 Long Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
379	2007/195	1a Hawkesbury Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
380	2007/196	Doctors Surgery, 409 Long Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
381	FH05 SITE 16	Rosary, Tabora Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
382	FH03 SITE 3	Adj to Syringa, Somnes Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
383	2010/6	25-31 & 37-39 Scrub Lane, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
384	2012/5/MR	1-3 Park Chase, Hadleigh	Flats only	Poor	Good	N/A	Achievable in the future
385	2010/3/MR	683-687 London Road, Hadleigh	Flats only	Poor	Good	N/A	Achievable in the future
386	PE/00010/2014	Land to rear of 50 & 52 Seymour Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
387	2007/41	394-402 Rayleigh Road, Hadleigh	Flats only	Poor	Good	N/A	Achievable in the future
388	FP01 SITE 22	73 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
389	FP03 SITE 14	284 Rayleigh Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
390	CPT/174/07/FUL	319 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation	Not Achievable
391	FP04 SITE 1	419 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
392	CPT/70/13/OUT	80 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
393	FA11 SITE 18	141 Thundersley Park Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
394	2007/46/47	477-489 Rayleigh Road, Thundersley	Flats only	Poor	Good	N/A	Achievable in the future
395	FN11 SITE 9	37 Kiln Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable in the future
396	2007/94	Rear of 221-229 Kiln Road, Thundersley (previously known as 221-235 Kiln Road,	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now

Row	SITE DETAILS		ACHIEVABILITY CONSIDERATIONS				OVERALL ACHIEVABILITY
	Reference	Name	Type of Development	Viability of Development Type Now	Viability of Development Type in Future	Exceptional Costs	
		Thundersley)					
397	FJ08 SITE 7	243 Hart Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
398	FJ07 SITE 14	68 The Chase, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
399	FJ08 SITE 5	205 Hart Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
400	2007/50	529 Rayleigh Road, Thundersley	Flats only	Poor	Good	N/A	Achievable in the future
401	2007/85	1 Warren Chase, Thundersley	Flats only	Poor	Good	N/A	Achievable in the future
402	FJ04 SITE 14	R/o 4-5 Deerhurst Close, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
403	2007/58	101 & 105 London Road & 1 Rushbottom Lane, Thundersley	Flats only	Good	Good	N/A	Achievable in the future
404	FK10 SITE 28	12 Ivy Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
405	FK08 SITE 4	Formosa, Roseberry Avenue, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
406	2007/79	Ex Social services building, 535 London Road, Thundersley	Flats only or Sheltered only	Good	Good	N/A	Achievable in the future
407	FN10 SITE 5	64 Kenneth Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
408	FN10 SITE 12	164 Kenneth Road, Thundersley	Houses only	Excellent	Excellent	Tree Preservation and/or replacement	Achievable now
409	FN09 SITE 25	Birchwood, Thundersley Grove, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
410	FN10 SITE 3	18 Coombewood Drive, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
411	2007/66	331 London Road, Thundersley	Flats only	Poor	Good	N/A	Achievable in the future
412	2007/68	Benfleet Dental Clinic, 3 Downer Road North, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
413	FN04 SITE 5	1 Langford Crescent & r/o 27 & 29 Raymonds Drive, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
1	FA01 SITE 2	44 London Road, Benfleet (previously 44-54 London Road)	Housebuilder	Under construction	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable now	Dwelling demolished & site cleared. 15/0332/IN - Initial Notice received 16.06.2015. 30/03/2016 all blocks up and shells completed. 14/0548/FUL - Demolition of existing dwelling & construct 6 x 3 bed houses, 1x 2 bed bungalow, 2 x 1 bed flats & 4 x 2 bed flats (100% affordable housing) - Approved 03.12.2014. Discharge conditions -15/0428/CDN, 15/0430/CDN, 15/0431/CDN refused 21/07/2015 & 23/07/2015 (9, 10, 21 ·& 24 - contamination, construction method statement, traffic management plan ·& materials). 15/0449/CDN ·& 15/0451/CDN refused 24/07/2015 (5, 7, 14, 18 & 29 - surface ·& foul water, road junction ·& affordable housing nomination rights).	0 to 5 years
2	15/0301/FUL	64 Kimberley Road, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Expires 24/06/2020. Site visit 31/03/2016 dwelling still standing.	0 to 5 years
3	FA05 SITE 9	20 Gifford Road, Benfleet	Single Landowner	Full	Vacant Greenfield	Residential Design Guidance	None	Achievable now	15/0887/FUL - 1 detached house - expires 04/01/2021 (northern part of SHLAA site). 15/0891/FUL - 1 detached house - expires 04/01/2021 (southern part of SHLAA site).	0 to 5 years
4	FA05 SITE 10	Land adj 17 St. Clements Crescent, Benfleet / Site Opposite 14 St Clements Crescent, Benfleet	Other Developer	Full	Residential garden	Residential Design Guidance	None	Achievable now	16/0028/FUL - 1 detached house - expires 17/03/2021 (middle part of SHLAA site).	0 to 5 years
5	CPT/129/10/FUL	679 High Road, Benfleet	Single Landowner	Under construction	In use - use low value	Town Centre/Shopping	None	Achievable now	Building Regulations B/330/10/BRA commenced 16/03/2010. Commercial part of planning application completed sometime ago. Residential part now commenced, last inspection 10/12/2015 internal works & wall insulation.	0 to 5 years
6	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	1 detached house - expires 11/01/2021	0 to 5 years
7	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Multiple landowners - legal agreement	Refused - Details only	In use -use high value / Residential garden / Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	CPT/602/13/FUL - Refused 06/05/2014 on multiple design and layout grounds, overdevelopment, parking, surface water drainage matters, affordable housing & ecological implications. Developers undertaken pre-application public consultation work in July 2015 for revised application for 173 dwellings, to address reasons for previous refusal.	0 to 5 years
8	2013/2	Wall Wood & 291 Benfleet Road, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner is requesting site be considered for development & that land is available now for development, but no indication of any pre-application works, including survey works & implications of constraints (woodland/LoWS) & how they could be overcome.	0 to 5 years
9	PGB08	Land to south of Essex Way, Benfleet	Housebuilder	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Pre-application discussions with housebuilder. Could submit planning application.	0 to 5 years
10	PGB36	396-408 London Road, Benfleet	Multiple landowners - legal agreement	Under construction	Under construction	Green Belt / Residential Design Guidance	None	Achievable now	CPT/25/13/FUL - S106 signed 21/02/2014. Initial Notice 14/0006/IN received 10/03/2014. Work has commenced on site, hand car wash and office buildings have been demolished and Block A (24 flats) completed 28/10/2015. One dwelling to rear also completed. Car sales part of site still occupied. Dwelling at 408 demolished autumn 2015. Site cleared & hoardings up February 2016. 15/0696/FUL - approved subject to S106 at DC Committee 05/01/2016 for 37 flats in 5 blocks (will replace 8 dwellings proposed under CPT/25/13/FUL). Therefore total net number of dwellings proposed on site =80. 25 completed therefore 55 remaining.	0 to 5 years

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
11	2012/10	44 Badger Hall Avenue, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt/Residential Design Guidance	None	Achievable now	Landowner is requesting site be considered for development & that development capable of coming forward in 2015/2016, but no indication of developer involvement or any pre-application works, including survey works & implications of trees on site. 15/0870/FUL - 2 storey & single storey side/rear extensions including part garage conversion - approved 21/01/2016.	0 to 5 years
12	14/0389/FUL	140 Shipwrights Drive, Benfleet	Other Developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	Commercial element demolished. Building Regulations 15/0338/BR - all plots commenced 17/06/2015 - Last inspections - Plot 1 27/11/2015 roof trusses, Plot2 ·& Plot 3 22/09/2015 roof trusses, Plot 5 26/02/2016 roof trusses, Plot 6 22/09/2015 damp proof course, Plot 7 26/01/2016 - roof trusses.	0 to 5 years
13	2007/18	240-244 High Road, Benfleet	Single Landowner	Application made	In use - use high value	Town Centre / Shopping / Residential Design Guidance	None	Achievable now	15/0710/FUL - 18 flats, 1 retail shop & 1 detached house - decision due 21/12/2015. Timber yard business now vacated the site & buildings in state of disrepair.	0 to 5 years
14	CPT/686/13/FUL	18-32 High Road, Benfleet	Single Landowner	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	Initial Notice 15/0177/IN received 19/03/2015. Site visit 31/03/2016 - building works look complete from outside, but unclear if flats are completed inside and/or occupied.	0 to 5 years
15	PGB44	Land between 24-34 Crescent Road, Benfleet	Single Landowner	Full	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Site fenced off & overgrown. 14/0758/FUL - Approved 13/08/2015 (3 x detached houses). CPT/126/13/FUL expires 15/07/2016 (1 house). 14/0127/BR Building Regulations plans rejected 30/05/2014. CPT/545/12/FUL refused 23/01/2013 - EC2. CPT/687/13/FUL refused 19/05/2014 (3 houses) - EC2, RDG1, RDG2. CPT/562/11/OUT - expired 06/03/2015 (2 detached houses).	0 to 5 years
16	CPT/599/13/FUL	Land to rear of 17 & 19 Downer Road, Benfleet	Single Landowner	Full	Vacant Greenfield	Green Belt / Residential Design Guidance	S106 requires road to be made up across frontage of site.	Achievable now	CPT/599/13/FUL - S106 signed 19/12/2014. 15/0199/CDN - Discharge of condition - Partial approval 06/05/2015 - condition 2 (landscaping) (conflict with condition 7) and condition 5 (materials) (only submitted for plot 1). 15/0463/CDN - discharge of condition 2 (landscaping) partial approval 21/07/2015 (details only provided for 1 plot).	0 to 5 years
17	2013/4	87-97 High Street, Benfleet	Single Landowner	Application Withdrawn	In use - use high value / Residential garden	Conservation Area / Residential Design Guidance / Flood Risk	None	Achievable now	Full application CPT/555/13/FUL for 14 flats withdrawn by applicant 29/07/2014 - pending further consideration of development format for site. 14/0054/BR - rejected 22.05.2014. Some cars still on site, but shop looks empty.	0 to 5 years
18	14/0604/FUL	48 High Road, Benfleet	Single Landowner	Under construction	In use - use high value	Residential Design Guidance	Right of Way over site	Achievable now	15/0234/BR - commenced 03.08.2015. Plot 1 - 10/02/2016 floor insulation, Plot 2 - 04/09/2015 drainage.	0 to 5 years
19	CPT/20/13/OUT & CPT/46/14/FUL	178 High Road, Benfleet	Other Developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	CPT/20/13/OUT expires 03/06/2016 - remove ground floor flat, sub-divide 1st floor flat into 2 & 2 new flats at 2nd floor (net increase of 2). CPT/46/14/FUL expires 14/04/2019 - retain ground floor flat & sub-divide 1st floor flat into 2 (net increase of 1). Total net increase on site is 3. 14/0557/BR commenced 15/04/2015 for alterations to provide additional first floor flat (started under CPT/46/14/FUL, but revised scheme approved 10/11/2015 - 15/0745/FUL). Last inspection 24/02/2106 - electric ·& gas certificates ·& glass guarding required. Site visit 31/03/2016 - building work still underway. 16/0082/NMA approved for revised balcony materials 29/02/2016. 15/0325/FUL - revised scheme for alterations to existing ground floor flat ·& conversion of 1st floor flat to 2 flats - refused 17/06/2015 - poor living conditions ·& unsatisfactory waste storage. 15/0574/FUL - as per 15/0325/FUL.	0 to 5 years
20	15/0961/FUL	Land adjacent 1 Norwood Drive, Benfleet	Other developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	1 detached house - expires 18.01.2021.	0 to 5 years
21	15/0847/CPA	206 High	Other	Full	In use - use	Residential	None	Achievable	15/0847/CPA - Prior Approval not required for change of use from A2 to 1	0 to 5 years

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
		Road, Benfleet	developer		high value	Design Guidance		now	flat - 10/12/2015. 16/0026/IN received 05/01/2016. Site visit 31/03/2016 - unclear if change of use has occurred.	
22	15/0930/FUL	Flutes, 9-15 High Street, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Change of use from 1st floor A3 to 1 x 1 bed flat - expires 07/01/2021.	0 to 5 years
23	15/0911/FUL	Land adjacent 2 Wensley Road, Benfleet	Single Landowner	Full	Vacant Greenfield	Residential Design Guidance	None	Achievable now	1 detached house - expires 04/02/2021	0 to 5 years
24	PGB30(C)	Land South of Jotmans Lane, Benfleet	Housebuilder	Refused	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	CPT/122/13/OUT - (eastern part of site) Refused 01/10/2013 on grounds of inappropriate development in GB with no very special circumstances & prematurity. Appeal Public Inquiry 8th-11th September 2015, awaiting decision. Land is already under option for the Housebuilder.	0 to 5 years
25	2014/3	Land to the north & west of The Hoy & Helmet Public House, High Street, Benfleet	Landowner	No engagement to date	Vacant Greenfield	Flood Risk / Open Space / Residential Design Guidance	None	Not Achievable	Landowner is requesting site be considered for development & that development capable of coming forward now, but no indication of any pre-application works, including survey works & implications of flood risk, trees on site or impact on Conservation Area.	0 to 5 years
26	16/0266/PREAPP	65 Thundersley Park Road, 1 & 1a Clarence Road, Benfleet	Other Developer	Pre-application	In use - use high value	Residential Design Guidance	None	Achievable now	Policy compliant planning application would need to be submitted & approval (normally 8 weeks) & Building Regulations approval needed (normally 8 weeks).	0 to 5 years
27	2012/13	Brook Road / Hall Farm Road, Benfleet	Other Developer	Under construction	Vacant PDL	Residential Design Guidance / Town Centre / Shopping	None	Achievable in the Future	CPT/628/12/OUT & CPT/628/12/RES under construction with Building Regulations B/286/13/BR. Last inspection 03.02.2016 - internal fixings ·& drainage.	0 to 5 years
28	2012/9	45 Fleet Road, Benfleet	Housebuilder	Full	In use - use high value / Residential garden	Residential Design Guidance	Advised that land may be 'In Trust'. No further information provided as part of planning application process on details of what restrictions this may present.	Achievable now	15/0265/FUL - One detached house and one detached bungalow in garden next to No.45 - approved 16/10/2015.	0 to 5 years
29	FM03 SITE 10	68 Cumberland Avenue, Benfleet	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	15/0330/FUL - Demolish existing bungalow & construct 2 detached houses with integral garages - Expires 06/07/2020. Initial Notice 15/0592/IN received 22/10/2015	0 to 5 years
30	14/0589/FUL	109-111 High Road, Benfleet	Other Developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	14/0131/BR - commenced 18/03/2015 Last inspection 18/11/2015 - internal fixings.	0 to 5 years
31	15/0572/FUL	23 Fleet Road, Benfleet	Other developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	15/0572/FUL - approved 28/09/2015 - demolish existing dwelling & construct 2 detached houses - expires 28/09/2020. 15/0580/BR - Commenced 20/10/2015 for both plots. Last inspection 12/11/2015 damp proof course underway. Existing dwelling has been demolished.	0 to 5 years
32	15/0022/FUL	44 Kents Hill Road,	Single Landowner	Full	In use - use high value	Residential Design	None	Achievable now	15/0653/BR - approved 20.01.2016. 15/0005/DEM - decision due 15.01.2016. Council Tax confirm existing dwelling demolished 08/02/2016.	0 to 5 years

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
		Benfleet				Guidance			15/0022/FUL - Approved 05/03/2015 - 2 x 3 bed semi-detached houses.	
33	CPT/46/07/REN	12 Melcombe Road, Benfleet	Single Landowner	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	CPT/46/07/REN under construction with Building Regulations 15/0138/BR commenced 20/04/2015, existing dwelling recorded as demolished 11/05/2015. Previous planning application CPT/659/13/FUL - Refused 14/02/2014 - Demolish existing bungalow & construct 2 x 4 bed semi-detached houses - EC2, RDG7 & RDG12.	0 to 5 years
34	15/0952/FUL	117-123 London Road, Benfleet	Other developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Covert existing first floor storage into 5 x 1 bed flats & new 2nd floor with 5 x 1 bed flats - expires 09/03/2021	0 to 5 years
35	15/0766/OUT	Carningle, The Common, Benfleet	Single Landowner	Outline	In use - use high value	Residential Design Guidance	Requirement for easement in order to obtain access over Council owned land.	Achievable now	Demolish existing house & build 3 houses - outline, all matters reserved apart from access. Council Tax confirm existing dwelling demolished 11/12/2015.	0 to 5 years
36	CPT/522/13/FUL	47 Paarl Road, Canvey Island	Single Landowner	Under construction	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	CPT/522/13/FUL under construction with Building Regulations. 14/0114/BR commenced all plots 10/03/2015. Last inspections - Plot 1 - 02.06.2015 drains, Plot 3 - 23/11/2015 timber beams, Plot 6 - 15/01/2016 1st fixings. Council Tax confirm dwelling demolished 18/04/2015.	0 to 5 years
37	FC09 SITE 20	120-122 Lionel Road, Canvey Island	Other Developer	Application made	In use - use high value / Vacant PDL / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	15/0270/FUL - 3 detached houses - Approved 04/08/2015. 14/0128/FUL - Refused for 4 dwellings - 09/07/2014. Principle of residential on site considered acceptable, but overdevelopment.	0 to 5 years
38	CPT/684/12/FUL	Land between 117 & 123 Lionel Road, Canvey Island	Other Developer	Full	Vacant Greenfield	Residential Design Guidance / Flood Risk	None	Achievable now	15/0603/BR - Approved 08.12.2015. CPT/684/12/FUL - Expires 03/09/2016. 14/0725/FUL - Approved 16.02.2015 Expires 15.02.2020. 15/0136/CDN - Discharge of condition - Approved 08/04/2015 (condition 4 (flood resistance and resilience measures).	0 to 5 years
39	14/0003/FUL	Pandoras Box, 300 Long Road, Canvey Island	Single Landowner	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	15/0327/BR - conditionally approved 05/08/2015.	0 to 5 years
40	CPT/446/13/FUL	Land adjacent 134 Cedar Road, Canvey Island	Single Landowner	Full	Vacant Greenfield	Residential Design Guidance / Flood Risk	None	Achievable now	CPT/446/13/FUL expires 05/11/2016. Site is overgrown with grass & is enclosed by metal construction fencing with obscure material screening attached to it.	0 to 5 years
41	14/0095/PREAPP	Land R/o 3 Vaagen Road, Canvey Island	Pre-application submission	Pre-application	Vacant Greenfield	Residential Design Guidance / Flood Risk	None	Achievable now	Policy compliant planning application would need to be submitted & approval (normally 8 weeks) & Building Regulations approval needed (normally 8 weeks).	0 to 5 years
42	CPT/515/12/FUL	Land adj 69 Waarden Road, Canvey Island	Single Landowner	Under construction	Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	CPT/515/12/FUL under construction with Building Regulations 14/0115/BR. Last inspection 08/10/2015 - under floor heating & floor insulation.	0 to 5 years
43	ELR02 SITE 2	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	Single Landowner	Refused	In use - use high value	Residential Design Guidance / Flood Risk / Policy H3 - New development sites for residential use	None	Achievable now	CPT/214/11/OUT approved subject to S106 05/10/2012. Viability issues relating to S106 stalled decision, no progress made & S106 not signed. CPT/214/11/OUT subsequently refused 01/04/2014 - lack of affordable housing, transport infrastructure, sport & leisure facilities, library provision, health care, post 16 & adult education facilities, enhancements to access, footpath & cycleway connections, CCTV, medical centre & refuge, landscaping scheme, scheme for construction to involve local businesses & apprentices, and access road to marina. Agent & applicant looking at revised plans for 55 dwellings, preparing for pre-application.	0 to 5 years
44	FD05 SITE 21	51 Chapman Road, Canvey	Other Developer	Under construction	In use - use high value	Residential Design	None	Achievable now	14/0379/FUL - Demolish existing dwelling & provide 4 Nos. detached 4 and 5 bedroomed houses with integral garages - Approved 02/10/2014. Council	0 to 5 years

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
		Island				Guidance / Flood Risk			Tax confirmed 29.04.2015 existing dwelling demolished. 15/0129/BR (Plot 1) 11/03/2016 - 1st fixings. 15/0127/BR (Plot 3) 03/02/2016 - roof tiles. 15/0238/BR (Plot 2) 19/02/2016 - 1st fixings. 15/0648/BR (Plot 4) 01/03/2016 - floor joists.	
45	CPT/315/13/FUL	Land to East of Wall Road, Canvey Island	Single Landowner	Under construction	Soon to be vacant PDL	Residential Design Guidance / Flood Risk	None	Achievable now	CPT/315/13/FUL & CPT/314/13/FUL under construction 14/0201/BR - commenced 26/11/2014. Last inspections - Plot 1 no progress, Plot 2, 3, 4 & 5 - all constructed internally, November 2015 drainage connections. 15/0248/FUL - refused 13/10/2015 (added 1 more dwelling) - RDG1, flood risk.	0 to 5 years
46	CPT/314/13/FUL	Land to East of Wall Road, Canvey Island	Single Landowner	Under construction	Soon to be vacant PDL	Residential Design Guidance / Flood Risk	None	Achievable now	CPT/315/13/FUL & CPT/314/13/FUL under construction 14/0201/BR - commenced 26/11/2014. Last inspections - Plot 1 no progress, Plot 2, 3, 4 & 5 - all constructed internally, November 2015 drainage connections. 15/0248/FUL - refused 13/10/2015 (added 1 more dwelling) - RDG1, flood risk.	0 to 5 years
47	FD05 SITE 6	9 Aalten Avenue, Canvey Island	Single Landowner	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	CPT/170/13/FUL expires 28/06/2016	0 to 5 years
48	FD05 SITE 13	32 Chapman Road, Canvey Island	Single Landowner	Under construction	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Council Tax confirmed existing dwelling demolished 21/09/2015. 15/0012/FUL commenced under Building Regulations 15/0343/BR on 07.10.2015, last inspection Plot A 18/12/2015 - roof trusses, Plot B 21/03/2016 - wall insulation.	0 to 5 years
49	CTC/019	125-127 High Street, Canvey Island	Single Landowner	Full	In use - use low value	Town Centre/Shopping / Residential Design Guidance / Flood Risk	None	Achievability doubtful	CPT/490/13/FUL - Refused 04/03/2014 Appeal Allowed 14/07/2014. Building Regulations 14/0053/BR - Plans rejected 22/05/2014 - insufficient information.	0 to 5 years
50	CPT/140/13/FUL	71 High Street, Canvey Island	Other Developer	Under construction	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	CPT/140/13/FUL. Under construction with Building Regulations 14/0037/BR. Last inspection for completion 03.07.2015, but still some outstanding certificates required.	0 to 5 years
51	2007/145	R/O 149-153 High Street, Canvey Island	Single Landowner	Under construction	Vacant PDL	Residential Design Guidance / Flood Risk	None	Achievable now	CPT/398/13/FUL - 3 x live/work units under construction with Building Regulations 14/0404/BR - Last inspection 27/02/2015 - excavations. 15/0506/VAR - approved 12/08/2015 for conditions 5, 7, 10, 12 - prior to construction of raft rather than prior to development.	0 to 5 years
52	14/0015/FUL	19 Larup Avenue, Canvey Island	Other Developer	Under construction	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	14/0015/FUL - 4 dwellings - Approved 27/08/2014. 14/0697/CDN - Discharge of condition approved 26/01/2015 - 12 (flood pressures).14/0117/BR - commenced 02/04/2015. Existing dwelling recorded as demolished 11/05/2015.	0 to 5 years
53	CPT/271/13/FUL	9 Hernen Road, Canvey Island	Other Developer	Under construction	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	CPT/271/12/FUL expires 19/07/2016. Building Regulations 14/0546/BR - Plot 1 commenced 26/01/2016. Plot 2 commenced 05/02/2016. Plot 3 commenced 17/02/2016. Last inspection plots 2 & 3 07/03/2016 foundations, Plot 1 30/03/2016 - damp proof course. 14/0700/CDN - Discharge of conditions 2, 8 & 15 (materials, hardsurfacing & flood plan) - Partial approval 30/01/2015 - 2 & 15 ok, 8 not prior to occupation.	0 to 5 years
54	FE09 SITE 11	61 Mornington Road, Canvey Island	Other Developer	Full	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	14/0493/FUL - 1 x 4 bed detached house & carport & 1 x 2 bed detached house & carport - Approved 10.11.2014. 14/0002/DEM - Demolition of existing property - Withdrawn 29/07/2014.	0 to 5 years
55	GB05 (A1)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional	Single Landowner	Application made	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	14/0620/FUL - Full application for 89 houses & 24 flats on Phase 1 site - Decision due 30/09/2015. Discussions underway with EA regarding flood risk matters. CPT/707/11/OUT granted subject to S106. S106 presently being negotiated & drafted. Outline consent is for up to 600 homes. Phase 1 (GB05 (A1)) provides for 113 homes. Phase 2 (GB05 (A2)) provides for the remainder.	0 to 5 years

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
		homes) Phase 1								
56	CPT/484/12/FUL & CPT/671/12/FUL	Thames Court, Western Esplanade, Canvey Island	Single Landowner	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievability doubtful	2 flats CPT/671/12/FUL - Expires 29/07/2016. CPT/484/12/FUL - 1 flat - Expired 24/10/2015. 14/0748/FUL - Roof extension to form 2 No. 1 Bedroom flats over existing 3 storey building - Refused 06/03/2015. CPT/114/14/FUL - refused 22/07/2014 - design grounds (EC2 - excessive height). 14/0096/BR - rejected 16.05.2014 - additional floor for 1 x 1 bed flat.	0 to 5 years
57	FF02 SITE 5	19 Clifton Road, Canvey Island	Other Developer	Under construction	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Building Regulations 14/0129/BR - rejected 30.05.2014. Council Tax confirmed existing dwelling demolished 29/09/2015. Building Regulations 15/0616/BN commenced 03/11/2015, last inspection both plots 10/03/2016 - roof trusses.	0 to 5 years
58	14/0016/FUL	23 May Avenue, Canvey Island	Other Developer	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	14/0016/FUL - 2 detached houses - Expires 28/07/2019. Council Tax confirm existing dwelling demolished 18/08/2015. Previous reference CPT/131/05/RES expired. 15/0674/VAR - approved for condition 2 (Brick colour) 20/10/2015.	0 to 5 years
59	FE13 SITE 18	11 Rosbach Road, Canvey Island	Other Developer	Full	In use - high use value	Residential Design Guidance / Flood Risk	None	Achievable now	15/0922/FUL - Demolition of existing dwelling & erection of 2 detached houses with integral garages - approved 24/12/2015. 15/0922/CDNA - discharge condition 8 (protected species survey) - approved 24/02/2016. 15/0594/DEM - Prior notification of demolition of existing property on site approved 02.09.2015. Council Tax confirm demolition 20/10/2015. CPT/262/08/FUL - Demolition of existing dwelling & construct 2 semi-detached 3 bed houses - Application withdrawn - 30/07/2008.	0 to 5 years
60	CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	Single Landowner	Under construction	Under construction	Residential Design Guidance / Flood Risk / Town Centre / Primary shopping frontage	None	Achievable now	Building Regulations B/190/13/BRA commenced 01/08/2013. Last BR inspection December 2013, still under construction.	0 to 5 years
61	GB02	East of Canvey Road, Canvey Island	Housebuilder	Application made	Vacant Greenfield	Green Belt / Residential Design Guidance/Flood Risk	S106 contributions likely. Heads of Terms have been submitted with planning application, including matters related to highways, affordable housing, open space & landscaping, education, waste & flood risk.	Achievable now	15/0496/OUT - Outline application submitted following public consultation as part of pre-application - decision due 14/10/2015. Discussions underway with EA & LLFA regarding flood risk & drainage matters. Housebuilder owns site & advises that it is available for development.	0 to 5 years
62	2012/21	Land to rear of 37-46 St Christopher's Close, Canvey Island	Single Landowner	Under construction	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land - EX745717	Achievable now	14/0497/FULCLC - Approved 12/12/2014 - 3 x 3 bed houses. 15/0235/BR - commenced 15/01/2016 (Plot 2) ·& 18/01/2016 (Plot 1 ·& 3) - last inspection all plots 22/03/2016 floor joists. 15/0344/CDN - discharge of conditions partially approved 24/06/2015 (materials, finished floor levels, flood response plan, flood resistant & resilience measures, hydrostatic & hydrodynamic pressures & surface water drainage).15/0761/CDN - partial approval of condition 6 (flood plan - insufficient) ·& 10 (hydrostatic/hydrodynamic pressures - ok) 16/11/2015.	0 to 5 years

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
63	GB04	Former Castle View School, Meppel Avenue, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant PDL	Residential Design Guidance / Flood Risk / Green Belt	None	Achievable now	The site is currently vacant buildings & could be developed now. However there is a difference between what type of housing could be achieved on the site. The Council consider that 50 specialist extra care accommodation could be accommodated on site. Essex County Council Asset Management consider 50 general purpose housing could be accommodated on site.	0 to 5 years
64	CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	Single Landowner	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievability doubtful	CPT/606/13/FUL expires 02/09/2017.	0 to 5 years
65	CPT/498/12/FUL	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	Single Landowner	Full	Residential Garden	Residential Design Guidance / Flood Risk	None	Achievability doubtful	CPT/498/12/FUL expires 29/05/2016. Building Regulations 14/0112/BR - plans rejected - insufficient information 22/05/2014.	0 to 5 years
66	FH01 SITE 8	75 Central Avenue, Canvey Island	Other Developer	Under construction	Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	15/0461/BR - commenced on both plots 10.12.2015 - three 2 x 4 beds is being constructed. Last inspection both plots 15/02/2016 - damp proof course. 15/0062/FUL - approved 03/06/2015 - 1 x 3 bed ·& 1 x 4 bed. Revised scheme 15/0666/FUL - approved 13/10/2015 - 2 x 4 bed.	0 to 5 years
67	15/0264/FUL	14 Paarl Road, Canvey Island	Other Developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	15/0479/BN - commenced all 4 plots 25/08/2015. Last inspections Plot 1- first fixings 19-01-16, Plot 2 floor insulation 12/02/2016, Plots 3 & 4 - floor insulation 19-01-16. Council Tax confirm dwelling demolished 01/08/2015.	0 to 5 years
68	14/0465/FUL	7 Kollum Road, Canvey	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Expires 08/10/2019	0 to 5 years
69	15/0400/FUL	21 Brandenburg Road, Canvey	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Demolish existing dwelling & construct 4 semi-detached houses. Expires 28.07.2020. 16/0063/BR - conditionally approved 15/03/2016. 15/0811/CDN - partial approval 23/11/2015 - conditions 7, 14 ·& 16 (flood resistance/resilience, bat & badger surveys) approved, 5 (hydro) insufficient details submitted, 12 (flood response plan) insufficient information. 15/0984/CDN - partial approval of conditions 22/01/2016 - No.5 (hydro) insufficient details, No 12 (flood response plan) full discharge.	0 to 5 years
70	15/0423/FUL	58 Central Wall Road, Canvey Island	Single Landowner	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Demolish existing house & replace with 2 x 3 bed houses - Allowed on appeal - Expires 31/01/2019.	0 to 5 years
71	14/0644/FUL	8 Heideburg Road, Canvey	Single Landowner	Full	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable now	Expires 12/01/2019. Building Regulations 15/0355/BR - approved 30.07.2015. 15/0504/CDN - discharge of condition 6 (hydrostatic/hydrodynamic) approved 25/08/2015.	0 to 5 years
72	15/0249/FUL	Land Adjacent To 12 Whernside Avenue, Canvey Island	Other Developer	Under construction	Residential garden	Residential Design Guidance	None	Achievable now	14/0128/BR - plans rejected 30.05.2014. 15/0576/BN - commenced 04/11/2015, last inspection 10/12/2015 - damp proof course.	0 to 5 years
73	15/0595/FUL	109 Long Road, Canvey Island	Other developer	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Demolish existing house & build 8 flats - expires 06.12.2020.	0 to 5 years
74	15/0987/OUT	40 Roggel Road, Canvey Island	Single Landowner	Outline	Vacant PDL	Residential Design Guidance / Flood Risk	None	Achievable now	2 semi-detached houses - outline approval 05/02/2016. Existing dwelling recorded as demolished 29/03/2016.	0 to 5 years
75	15/0562/FUL	100 High Street, Canvey Island	Single Landowner	Under construction	In use - use high value	Residential Design Guidance / Flood	None	Achievable now	15/0562/FUL - Approved 27/08/2015 - 1st & 2nd storey rear extension & external alterations to form additional 1 bed flat. 15/0691/BR - commenced 11/01/2016, last inspection 24.03.2016 - 1st floor boarded.	0 to 5 years

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
						Risk				
76	15/0563/FUL	100 High Street, Canvey Island	Single Landowner	Under construction	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	15/0692/BR - commenced 11/01/2016, 20/01/2016 foundations. 15/1017/CDN - Condition 7 - full discharge, Condition 11 - Refused - acceptable details but done prior to commencement 14/03/2016.	0 to 5 years
77	14/0446/FUL	25 Craven Avenue, Canvey	Single Landowner	Full	Vacant PDL / Residential Garden	Residential Design Guidance	None	Achievable now	Valuation Office/Council Tax advised property deleted 10/02/2015.	0 to 5 years
78	14/0733/FUL	Rear Of Silver Jubilee, Hilton Road, Canvey Island	Other developer	Full	In use - low use value	Residential Design Guidance / Flood Risk	None	Achievable now	14/0733/FUL - 2 x 4 bed houses & 2 x 3 bed chalets - refused 04/02/2015 - Allowed on Appeal 12/10/2015.	0 to 5 years
79	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Expires 11/06/2020.	0 to 5 years
80	GF02B	Land off Scrub Lane, Hadleigh	Pre-application submission	Pre-application	Vacant Greenfield	Residential Design Guidance. Long term residential	None	Achievable now	ECC working with Housebuilders to deliver scheme of 3 phases - 1. Provide residential development on vacant piece of land to north of infants school (GF02B), 2. Relocation & build of junior school, 3. Redevelop existing junior school site with residential development (GF02A). Policy compliant planning application would need to be submitted & approval (normally 13 weeks) & Building Regulations approval needed (normally 8 weeks).	0 to 5 years
81	2013/8	The Island Site, High Street / London Road, Hadleigh	Multiple landowners	Pre-application	In use - use high value	Town Centre/Shopping / Residential Design Guidance	Multiple ownership (all public - CPBC, ECC, HCA)	Achievable in the Future	Castle Point Regeneration Partnership are seeking to redevelop this part of Hadleigh Town Centre. Following a procurement exercise a preferred development partner has been selected & detailed negotiations are underway to prepare a development agreement.	0 to 5 years
82	CPT/193/07/FUL	4-12 Park Chase, Hadleigh	Other Developer	Full	Vacant PDL	Residential Design Guidance	None	Achievable now	CPT/193/07/FUL - technical commencement - existing dwellings on site have been demolished & affordable housing requirement provided off site at 165 Kiln Road now complete & occupied. Hoardings surround site now, with overgrown vegetation. CPT/327/11/FUL - S106 signed 23rd November 2015.	0 to 5 years
83	CPT/99/08/FUL	325-339 London Road, Hadleigh	Other Developer	Approval awaiting S106	In use - use high value	Town Centre/Shopping / Residential Design Guidance	Multiple owners unable to come to agreement. S106 remains unsigned. Full application granted on part of site.	Achievable in the future	Whole site (28 flats) - CPT/99/08/FUL -Approved subject to S106 in 2008. Multiple landowners unable to come to agreement & S106 unsigned & application disposed of 04/11/2015. 15/0209/FUL (335-339 London Road) Demolish existing car sales showroom & build 7 flats - Approved 27/05/2015. 15/0201/IN - Initial Notice for 7 flats underway as of January 2016. 14/0001/FUL (335 London Road) Demolition of existing building & construct 6 flats in 3 storey building - Approved 01/08/2014. 15/0201/IN - Initial Notice received 20/04/2015 for 6 flats. 15/1048/CDN - Condition 4 (screening) ·& Condition 8 (cycle store ·& location) - partial approval 04/03/2016 (live conditions). 15/0555/FUL (323-325 London Road) Demolish existing building & construct 6 flats & commercial unit – Approved 11/11/2015. Several other planning apps received for individual flats on various parts of site - all refused - RDG & prejudicing comprehensive development of site. 15/0224/CDN - Partial Approval 28.05.2015. 15/0470/CDN - Approved 21/07/2015.	0 to 5 years
84	2007/111	Tower Radio, 573-581 London Road, Hadleigh	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Planning application 16/0144/FUL - Demolition of existing buildings & construct part 2/part 4 storey block of 14 self-contained flats - decision due 14/06/2016. 15/0013/FUL - refused 26/05/2015 for 14 flats in part 2/part 4 storey building (design, space/setting, dominance of refuse/cycle storage building, overlooking, inadequate amenity space & dominated by car parking).	0 to 5 years

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
85	2010/9	R/O 106 Rectory Road, Hadleigh	Single Landowner	Under construction	Residential Garden	Residential Design Guidance	None	Achievable now	CPT/532/13/OUT & CPT/78/14/RES under construction with Building Regulations 14/0077/BR. Last inspection 02/06/2015 - floor insulation ·& 23.06.2015 drainage.	0 to 5 years
86	15/0858/FUL	106 Rectory Road, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Demolish existing house & construct 2 x 4 bed houses - expires 24/01/2021.	0 to 5 years
87	15/0273/FUL	70 Church Road, Hadleigh	Single Landowner	Full	Residential garden	Residential Design Guidance	None	Achievable now	15/0273/FUL - 1 detached house (land adj) - Expires 11/06/2020. 15/0591/BR - approved for dwelling 15.12.2015. 15/0467/FUL - 2 storey rear extension, front extension, side roof extensions & internal & external alterations - approved 26.08.2015. 16/0047/BR - rejected 08/03/2016 for extensions.	0 to 5 years
88	15/0495/FUL	R/O 25 St Johns Road, Hadleigh	Single Landowner	Full	Residential garden	Residential Design Guidance	None	Achievable now	15/0495/FUL - approved 15/09/2015 - new detached bungalow - expires 15/09/2020.	0 to 5 years
89	CPT/600/12/FUL	121 Church Road, Hadleigh	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Council Tax confirm existing dwelling demolished 13/07/2015. CPT/600/12/FUL expires 21/02/2016. CPT/182/12/FUL expired 09/05/2015. CPT/182/12/CDN full discharge of condition 3 granted 23/08/2012. CPT/345/12/FUL expires 01/08/2015. CPT/19/13/FUL expires 18/04/2016.	0 to 5 years
90	15/0715/CPA	82 High Street, Hadleigh	Other developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	15/0715/CPA - Prior Approval not required for change of use from B1 (a) to 5 flats - 27/10/2015.	0 to 5 years
91	14/0028/FUL	Land Rear Of Holbrook House, Church Road, Hadleigh	Other Developer	Full	In use - use low value	Residential Design Guidance	None	Achievable now	16/0089/IN received 01.02.2016. 14/0028/FUL allowed on appeal, expires 06/05/2018.	0 to 5 years
92	14/0320/CPA	358 London Road, Hadleigh	Other Developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	Council Tax advise 1 completed 15/06/2015 & 1 still under construction ·& not yet occupied.	0 to 5 years
93	16/0014/FUL	2A Castle Road, Hadleigh	Other developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	Change of use from ground floor workshop to 1 x 2 bed flat - expires 08/03/2021.	0 to 5 years
94	GB06	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	Single Landowner / Housebuilder	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Housebuilder continues to pursue release of site from GB for residential purposes. They advise site is available for development now, with no legal constraints. They have engaged in pre-application process. Previous application CPT/356/10/OUT for residential development up to 239 dwellings was not determined within 13 weeks. Appeal submitted. Members refused at DC committee 23/11/10.Appeal withdrawn 15/12/10.	0 to 5 years
95	PGB40	Brook Farm (east of Daws Heath Road), Hadleigh	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner/developer requesting site be considered for development. Indicative site layout & some technical studies undertaken.	0 to 5 years
96	2012/7	Solby Wood Farm, Daws Heath Road, Hadleigh	Single Landowner	Application made	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	15/0709/FUL - Demolition of existing buildings & structures, removal of caravans & creation of new residential redevelopment - 46 dwellings, associated external works inc. parking, servicing, landscaping, open space, utilities & drainage, inc.surface water attenuation facilities - decision due 09/03/2016	0 to 5 years
97	PGB45	Nashlea Farm, Poors Lane North, Hadleigh	Single Landowner	Full	In use - use high value / Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	15/0910/FUL - Demolition of existing buildings & construction of 6 x detached dwellings - approved 10/01/2016. 14/0737/FUL - Demolition of existing buildings & construction of 6 x detached dwellings & associated facilities - Refused 04.03.2015 (Inappropriate development in Green Belt, no very special circumstances, tight layout out of keeping with rural setting.)	0 to 5 years
98	FP03 SITE 3	60 Daws Heath Road,	Housebuilder	Full	In use - use high value /	Residential Design	None	Achievable now	15/0526/FUL - 1 bungalow in rear of No.60 - approved 07/10/2015. Multiple landowners to remainder of site, with no legal agreement or engagement	0 to 5 years

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
		Hadleigh			residential garden	Guidance			with planning process for redevelopment of the site. All properties in good condition. No.60 - 14/02040/FENSA & 14/02415/FENSA replacement windows & door - Completed.	
99	FP04 SITE 6	Land r/o 14-28 Moorcroft Avenue, Hadleigh	Single Landowner	No engagement to date	Vacant greenfield	Residential Design Guidance	None	Achievable now	Site is overgrown, but landowner clearing site to assess land & extent of badger runs & appropriate ecological surveys, with the intention of redeveloping the site for 1 residential dwelling by the end of the year. 3 caravans recently placed on site.	0 to 5 years
100	15/0698/PREAPP	450 Rayleigh Road, Benfleet	Single Landowner	Pre-application	In use - use high value	Residential Design Guidance	None	Achievable now	Policy compliant planning application would need to be submitted & approval (normally 8 weeks) & Building Regulations approval needed (normally 8 weeks).	0 to 5 years
101	CPT/556/09/FUL	81 Daws Heath Road, Hadleigh	Other Developer	Full	Vacant PDL	Residential Design Guidance	None	Achievable in the future	CPT/556/09/FUL -Expired. CPT/267/13/FUL expires 22/08/2016. CPT/267/13/CDN refusal of discharge of conditions 25/03/2014. Building Regulations B/414/13/IN Initial Notice received 19/09/2013. Dwelling has been demolished & hoardings placed to front of site.	0 to 5 years
102	2012/27	Land between 64 & 68 Kingsmere, Hadleigh	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance	Council owned land - EX98281	Achievable in the future	Council owned land, which the Council may wish to dispose of. No agreement in place. 1 garage block has been demolished & 2 blocks are still on site. Of those remaining most are in fair condition. No parking signs up in forecourt & on garages.	0 to 5 years
103	16/0039/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	Single Landowner	Full	In use - use low value	Residential Design Guidance	None	Achievable now	16/0038/APA - Prior Approval not required for Change of use from agricultural building to dwelling - 15/03/2016.	0 to 5 years
104	CPT/655/11/FUL	Land adj 49 Hall Crescent, Hadleigh	Single Landowner	Under construction	Residential garden	Residential Design Guidance	None	Achievable now	CPT/655/11/FUL expires 23/01/2015. Under construction with Building Regulations B/164/13/BRA. Last inspection 29/09/2015 - ground floor joists, 21/12/2016 - damp proof course.	0 to 5 years
105	16/0038/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	Single Landowner	Full	In use - use low value	Residential Design Guidance	None	Achievable now	16/0038/APA - Prior Approval not required for Change of use from agricultural building to dwelling - 15/03/2016.	0 to 5 years
106	GF01A	Land at Kiln Road, Thundersley (Long Term Housing Site A)	Housebuilder	Under construction	Vacant Greenfield	Residential Design Guidance / Lon term residential	None	Achievable now	CPT/697/11/FUL, S106 signed 08-01-2013. B/297/12/IN, commenced on site 18/07/12. Approved = 150 dwellings. 139 completed in total (as of 30/03/2016). 86 completed in 2014/2015 period (including 30 affordable), 16 completed since 31/07/2015. Therefore 11 remaining on site to be completed.	0 to 5 years
107	GF01B	Land at Kiln Road, Thundersley (Long Term Housing Site Site B)	Housebuilder	Under construction	Vacant Greenfield / In use - use high value	Residential Design Guidance / Long term residential	None	Achievable now	Planning application 14/0602/FUL approved. S106 signed 02/10/2015. Initial Notice 15/0402/IN received 15.07.2015. 15/0915/CDN - discharge of condition 29 (archaeology) - approved 24/12/2015. 15/0931/CDN - partial discharge 07/01/2016 - Condition 10 full discharge (translocation of reptiles), Condition 11 (reptile management & monitoring) insufficient information & reptiles already translocated, Condition 12 (reptile management & monitoring) no management or monitoring plan submitted. 15/0983/CDN - discharge of conditions 8 ·& 24 (construction method ·& traffic) - refused - details satisfactory but submitted after commencement - 15/03/2016. 14/0602/CDNA - discharge of conditions 11 ·& 12 (reptile translocation ·& monitoring) - details submitted after reptiles moved (11), live condition cannot be discharged (12) - 16/03/2016.	0 to 5 years
108	PGB09B	Land East of Cedar Hall School, Hart Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Single landowner actively promoting site for development & has engaged with developer. Advises site available now, with no legal constraints, they have undertaken relevant technical studies & could submit planning application.	0 to 5 years
109	PGB09C	Nursery North of The Chase,	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential	None	Achievable now	Single landowner actively promoting site for development & has engaged with developer. Advises site available now, with no legal constraints, they	0 to 5 years

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
		Thundersley				Design Guidance			have undertaken technical studies & could submit planning application.	
110	2013/5	Weir House, Arterial Road, Thundersley	Other Developer	Full	In use - use high value & Vacant PDL	Residential Design Guidance	None	Achievable now	CPT/218/13/OUT expires 24/07/2016	0 to 5 years
111	FJ01 SITE 12	20-22 Kingsley Lane, Thundersley	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	16/0049/FUL - approved 30/03/2016 for demolition of existing dwelling (No.22 - the western part of SHLAA site) & erection of 2 semi-detached dormer bungalows. Full SHLAA site. Site occupied by 2 residential dwellings in use, 1 is in fair condition, other is in good condition. New boundary fencing between properties. No indication that landowners have legal agreement in place or have engaged with planning process for redevelopment of the site.	0 to 5 years
112	14/0487/FUL	Fernleigh, Wensley Road, Benfleet	Single Landowner	Under construction	In use - use high value / Residential garden	Residential Design Guidance	S106 - works to improve surface of road.	Achievable now	Council Tax advised that dwelling demolished 18/05/2015. Building Regulations 15/0279/BN - Plot 1 - 12.11.2015 - ground floor joists, Plot 2 - Completed 18/02/2016. 15/0292/CDN - Partial approval 08.06.2015 - discharge of conditions 4 (boundary treatment) full discharge ·& 8 (materials) ok, but submitted after commencement.	0 to 5 years
113	14/0022/FUL	Land Adjacent to Wealone, Wensley Road, Benfleet	Single Landowner	Under construction	Residential garden	Residential Design Guidance	S106 agreement requiring making up of road.	Achievable now	14/0489/BR - commenced 07/11/2014 Last inspection 22/03/2016 - nearing completion, but few outstanding matters. 15/0138/VAR - approved 17/04/2015 (3 materials ·& 8 forecourt, details now required prior to commencement of above ground level build. 15/0349/CDN - approval 24/06/2015 of conditions 3 ·& 8 (materials ·& forecourt layout).	0 to 5 years
114	GB07	Land West of Glebelands, Thundersley	Other Developer	Refused	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	14/0304/OUT - planning application submitted for up to 140 dwellings - Refused 23/09/2014 - GB & prematurity. Appeal withdrawn 21/08/2015. CPT/7/12/OUT - Refused 03/04/2012 - GB, wildlife & lack of affordable housing. Appeal dismissed 27/06/2013 - GB. High Court Challenge dismissed 17/01/2014. Appeal to Court of Appeal - case dismissed 03/03/2015.	0 to 5 years
115	2012/30	Land adj to Lawns Court, Thundersley	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance	Council owned land - EX758188	Achievable now	Council owned land (garages), which the Council wish to dispose of. Discussions underway regarding provision of 2 bungalows on site.	0 to 5 years
116	PGB14	Brickfields, Great Burches Road, Thundersley	Housebuilder	Full	Soon to be vacant PDL & Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	15/0541/IN - received 30.09.2015. CPT/358/12/FUL expires 16/12/2016. Whole site has area of 5.41ha, but only 1.16ha is going to be developed. 15/0404/CDN - discharge of conditions - partial approval 10/07/2015 - 10 (Construction method statement), Condition 13 (Mitigation and monitoring strategy), Condition 14 (Archaeological work programme), Conditions 17 and 18 (Contamination remediation scheme). 15/0565/NMA - Approved 03/08/2015 - changes to fenestration, garage locations ·& roofscape. 15/0658/CDN - Approved 18/09/2015 - Conditions 10, 13, 14 & 36. 15/0749/CDN - Conditions 3, 5,22,27,34 ·& 35 - partial approval 07/12/2015 (details acceptable but development already commenced.) 15/0980/VAR - variations of conditions 3, 5, 27, 34 ·& 35 of CPT/358/12/FUL.	0 to 5 years
117	PGB24	Whitegate, Goldfinch Lane, Thundersley	Other Developer	Refused	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	CPT/625/11/OUT - Refused GB grounds - Appeal dismissed 11/07/2012. CPT/179/13/FUL - Refused GB grounds - Appeal dismissed 20/03/2014. 14/0660/FUL - replacement of existing dwelling on part of site - approved 07.04.2015. Council Tax visit 13/05/2015 confirmed dwelling demolished. 15/0344/BR - commenced 21/07/2015, last inspection 31/03/2016 - roof trusses.	0 to 5 years
118	PGB28	R/o 122 Stanley Road, Thundersley	Single Landowner	Refused	Vacant greenfield	Residential Design Guidance	None	Achievable now	CPT/451/12/FUL - 3 detached3 bed bungalows with garages - Refused 24/09/2012 - Principle & detail. Appeal dismissed 02/07/2013. Landowner continues to pursue release of land for residential purposes & advises it is available to develop now.	0 to 5 years

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
119	FN05 SITE 10	230 Church Road, Thundersley	Other Developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	15/0596/IN - received 20.10.2015. Site visit 30/03/2016 shell up, including roof. Council Tax confirmed demolished 26/06/2015. 15/0831/CDN - partial approval 16/12/2015, Condition 4 (materials) & 6 (surface water drainage) details acceptable but development already commenced, Condition 11 (refuse storage) full discharge.	0 to 5 years
120	FN09 SITE 20	58 Rhoda Road North, Thundersley	Single Landowner	Under construction	Residential garden	Residential Design Guidance	None	Achievable now	15/0507/BN - commenced 26/02/2016. Last inspection 18/03/2016 - foundation reinforcement.	0 to 5 years
121	14/0151/FUL	7 The Sorrells, Benfleet	Single Landowner	Full	Residential garden	Residential Design Guidance	None	Achievable now	Expires 07/07/2019.	0 to 5 years
122	2010/2/MR	Beaver Doors, 211-213 London Road, Thundersley	Single landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	15/0545/FUL - approved 27/11/2015 - 10 flats, expires 27/11/2020. Previous business on site has vacated and building considered beyond economic repair. Site visit 31/03/2016 buildings still standing but vacant and boarded up.	0 to 5 years
123	CPT/197/13/FUL	Rear of 179-181 Church Road, Thundersley	Single Landowner	Full	Residential Garden	Residential Design Guidance	None	Achievable now	CPT/197/13/FUL expires 31/07/2016. CPT/197/13/CDN - discharge of condition application refused 03/07/2014 - inadequate details submitted to discharge hardsurfacing. 15/0169/CDN - Discharge of conditions refused 06/05/2015 - condition 4 (hardsurfacing) - inadequate details B/445/13/BRA - Refused 14/02/2014	0 to 5 years
124	PGB30 (A)	Land south east of Sadlers Farm, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Single landowner actively promoting site for development, but is not engaged with housebuilder.	5 to 10 years
125	2014/6	Ellis House, Felstead Road, Benfleet	Single Landowner	SHLAA / NLP Representation	In use - use high value, Residential Garden	Green Belt / Residential Design Guidance	None	Achievable now	Landowner is requesting site be considered for development, but no other engagement in the planning process, with no indication of any pre-application works, including ecological & tree survey work being undertaken. Site could be included within site PGB05.	5 to 10 years
126	2012/3	Benfleet Police Station, 90-92 High Road, Benfleet	Not promoted	No engagement to date	Vacant PDL	Residential Design Guidance	None	Achievable now	Police station is not operational. No engagement in planning process to redevelop site.	5 to 10 years
127	PGB32	Wheelers Takeaway, 458 London Road, Benfleet	Single Landowner	SHLAA / NLP Representation	In use - Use high value	Green Belt / Residential Design Guidance	None	Achievable now	Landowner previously submitted site in the SHLAA, advising of intention to develop within 5 years, however has not engaged any further in the planning process & there is no indication of developer interest or any technical studies being undertaken. There is still a business on site in operation, which has undertaken renovations to external appearance of building.	5 to 10 years
128	PGB30(B)	Land North of Jotmans Lane, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Site in same ownership as landowner of land to the south (PGB30(c)). Landowner has option in place with developer & land will be available for development. Developer ready to undertake technical studies.	5 to 10 years
129	CPT/205/11/FUL	36 Brook Road, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable in the Future	CPT/205/11/FUL expires 21/09/2014. Building Regulations B/503/11/BRA conditionally approved 27/03/2013 - Inspection for commencement 18.03.2015, site notes say not commenced. CPT/43/12/FUL - 4 flats from 2 flats - refused - SPG3 & EC2. Appeal dismissed 27/12/2012. 16/0062/FUL - Land to rear of 36 Brook Road - Demolish existing garages & construct 1 detached bungalow - decision due 08/08/2016	5 to 10 years
130	CPT/3/11/FUL	Rear of 3 Hope Road, Benfleet	Single Landowner	Application Expired	In use - use high value	Residential Design Guidance	None	Achievable now	CPT/3/11/FUL - New Detached Dwelling With Attached Garage - Approved 07/03/2011 - Expired 07/03/2014. Site fenced/gated off, with hardstanding with some vehicles behind.	5 to 10 years
131	2014/4	Land East of Downer Road North, Benfleet	Multiple landowners - no legal agreement	No engagement to date	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	One of the landowners is requesting site be considered for development. However no indication of when this could be available, whether the other landowner has an interest in developing the site, any timescales, any pre-application works, including survey works or implications of constraints	5 to 10 years

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
									(woodland) & how they could be overcome.	
132	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	Canvey Town Centre Masterplan	No engagement to date	In use -use high value	Town Centre/Shopping / Residential Design Guidance / Flood Risk	None	Achievability doubtful	15/0201/FUL - refused 27/07/2015 for 1 house on western part of site off of Linde Road (inadequate site specific flood risk assessment, inadequate badger survey & inadequate tree protection for protected trees). Site identified in Canvey Town Centre Master Plan. Council in negotiations with multiple landowners for redevelopment. Site still in use, as well as some open land. Some buildings in good condition, others in poor condition. Area of overgrown land to rear of site. Truck parked within vegetation.	5 to 10 years
133	2007/164	Outpatients centre, Long Road, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance / Flood Risk / Local Government Building.	Council owned land - EX2055 & EX54814	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place.	5 to 10 years
134	CTC/009	South of Haron Close, Canvey Island	Other Developer	Application Expired	Vacant Greenfield	Residential Design Guidance / Flood Risk. Policy S6 in Adopted Local Plan not saved. Principle of residential development on site established in 2005 with CPT/84/04/FUL.	CPT/84/04/FUL had S106 which required all dwellings to be affordable.	Achievable now	CPT/84/04/FUL - Change of use from car park to residential (all affordable) S106 signed 01/06/2005. CPT/750/07/FUL - Affordable Housing Including Special Needs Comprising Of 30 Flats & 1 Ancillary Unit For Temporary Overnight Accommodation. - refused 15/02/2008 - design, layout, residential amenity (occupiers & neighbours), parking, highway safety, impact on trees & flood risk). No further engagement with planning process, however landowner keen to dispose of land to assist regeneration of Canvey town centre. Site is included in Canvey Town Centre Masterplan, indicated for redevelopment for residential development.	5 to 10 years
135	FC01 SITE 26	Land opposite 77-83 Maple Way, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX749785 (3)	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. CPT/215/07/FUL - 1 X four bed detached house & 1 X four bed detached bungalow with car parking spaces - Withdrawn 03/07/2007. Site comprises area of regularly mowed grass with number of young trees & 2 more established trees	5 to 10 years
136	FC04 SITE 17	Land adj 15 Little Gypps Road, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX749786 (2)	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. CPT/214/07/FUL - 2 X four bed houses with car parking space - Withdrawn 03/07/2007. Site comprises grassed area which is regularly mowed.	5 to 10 years
137	FC01 SITE 4	Land adj 16 Pine Close, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX784759	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Site comprises grassed area which is regularly mowed.	5 to 10 years
138	2012/25	Land adjacent 2 Cedar Road, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX750153	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Previous garage blocks demolished over 5 years ago. Grass recently mowed.	5 to 10 years
139	FG04 SITE 13	Adjacent to 10 Green Avenue, Canvey Island	Not promoted	No engagement to date	Vacant PDL	Residential Design Guidance / Flood Risk.	None	Achievable now	Site is vacant & overgrown with long grass. Unclear on landownership. No promotion of site for redevelopment & no engagement with planning process.	5 to 10 years
140	FC04 SITE 11	Land adj 13 Linden Way, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX749786 (2)	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Site comprises area of grass which is regularly mowed.	5 to 10 years
141	FC01 SITE 23	Land adj 38 Maple Way, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood	Council owned land - EX749182 (2)	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. CPT/216/07/FUL- 1 X 3 bed house & parking - Withdrawn 03/07/2007. Regularly mowed piece of grass with 3 trees on it.	5 to 10 years

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
						Risk				
142	FC04 SITE 8	Land adj 32 Linden Way, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX749786 (2)	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Site comprises grassed area which is regularly mowed.	5 to 10 years
143	FC05 SITE 1	Land between 18 & 20 Little Gypps Road, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX749785 (3)	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. CPT/212/07/FUL - 2 X two bed bungalows with car parking spaces - Withdrawn 03/07/2007. Site comprises grassed area which is regularly mowed.	5 to 10 years
144	FC07 SITE 6	70 Paarl Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & fair condition. Hedges very well maintained. 15/1037/FUL - Demolition of existing property & construction of 2 x link detached chalets - decision due 03/03/2016	5 to 10 years
145	FC01 SITE 19	Land adj 21 Cherry Close, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX749169	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Grassed area with 1 tree within in. Parts of low level boundary fencing been removed, and only concrete posts remain.	5 to 10 years
146	2012/31	Land between 14 & 16 Tilburg Road, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land - EX68635	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Garage block still on site, no vehicle parking on site, but boat parked up against back fence.	5 to 10 years
147	ELR02 SITE 1	Prout Industrial Estate, Point Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk / Policy H3 - New development sites for residential use	None	Achievable now	Multiple small businesses on site, still in operation, no engagement in planning process or promotion of site. Need to consider relocation of all of the businesses before development could come forward on the site.	5 to 10 years
148	2007/152	Admiral Jellico Public House, High Street, Canvey Island	Not promoted	No engagement to date	In use - use low value	Residential Design Guidance / Flood Risk	None	Achievable now	Public House has recently changed hands but is still operating. Unclear of long term viability of public house on this site.	5 to 10 years
149	FD08 SITE 4	Land between Shell Beach Road, Margareten Avenue & Eastern Esplanade, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX757470	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Site comprises regularly mowed grass.	5 to 10 years
150	FD08 SITE 3	173 Eastern Esplanade, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX757437	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Site comprises regularly mowed grass.	5 to 10 years
151	FD02 SITE 10	Land at junction of Gifhorn & Holbeck, Canvey Island	Not promoted	No engagement to date	Vacant greenfield	Residential Design Guidance / Flood Risk	None	achievable now	Site is undeveloped, overgrown & not in use. Unclear of landowner & site has not been promoted. There is no indication of developer/housebuilder interest.	5 to 10 years
152	2012/26	Land between 20 & 26 Marine Avenue, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land - EX743250 & P99805	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Currently hardsurfaced area used for car parking. Some parking evident on site.	5 to 10 years
153	FE09 SITE 13	9 Goirle	Not	No	In use - use	Residential	None	Achievable	CPT/275/10/FUL - Construction of detached garage & associated driveway	5 to 10 years

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
		Avenue, Canvey Island	promoted	engagement to date	high value / Residential garden	Design Guidance / Flood Risk		now	- Approved 19/07/2010 & has been constructed. Site completely overgrown. Front door of property appears boarded up. No further engagement with planning process to redevelop site.	
154	2014/7	Timber Yard, R/O 149-153 High Street, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable in the future	Site previously part of larger SHLAA site (2007/145), 2 thirds now redeveloped/has consent. This is remaining part of site & still in use as timber yard. No indication that landowner has intentions to redevelop & no engagement with planning process to redevelop site.	5 to 10 years
155	CTC/014	43 High Street, Canvey Island	Not promoted	No engagement to date	In use - use high value	Town Centre/Shopping / Residential Design Guidance / Flood Risk	None	Achievability doubtful	Existing shop which is still in operation, would need to be relocated while development builds above or builds new. No engagement in planning process to redevelop site.	5 to 10 years
156	GB05(A2)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 2	Single Landowner	Approval awaiting S106	In use -use high value	Residential Design Guidance / Flood Risk	None	Achievable in the Future	CPT/707/11/OUT granted subject to S106. S106 presently being negotiated & drafted. Outline consent is for up to 600 homes. Phase 1 (GB05 (A1)) provides for 113 homes. Phase 2 (GB05 (A2)) provides for the remainder.14/0620/FUL - Full application for 89 houses & 24 flats on Phase 1 site - Decision due 30/09/2015. Discussions underway with EA regarding flood risk matters.	5 to 10 years
157	CTC/005	West of Venebles Close, Canvey Island	Canvey Town Centre Masterplan	No engagement to date	In use - use high value	Town Centre/Shopping / Residential Design Guidance / Flood Risk	None	Achievability doubtful	Site is mainly occupied by a builders yard & retail unit, with a takeaway & bank on either side. 16/0212/OUT - Demolish all buildings & construct two blocks of 24 flats with 2 retail shops at ground floor - decision due 28/07/2016 (application site is most of SHLAA site - excluding bank & part of builders yard).	5 to 10 years
158	CTC/011	Haystack car park, Long Road, Canvey Island	Canvey Town Centre Masterplan	No engagement to date	In use - use low value	Town Centre/Shopping / Residential Design Guidance / Flood Risk	None	Achievability doubtful	Site is currently in use as car park for public house on the opposite side of road and as a taxi waiting area. High car usage evident. Site is included in Canvey Town Centre Masterplan, indicated for redevelopment for residential development.	5 to 10 years
159	CTC/012	Job Centre, 140 Furtherwick Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievability doubtful	Site is occupied by commercial use, which is still in operation as job centre, which would need to be relocated. Landowner not engaged in planning process to redevelop site.	5 to 10 years
160	2007/115	258 Furtherwick Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievability doubtful	Site currently in use by car sales, repair & MOT business, still in operation. This would need to be relocated. Landowner not engaged with planning process to redevelop site.	5 to 10 years
161	CTC/017	116-132 High Street, Canvey Island	Not promoted	No engagement to date	In use - use low value	Town Centre/Shopping / Residential Design Guidance / Flood Risk	None	Achievability doubtful	Site occupied by 5 shops, only 1 of which is still in use. Very run down parade, with the buildings appearing to be falling down & very poor state of repair when viewed from the rear. Land beyond the built form is overgrown. Multiple landowners with no legal agreements or engagement with developer of planning process to redevelop the site.	5 to 10 years
162	CTC/016	108-112 High Street & 2 Florence Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievability doubtful	No.112 High Street - CPT/332/12/FUL - Retrospective change of use from car sales to garden centre (A1) - Approved - 06/08/2012. Car sales still on site & other 2 retail units still in use. No further engagement with planning process to redevelop site.	5 to 10 years
163	FF01 SITE 21	45 Welbeck Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood	None	Achievable now	Site occupied by old property in use, but poor state of repair. Landowner not engaged within planning process to redevelop site.	5 to 10 years

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
						Risk				
164	FE13 SITE 7	2 Delgada Road, Canvey Island	Not promoted	No engagement to date	Vacant PDL	Residential Design Guidance / Flood Risk	None	Achievable now	There is an old timber rough cast property on site, which is in a state of disrepair, boarded up & is no longer occupied as uninhabitable. Site has not been promoted & there is no indication of developer/housebuilder interest.	5 to 10 years
165	PGB	Land between Canvey Road, Roscommon Way & Northwick Road (Triangle Site), Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance/Flood Risk	S106 for CPT/56/96/OUT has clause which prevents this site (known as the Triangle site) being used for purposes inconsistent with the GB.	Achievable now	Single landowner actively promoting site for development, but is not engaged with housebuilder. Landowner advises site available now, with no legal constraints, they have undertaken relevant technical studies & could submit planning application.	5 to 10 years
166	GB03	West Canvey Road (Frontage), Canvey Island	Multiple landowners - no legal agreement	SHLAA / NLP Representation	In use - high use value	Residential Design Guidance / Flood Risk	None	Achievable now	Site currently occupied by 2 residential dwellings & a garden centre which is still in operation. Businesses would need to be relocated. 1 Landowner pursing a residential care home on site, another landowner pursuing residential development on site, but no technical studies undertaken or legal agreement in place.	5 to 10 years
167	2012/32	Land adj 31 St Christopher's Close, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX745717 & EX746546 (3)	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Site comprises grassed area which is regularly mowed.	5 to 10 years
168	CPT/596/12/FUL	27 Craven Avenue, Canvey Island	Other Developer	Application Expired	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable in the future	CPT/596/12/FUL - expired 25/02/2016. CPT/596/12/CDN - Full discharge of conditions granted 03/07/2013. Building Regulations B/175/13/BR conditionally approved 19/06/2013.	5 to 10 years
169	FG02 SITE 5	Land adj 7 Holland Avenue, Canvey Island	Not promoted	No engagement to date	Vacant greenfield	Residential Design Guidance / Flood Risk	None	Achievable now	Site is undeveloped, overgrown & not in use. Some gravel/hardcore piled on front of site & 1 van & 1 car parked amongst vegetation on frontage. Unclear of landowner & site has not been promoted. There is no indication of developer/housebuilder interest. 15/0994/OUT - 27 houses - decision due 26/05/2016 (mainly land to rear, but part of application site includes this SHLAA site)	5 to 10 years
170	GF02A	Hadleigh Junior School, Church Road, Hadleigh	Pre-application submission	Pre-application	In use - use high value	Residential Design Guidance	None	Achievable in the future	ECC working with Housebuilders to deliver scheme of 3 phases - 1. Provide residential development on vacant piece of land to north of infants school (GF02B), 2. Relocation & build of junior school, 3. Redevelop existing junior school site with residential development (GF02A). Policy compliant planning application would need to be submitted & approval (normally 13 weeks) & Building Regulations approval needed (normally 8 weeks).	5 to 10 years
171	2013/9	244-258 London Road (Garston Block), Hadleigh	Pre-application submission	Pre-application	In use - use high value	Town Centre / shopping / Residential Design Guidance	Leaseholds	Achievable in the future	Site identified in Hadleigh Town Centre Masterplan for redevelopment. Policy compliant planning application would need to be submitted & approval (normally 8 weeks) & Building Regulations approval needed (normally 8 weeks).	5 to 10 years
172	2012/2	21 Lynton Road, Hadleigh	Single Landowner	Application Expired	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable now	CPT/308/11/OUT allowed at appeal. No reserved matters received within 3 years (18/01/2015), therefore expired. 15/0950/FUL - demolish existing dwelling & construct 4 detached chalets - refused 24/02/2016. 16/0164/FUL - Demolition of existing dwelling & construct 4 detached chalet bungalows - decision due 29/04/2016	5 to 10 years
173	2010/4/MR	Garden Centre, 555 London Road, Hadleigh	Not promoted	No engagement to date	Vacant PDL	Residential Design Guidance	None	Achievable in the future	Vacant site, previously occupied by garden centre. Now overgrown with piles of concrete & hardcore scattered around. Chainlink fencing encloses the site. No engagement with planning process to redevelop site or any indication of landowners intentions for site.	5 to 10 years
174	2012/4	Hadleigh	Single	No	Vacant PDL	Residential	None	Achievable	Site is vacant police station, which could be redeveloped now (rebuild or	5 to 10 years

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
		Police Station, Hadleigh	Landowner	engagement to date		Design Guidance		now	conversion). Cars using frontage for parking. No indication of any pre-application work being undertaken & no engagement in planning process for redevelopment of site.	
175	2013/6	20 The Avenue, Hadleigh	Single Landowner	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site is in same ownership as land to the east & west, which is being promoted for development, as part of a 3 phase scheme to relocate & rebuild a junior school & provide some residential development. Site still in use.	5 to 10 years
176	PE/00039/2013	296 London Road, Hadleigh	Pre-application submission	Pre-application	In use - use high value	Residential Design Guidance	None	Achievable in the future	Policy compliant planning application would need to be submitted & approval (normally 8 weeks) & Building Regulations approval needed (normally 8 weeks). Site still has business in operation, with recent new signage.	5 to 10 years
177	CPT/430/12/FUL	391-391a London Road, Hadleigh	Single Landowner	Full	In use - use high value	Residential Design Guidance / Town Centre / Shopping	None	Achievable in the Future	CPT/430/12/FUL expired 04/09/2015. Site visit 03/02/2015 - windows & doors all boarded up, no evidence of work being done.	5 to 10 years
178	2013/10	Land south of Daws Heath Road, Hadleigh	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner previously submitted site in the SHLAA, but has not engaged any further in the planning process & there is no indication of developer interest or any technical studies being undertaken, particularly in regard to constraints on site.	5 to 10 years
179	PGB10	Oak Tree Farm (North field) and Southfield Close Extension, Hadleigh	Housebuilder	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance/Flood Risk	None	Achievable now	Housebuilder states that site has ability to be delivered within 0-5 years. No evidence of technical studies or ability of a scheme to incorporate constraints.	5 to 10 years
180	2012/1	20 Haresland Close, Hadleigh	Single Landowner	SHLAA / NLP Representation	In use - use high value & residential garden	Green Belt / Residential Design Guidance	None	Achievable now	Site comprises residential dwelling & garden, which are in use & in good condition. Landowner is requesting site be considered for development, in conjunction with site to south (SHLAA site PGB40) & to include a nursing home. Landowner advises site is available now, but no other engagement in the planning process, with no indication of any pre-application works, including ecological, tree & archaeological survey work being undertaken, or agreement with developer/house builder of site to south.	5 to 10 years
181	PGB21	Land east of 174 Bramble Road, Hadleigh	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	CPT/44/05/FUL - Refused 01/04/2005, Appeal dismissed 18/01/2006 for 1 dwelling. Landowner wishes to develop, however no developer in place for larger development & no progress with planning application or surveys.	5 to 10 years
182	PGB22(B)	164-240 Daws Heath Road, Hadleigh	Multiple landowners	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner previously submitted site in the SHLAA & indicated that development on site could be achieved within 5 years, but has not engaged any further in the planning process & there is no indication of developer interest or any technical studies being undertaken, particularly in regard to constraints on site.	5 to 10 years
183	14/0422/PREAPP	116 Rayleigh Road, Hadleigh	Pre-application submission	Pre-application	In use - use high value	Residential Design Guidance	None	Achievable now	Policy compliant planning application would need to be submitted & approval (normally 8 weeks) & Building Regulations approval needed (normally 8 weeks).	5 to 10 years
184	CPT/389/11/FUL	Land r/o 491-493 Rayleigh Road, Thundersley	Other Developer	Application Expired	Residential garden	Residential Design Guidance	None	Achievable in the future	CPT/389/11/FUL allowed on appeal, expired 10/07/2015.	5 to 10 years
185	2014/2	Land East of Manor Trading Estate, Thundersley	Other Developer	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Promoter has control of site via an option agreement which comprises the site (3.16ha) being promoted for residential-led mixed use development, including an area of land to the west (0.83ha) for employment purposes. Subject to a planning approval, it is their intention that development could commence immediately. The area available for residential development is reduced through the necessity to provide substantial landscape buffers,	5 to 10 years

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
									particularly adjacent to the proposed employment development.	
186	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	Multiple landowners - in the process of seeking an agreement.	SHLAA / NLP Representation	In use - use high value	Employment / Residential Design Guidance	None	Achievable in the future	Site is occupied by numerous businesses still in operation & in multiple ownership. These would need to be relocated. No legal agreements in place. Some recent applications in last few years for changes of use, extensions & alterations to various plots within site.	5 to 10 years
187	PGB46	North of Grasmere, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner is requesting site be considered for development & that land is available now for development, but no other engagement in the planning process or any indication of any pre-application works, including ecological & tree survey works & implications of constraints (woodland/TPO) & how they could be overcome.	5 to 10 years
188	PGB20	Land west of Keswick Road, Thundersley	Multiple landowners - no legal agreement	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Multiple landowners promoting site for development & advising that land is available now for development, but no legal agreement in place or scheme agreed & no engagement in the planning process or any indication of any pre-application works, including ecological & tree survey works.	5 to 10 years
189	PGB47	Junction of Grasmere Road & Thirlmere Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Not Achievable	Landowner is requesting site be considered for development, but there is no other engagement in the planning process Site is currently considered unsuitable for development given the dense tree coverage across the whole site. Landowner would need to undertake extensive tree & ecological surveys to establish is there is scope to develop the site, & if so what the developable area would be.	5 to 10 years
190	FN06 SITE 16	Canvey Supply, 223 London Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site has viable businesses still in operation. Would need to be relocated. No engagement with planning process for redevelopment of site.	5 to 10 years
191	14/0303/PREAPP	Bowercombe, Great Burches Road, Thundersley	Pre-application submission	Pre-application	Vacant PDL / Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Policy compliant planning application would need to be submitted & approval (normally 8 weeks) & Building Regulations approval needed (normally 8 weeks).	5 to 10 years
192	PGB31	Extension to Silverdale, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner is requesting site be considered for development & that land is available now for development, but no indication of any pre-application works, including ecological & tree survey works & implications of constraints (woodland/TPO) & how they could be overcome.	5 to 10 years
193	2014/5	Land to the West of Borrowdale Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner is requesting site be considered for development, but no other engagement in the planning process, with no indication of any pre-application works, including ecological, tree & archaeological survey work being undertaken.	5 to 10 years
194	PGB48	West of Bassenthwaite Road, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner is requesting site be considered for development, but no other engagement in the planning process, with no indication of any pre-application works, including ecological, tree & archaeological survey work being undertaken, or of developer/house builder interest.	5 to 10 years
195	FN02 SITE 2	Marimba, Goldfinch Lane, Thundersley	Single Landowner	Application Withdrawn	In use - use high value	Residential Design Guidance	None	Achievable now	CPT/40/07/FUL - Demolish existing house & construct 2 x five bed detached houses with integral garages - Withdrawn by applicant. Dwelling occupied & in good condition. No further engagement in planning process to redevelop site.	5 to 10 years
196	2012/14	34 Linden Road, Thundersley	Single Landowner	Application Expired	In use - use high value	Residential Design Guidance	None	Achievable now	CPT/512/07/FUL - 2 x 4 bed semi detached houses - Expired 3-10-10. No further engagement with planning process for redevelopment of site.	5 to 10 years
197	FN10 SITE 14	Land adj 2 Thundersley Grove, Thundersley	Other Developer	Refused - Details only	Vacant greenfield	Residential Design Guidance	None	Achievable now	CPT/556/10/FUL - 2 storey 3 bed detached dwelling - Refused 02/11/2010. No further engagement in planning process to redevelop site.	5 to 10 years
198	CPT/148/07/FUL	131 London Road,	Single Landowner	Application Expired	In use - use high value	Town Centre / shopping /	None	Achievable in the future	CPT/148/07/FUL - 2 X 1 bed flats - Expired 09/05/2012. No further engagement with planning process.	5 to 10 years

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
		Thundersley				Residential Design Guidance				
199	FA08 SITE 4	6 Merton Road, Benfleet	Not promoted	No engagement to date	In use - use high value / Residential garden / Vacant greenfield	Residential Design Guidance	None	Achievable now	Site is occupied by a residential dwelling in good condition, by a scrap metal business still in operation & an open grassed area which is well maintained. New ranch style fencing is evident on the boundary between the business & grassed area, & appears to be new roofing over part of the open storage of materials. Business would require relocation. Landowner has not engaged in planning process for redevelopment of site, apart from consent CPT/433/04/FUL for a replacement dwelling which expired 29/07/2009.	10 to 15 years
200	FA10 SITE 13	110 Kents Hill Road, Benfleet	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable now	Site comprises residential dwelling & extensive garden area, which has recently been cleared of most vegetation. Some new boundary fencing. Landownership is unclear on rear part of site, may be in multiple ownership. Evidence of cars parking on/adjacent rear part of site accessed from Kimberley Road. No engagement in planning process for development for site.	10 to 15 years
201	FA11 SITE 2	83 Thundersley Park Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by older dwelling which is still in use. Landowner not engaged with planning process to redevelop site.	10 to 15 years
202	2007/54	14 London Road, Benfleet	Single Landowner	Refused	In use - use high value	Residential Design Guidance	Access rights across adjacent site.	Achievable in the future	CPT/429/05/OUT - 2 dwellings - Refused & Appeal dismissed 05/04/2006. No further engagement with planning process or indication that highway issues have been explored. 14/04684/FENSA replacement windows 14/10/2014.	10 to 15 years
203	FA09 SITE 20	39 Felstead Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by dwelling in fair condition. No engagement in planning process for redevelopment of site.	10 to 15 years
204	2010/7	11 Highfield Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Residential dwelling on site, which is old, but is still occupied. Landowner not engaged with planning process to redevelop site.	10 to 15 years
205	FB02 SITE 14	Valee Casa, 62 Hill Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site is occupied by older dwelling which appears still in use in fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
206	2007/22	South Benfleet Social Club, 8 Vicarage Hill, Benfleet	Not promoted	No engagement to date	In use - low use value	Residential Design Guidance	None	Achievable now	Social club still in operation on site & planning application 14/0163/FUL - Approved 03/07/2014 for timber decking & railings to front seating area. No engagement in planning process for redevelopment of site.	10 to 15 years
207	FB01 SITE 10	162 Thundersley Park Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site is occupied by older dwelling which appears still in use in fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
208	FB01 SITE 3	188 Thundersley Park Road, Benfleet	Single Landowner	Refused - Details only	In use - use high value	Residential Design Guidance	None	Achievable now	CPT/85/09/OUT - Demolish Existing Dwelling And Replace With A Terrace Of 4 Three Storey Dwellings And Garages - Refused 08/04/2009 - Design, building line, plot widths, amenity space, levels, parking, overdevelopment. CPT/19/11/FUL - 1st floor rear extension - Expired 10/03/2014. New light fittings and paint to front boundary walls.	10 to 15 years
209	2012/12	Land to the south east corner of School Lane Car Park, Benfleet	Single Landowner	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance. Listed Buildings & Conservation Area.	Council owned land - EX752176	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place.	10 to 15 years
210	FB11 SITE 11	70 St Marys Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
211	2007/21	3 Vicarage Hill, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site occupied by residential dwelling in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
212	FB09 SITE 31	Land adj 41 Greenwood Avenue, Benfleet	Not promoted	No engagement to date	Vacant Greenfield	Residential Design Guidance	None	Achievable now	Site is vacant & overgrown, with some mature trees. Unclear on landownership. No promotion of site for redevelopment & no engagement with planning process.	10 to 15 years
213	FB07 SITE 34	19 Hillside Road, Benfleet	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable now	Old property still in occupation, with large well kept garden to its side. No engagement with the planning process to redevelop site.	10 to 15 years
214	2007/15	Benfleet Tavern Public House (formerly Appleton Arms), High Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Town Centre / shopping / Residential Design Guidance	None	Achievable in the future	Public House still in operation & viable business. No engagement in planning process for redevelopment of site.	10 to 15 years
215	FM04 SITE 7	116 Cumberland Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
216	2007/23	Willow Funeral Services, 61 High Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Town Centre / Shopping	None	Achievable in the future	Site has viable businesses still in operation. Would need to be relocated. No engagement with planning process for redevelopment of site.	10 to 15 years
217	FM10 SITE 4	72 Brook Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
218	2007/10	Benfleet Clinic, 513 High Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Clinic still in operation & would need to be relocated. New tarmaced surface & kerb stones to parking areas. No engagement in planning process for redevelopment of site.	10 to 15 years
219	2012/28	Land between 12 & 14 Merrivale, Benfleet	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance	Council owned land - EX773834 (7)	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Garage blocks still on site, in fairly good condition & some appear to be in use.	10 to 15 years
220	2012/29	Land between 37 & 45 Merrivale, Benfleet	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance	Council owned land - EX773834 (7)	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Garage blocks still on site. Some are in fairly good condition, other are in poor state of repair. Some usage is evident, Cars parked around them.	10 to 15 years
221	2012/20	Land r/o 56-80 North Avenue, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX750155 & EX749511 (1)	Achievability doubtful	Council owned land, which the Council may wish to dispose of. No agreement in place. Will need to demolish at least one existing dwelling (not in Council ownership) to gain appropriate access to site. No.60 rear extension - 14/0373/BN - site visit for completion 02/02/2016 - building work complete but outstanding certificate required before final sign off. Site comprises area of grass which is regularly mowed.	10 to 15 years
222	FC03 SITE 21	62 Thisselt Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling in use & fair condition. Garden overgrown. Landowner not engaged with planning process to redevelop site.	10 to 15 years
223	FC03 SITE 8	174 Waarden Road, Canvey Island	Single Landowner	No engagement to date	In use - use high value / Residential	Residential Design Guidance / Flood	None	Achievable now	Site occupied by residential dwelling in use & fair condition. Application for 3 bungalows on site been renewed since 1990. CPT/845/90/REN/C refused on flood risk grounds in 2005. No further engagement in planning	10 to 15 years

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
					garden	Risk			process.	
224	FC10 SITE 26	65 Lionel Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
225	FC10 SITE 14	52 Vaagen Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
226	FC06 SITE 5	46 Delfzul Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & fair condition. Newish looking caravan in front garden. Landowner not engaged with planning process to redevelop site.	10 to 15 years
227	FC09 SITE 14	33 Roosevel Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
228	FC10 SITE 18	28 Thelma Avenue, Canvey Island	Single Landowner	Application Expired	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & fair condition. CPT/801/02/OUT / CPT/801/02/RES - Demolish existing & construct 2 semi-detached 1 Bed bungalows with attached garages - Expired. B/198/03/BR - Approved but not commenced. Landowner not engaged any further with planning process.	10 to 15 years
229	FD06 SITE 11	10 Woodville Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site is overgrown, but occupied by residential dwelling, which appears to still be in use. Landowner not engaged with planning process to redevelop site.	10 to 15 years
230	FD03 SITE 2	55 Hannett Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & fair condition, with 2 large side gardens which are in use & well kept. 16/0054/FUL - 2 x 2 bed bungalows - decision due 21/04/2016. 16/0132/FUL - raise roof, 1st floor front extension, front & rear dormers & front canopy - decision due 22/04/2016.	10 to 15 years
231	FD12 SITE 15	34 Beck Road, Canvey Island	Single Landowner	Refused - Details only	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	CPT/353/05/OUT - 3 dwellings - Refused 22/09/2005 (Flood risk, space standards). CPT/849/06/FUL - 3 storey detached four bed dwelling with integral garage - Refused 16/02/2007 (Flood risk, space standards). No further engagement with planning process to redevelop site.	10 to 15 years
232	FD10 SITE 4	36 Holbek Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential property, in use & in fair condition, with extensions in last 10 years. Landowner not engaged with planning process to redevelop site.	10 to 15 years
233	FD06 SITE 25	61 Taranto Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & fair condition, with 2 large side gardens which are in use & well kept.	10 to 15 years
234	FD06 SITE 37	29 St. Annes Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site is occupied by an old timber rough cast property & its large side garden, which still appears to be occupied & in use. Landowner has not promoted site & there is no indication of developer/housebuilder interest.	10 to 15 years
235	FD01 SITE 30	Land adj 15 Stevens Close, Canvey Island	Not promoted	No engagement to date	Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site forms part of a residential garden of an existing dwelling & is in use as such, includes some outbuildings. Landowner has not promoted site & there is no indication of developer/housebuilder interest.	10 to 15 years
236	FD07 SITE 19	44 Gafzelle Drive, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential property, in use & in fair condition, with extensions in last 10 years. Landowner not engaged with planning process to redevelop site.	10 to 15 years
237	FD05 SITE 8	Land north 42	Not	No	Residential	Residential	None	Achievable	Site forms part of a residential garden of an existing dwelling & is in use as	10 to 15 years

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
		Zelham Drive, Canvey Island	promoted	engagement to date	garden	Design Guidance / Flood Risk		now	such. Landowner has not promoted site & there is no indication of developer/housebuilder interest.	
238	FD04 SITE 11	4 Buren Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
239	FD12 SITE 16	11 Northfalls Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling, in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
240	FE03 SITE 29	Land adj 63 Nevada Road, Canvey Island	Not promoted	No engagement to date	Vacant Greenfield	Residential Design Guidance / Flood Risk	None	Achievable now	Site is open piece of scrub land with hardsurfaced track running through the centre. It is unclear on land ownership & has not been promoted for development.	10 to 15 years
241	CTC/013	11-23 High Street, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk / Town Centre / Shopping	None	Achievability doubtful	14/0296/FUL - Change of use from A1 to B1 at No.13 - Approved 22/08/2014 expires 21/08/2019. Existing shops would need to be relocated while development builds above or builds new. Shops currently in use. Unclear if multiple landowners. No engagement in planning process to redevelop site.	10 to 15 years
242	FD01 SITE 17	The Manse, Woodville Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
243	FE06 SITE 3	55 Heilsburg Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & fair condition. Solar panels recently placed on front roof plane. Landowner not engaged with planning process to redevelop site.	10 to 15 years
244	FE09 SITE 26	The Haven, Korndyk Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	CPT/774/00/FUL - Demolish existing bungalow & erect pair of 3 bed semi-detached houses with integral garages - Refused - 17/01/2001 - Overdevelopment. No further engagement with planning process to redevelop site.	10 to 15 years
245	FD01 SITE 20	84 Westerland Avenue, Canvey Island	Not promoted	No engagement to date	Vacant Greenfield	Residential Design Guidance / Flood Risk	None	Achievable now	Site is undeveloped, overgrown & does not appear to be in use. Unclear of landowner & site has not been promoted. There is no indication of developer/housebuilder interest.	10 to 15 years
246	FF03 SITE 6	17 Poplar Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site is occupied by older residential dwelling, in use & in fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
247	2007/113/193A	Rear of Monico Club & car park, Eastern Esplanade, Canvey Island	Not promoted	No engagement to date	In use - use low value	Residential Design Guidance / Flood Risk / Seafront entertainment area	None	Achievable in the future	Site is occupied by motel & car park associated with adjacent public house. Landowner has not promoted site & there is no indication of developer/housebuilder interest.	10 to 15 years
248	2012/15	2-6 May Avenue, Canvey Island	Other Developer	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievability doubtful	Developer has options on site & advising that development capable of coming forward in 5 years, but no indication of any pre-application works, & no further engagement with planning process. CPT/628/05/FUL -Refused & appeal dismissed 26/10/2006 - Overdevelopment. CPT/852/06/FUL - Refused & appeal dismissed 13/06/2008 - Overdevelopment.	10 to 15 years
249	2007/126	2 Elm Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
250	FF03 SITE 3	2 Labworth Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
251	FF03 SITE 14	18 Elm Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site is occupied by residential dwelling, in use & in fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
252	2007/143	Canvey Club, 162 High Street, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by old building in poor state of repair, which is still in use as a club. Landowner has not promoted site & there is no indication of developer/housebuilder interest.	10 to 15 years
253	FE08 SITE 40	1 Bramble Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling & garden in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
254	FF01 SITE 24	11 Cottesmore Close, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
255	FE08 SITE 41	2 Bramble Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling & garden in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
256	CTC/015	78-88 High Street, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievability doubtful	No.88 High Street - 14/0189/FUL - Change of use from Hairdressers (Class A1) to Tattoo and Body Piercing (Sui Generis) - Approved - 09/07/2014. Multiple businesses operation in parade, unclear of landownership. No engagement with planning process to redevelop site.	10 to 15 years
257	FE12 SITE 8	25 Florence Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site is occupied by an old timber rough cast property & it is unclear if it is still in occupation. Site has not been promoted & there is no indication of developer/housebuilder interest.	10 to 15 years
258	FE13 SITE 1	22 Odessa Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
259	2012/24	Land to rear of 29-51 St Agnes Drive, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land -	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Garage blocks still on site. Some garages have been demolished, some are in poor state of repair, others are boarded up or blocked up with breeze block. Cars are parked along entrance access road.	10 to 15 years
260	2012/18	Land between 12 & 14 St Johns Crescent, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land -	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Garage blocks still on site & some in good state of repair. Some usage evident & cars parked along entrance to garage court.	10 to 15 years
261	2012/19	Land to rear of 12-18 St Peters Road, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land - EX745717 ??	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Garage blocks still on site & some garages have been demolished or in poor state of repair. Entrance partly blocked by parked van, no cars evident using parking area itself.	10 to 15 years
262	2012/22	Land to rear of 3-15 St Davids Walk, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land - 2 garages under EX745458 (2) & 1 garage under EX745458 (3)	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Garage blocks still on site. Some garages have been demolished, but remainder appear to still be in use, despite being in a poor state of repair, with house numbers painted on doors. 1 empty space vacated by garage has a garden storage unit in it.	10 to 15 years

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
263	2012/23	Land to rear of 25-37 St Marks Road, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land - 1 garage under EX745458 (1)	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Garage blocks still on site. Some garages are in poor state of repair. Cars parked parallel along access road & at entrance.	10 to 15 years
264	FG09 SITE 11	1 Coniston Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling & garden in use & fair condition. Fence/gates recently added to front driveway to enclose ice cream van. Landowner not engaged with planning process to redevelop site.	10 to 15 years
265	2010/8	Cheriton, Stroma Avenue, Canvey Island	Single Landowner	Application Expired	Residential Garden / In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	CPT/522/97/OUT - Allowed at appeal for 12 dwellings on slightly larger site. No reserved matters submitted. Pre-application advice sort in 2006. No further engagement in planning process.	10 to 15 years
266	FH05 SITE 17	Land between 15-23 Tabora Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Achievable in the future	Multiple landowners with no legal agreement or engagement with planning process for redevelopment of the site. Properties are still occupied, but mixed in terms of their condition, including timber rough casts.	10 to 15 years
267	2012/16	Land to rear of 187-209 Link Road, Canvey Island	Multiple landowners	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land - EX756180 apart from 1 garage.	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Garage blocks still on site, in various conditions. No dumping signs attached to garages. Some cars parked adjacent to garages.	10 to 15 years
268	2012/17	Land between 43 & 45 Benderloch, Canvey Island	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance / Flood Risk	Council owned land - EX756345	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Garage block still on site, in fairly good condition & some appear to be in use. Cars still parking in court.	10 to 15 years
269	2012/8	Garage court at Brindles, Canvey Island	Multiple landowners?	SHLAA / NLP Representation	In use - low use value	Residential Design Guidance / Flood Risk	Council Owned land? Not shown on GGP overlay.	Achievable now	Garage blocks still on site. Some garages are in poor state of repair, but others appear to still be in use. Lots of parking in front of garages & along entrance to court.	10 to 15 years
270	2014/1	Land South of Eastwood Old Road, Eastwood	Not promoted	No engagement to date	Vacant Greenfield / In use -use high value / Residential garden	Green Belt / Residential Design Guidance	None	Achievable now	Site not promoted by land owners, developers or housebuilders. No engagement in the planning process by landowners or indication of developer or housebuilder interest. Site is remote & will rely on access from Southend Borough & for Southend Borough Council to provide its services.	10 to 15 years
271	2013/11	Land north of Eastwood Old Road, Hadleigh	Not promoted	No engagement to date	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Site not promoted by land owners, developers or housebuilders. No engagement in the planning process by landowners or indication of developer or housebuilder interest. Site is remote & will rely on access from Southend Borough & for Southend Borough Council to provide its services.	10 to 15 years
272	2012/11	Land adj 430 & 460 Daws Heath Road, Hadleigh	Other Developer	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner is requesting site be considered for development & that land is available now for development, but no other engagement in the planning process or any indication of any pre-application works, including ecological & tree survey works & implications of constraints & how they could be overcome.	10 to 15 years
273	2007/99	81 London Road, Hadleigh	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site has viable businesses still in operation. Would need to be relocated. No engagement with planning process for redevelopment of site.	10 to 15 years
274	2007/96	Thames Loose Leaf, 289 Kiln Road, Hadleigh	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site has businesses still in operation. Would need to be relocated. No engagement with planning process.	10 to 15 years
275	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	Single Landowner	SHLAA / NLP Representation	Vacant greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner is requesting site be considered for development for a single private dwelling & that land is available now for development, but no other engagement in the planning process or any indication of any pre-application works, including ecological & tree survey works & implications of constraints & how they could be overcome.	10 to 15 years

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
276	2013/1	Land adj 24 Windsor Gardens, Hadleigh	Single Landowner	SHLAA / NLP Representation	In use - use low value	Residential Design Guidance	Council owned land - EX25998 (7)	Achievable now	Council owned land, which the Council may wish to dispose of. No agreement in place. Garage blocks still on site & some in poor state of repair, but some garages usage is evident. Signs up saying no dumping / parking.	10 to 15 years
277	PGB09	Land off Kiln Road/North of The Chase, Thundersley	Multiple landowners - no legal agreement	SHLAA / NLP Representation	Vacant Greenfield / In use - use high value	Green Belt / Residential Design Guidance	None	Achievable now	Multiple landowners. No comprehensive scheme has been put forward for the whole site & no indication of any engagement with housebuilders or developers. Potential to result in piecemeal development, and is unlikely to lead to an appropriate form of development across the whole site and could prejudice any community or infrastructure requirements.	10 to 15 years
278	2007/52	Halfords, 543-557 Rayleigh Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site has businesses still in operation. Would need to be relocated. No engagement with planning process for redevelopment of site.	10 to 15 years
279	2007/51	Glendale International Ltd, 533 Rayleigh Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Employment / Residential Design Guidance	None	Achievable in the future	Site has multiple businesses still in operation. Would need to be relocated. No engagement with planning process for redevelopment of site.	10 to 15 years
280	2007/40	343 Rayleigh Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site has business still in operation. Would need to be relocated. No engagement with planning process for redevelopment of site.	10 to 15 years
281	2007/92	201-205 Kiln Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site occupied by 2 residential dwellings. One is in use and in good condition. The other is enclosed by hoardings associated with redevelopment of site to rear - SHLAA site GF01B.	10 to 15 years
282	2012/5	Land to rear of 125-139 Roseberry Avenue, Thundersley	Not promoted	No engagement to date	In use - use low value	Residential Design Guidance	None	Achievable now	Garage blocks still on site & all in fairly good condition & appear to be in use. Some cars also parked in courtyard. Advised previously that land was for sale, but no evidence of this on site & no indication of landownership or intention to redevelop site.	10 to 15 years
283	FK10 SITE 16	Adj 6 Albert Road, Thundersley	Not promoted	No engagement to date	Vacant Greenfield	Residential Design Guidance	None	Achievable now	Site is vacant & heavily overgrown. Unclear on landownership. No promotion of site for redevelopment & no engagement with planning process.	10 to 15 years
284	PGB42	North West Benfleet Urban Extension, Thundersley	Multiple landowners - no legal agreement	SHLAA / NLP Representation	Vacant greenfield, residential, agricultural, commercial / industrial	Green Belt / Residential Design Guidance	None	Achievability doubtful	Multiple landowners, some of which have engaged with number of developers for parts of site. Other landowners for parts of site have had no engagement. Utilities infrastructure would need to be extended into area. Ecological, contamination issues to resolve. ECC Highway Authority still maintain an objection to the site.	10 to 15 years
285	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site is occupied by numerous businesses still in operation & in multiple ownership. These would need to be relocated. No legal agreements in place or engagement with planning process to redevelop site. Some recent applications in last few years for changes of use, extensions & alterations to various plots within site.	10 to 15 years
286	FN09 SITE 18	49-51 Rhoda Road North, Thundersley	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable now	Site comprises old property on heavily overgrown site, unclear if dwelling still occupied. Landowner has not engaged in planning process to redevelop site & there is no indication of developer/housebuilder interest.	10 to 15 years
287	FN04 SITE 9	18 Grasmere Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & fair condition. CPT/189/12/FUL - Two Storey Side And Rear Extension With Integral Double Garage, completed under Building Regulations 14/0522/BN - 03/03/2016. 15/02324/CERTAS - replacement windows & doors received 22.06.2015. Landowner not engaged any further with planning process to redevelop site.	10 to 15 years
288	FN07 SITE 2	45 Manor Road,	Not promoted	No engagement to	In use - use high value	Residential Design	None	Achievable now	Site occupied by older residential dwelling, in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
		Thundersley		date		Guidance				
289	FN04 SITE 14	22 Borrowdale Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by older residential dwelling, in use & fair condition. Landowner not engaged with planning process to redevelop site.	10 to 15 years
290	FN06 SITE 20	30 Linden Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site has viable businesses still in operation. Would need to be relocated. No engagement with planning process for redevelopment of site.	10 to 15 years
291	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site is occupied by numerous businesses still in operation & in multiple ownership. These would need to be relocated. No legal agreements in place or engagement with planning process to redevelop site. Some recent applications in last few years for changes of use, extensions & alterations to various plots within site.	15 years +
292	CPT/147/07/FUL	11 Clifton Avenue, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable in the Future	Technical commencement under Building Regulations B/852/07/ 24/06/2010, but no further progress. Existing dwelling still on site & occupied.	Stalled
293	CPT/97/99/FUL	Land north of Romsey Drive, Benfleet	Not promoted	Full	Vacant Greenfield	Residential Design Guidance	Access rights across the site to existing properties fronting London Road.	Achievable now	CPT/97/99/FUL-12 terraced, 2 detached & 2 semi-detached 3 bed houses-Approved 07/09/99. Terraced & detached houses constructed under Initial Notice B/355/99/IN. (1 detached house constructed under CPT/242/07/FUL). 2 houses remaining under this planning consent to be constructed.	Stalled
294	CPT/486/09/OUT	166-168 Kiln Road, Benfleet	Other Developer	Application Expired	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable in the future	Outline consent CPT/486/09/OUT Expired. No further engagement with planning process. Properties still in occupation, but land to side & rear is overgrown.	Stalled
295	FH09 SITE 27	19-23 Third Avenue, Canvey Island	Single Landowner	Full	In use - use high value	Residential Design Guidance / Flood Risk / Local shopping parade	None	Achievability doubtful	CPT/188/03/FUL - for ground & 1st floor rear extension & convert 1st floor Into 2 self-contained 1 bed flats - Commenced & ground floor works have started. 1st floor elements could be undertaken.	Stalled
296	CPT/24/05/FUL	320 London Road, Hadleigh	Other Developer	Full	In use - use high value	H17 & Appendix 12	Lease holder still operational on Phase 2 section of site	Achievable in the future	B/631/05/IN completed in 2006 for phase 1 of the development - 12 flats. 20 flats still remaining for phase 2. Existing business National Tyres & Autocare still operating on phase 2 part of site. Unknown when phase 2 could commence.	Stalled
297	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	Not promoted	No engagement to date	In use - use high value	Town Centre / shopping / Residential Design Guidance	None	Achievable in the future	Site has multiple owners & businesses still in operation. Would require relocation of businesses. No developer in place & no pre-application work undertaken. No engagement in planning process.	Not available
298	FA05 SITE 12	286 London Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by business still in operation. New warehouse approved and commenced under CPT/661/04/FUL, advertisements approved and implemented in 2010. Would need to relocate business. Landowner has not engaged with planning process to redevelop site.	Not available
299	2007/67	Maharaja Restaurant, 358 London Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site has businesses still in operation. Would require relocation of businesses. No developer in place & no pre-application work undertaken. No engagement in planning process.	Not available
300	FA08 SITE 11	23 Clifton Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by dwelling in good condition. No engagement in planning process for redevelopment of site.	Not available
301	FA02 SITE 7	15 Homefields Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	CPT/785/02/OUT - 2 houses - Expired 11/12/2007. Site occupied by dwelling in good condition, with recent solar panels & rear conservatory constructed. No further engagement in planning process for redevelopment of site.	Not available
302	FA11 SITE 15	30 Avondale	Not	No	In use - use	Residential	None	Achievable	Site occupied by dwelling in good condition, with mature, well maintain	Not available

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
		Road, Benfleet	promoted	engagement to date	high value	Design Guidance		now	garden. No engagement in planning process for redevelopment of site.	
303	FA02 SITE 5	76 Homefields Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by dwelling in good condition. No engagement in planning process for redevelopment of site.	Not available
304	FA11 SITE 14	12 Avondale Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by dwelling in good condition, with mature, well maintain garden. No engagement in planning process for redevelopment of site.	Not available
305	FA11 SITE 24	179 Thundersley Park Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by older dwelling which is still in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
306	FA01 SITE 17	19 Romsey Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by dwelling in good condition. No engagement in planning process for redevelopment of site.	Not available
307	2007/8	620 High Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site occupied by dwelling in good condition, with recent improvements to gardens & boundary treatments. No engagement in planning process for redevelopment of site.	Not available
308	2013/3	295, 297, 297A Benfleet Road, Benfleet	Multiple landowners - no legal agreement	SHLAA / NLP Representation	In use - use high value / Residential garden	Green Belt / Residential Design Guidance	None	Achievable now	CPT/559/10/FUL - completed 01/02/2012 for Replacement bungalow at No.295. CPT/591/13/FUL - expires 27/02/2017 - Replacement house at No.297. 14/0051/BR - plans rejected 30/05/2014. Unlikely to be redeveloped in near future, given recent investment in replacement dwellings on site.	Not available
309	2007/199	Railway car park, School Lane, Benfleet	Single Landowner	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance. Listed Buildings & Conservation Area.	Council owned land - EX752176	Achievable in the future	Council owned land in use as a car park, which the Council may wish to dispose of. No agreement in place. Significant financial implications would need to be considered (costs of sale of land/residential units v long term revenue from parking bays).	Not available
310	2007/89	174-176 Kiln Road, Benfleet	Not promoted	No engagement to date	In use - use of high value / Residential garden	Residential Design Guidance	None	Achievable in the future	Multiple landowners with no legal agreement or engagement with planning process for redevelopment of the site. Both properties in good condition. No.174 completed 2 storey rear extension 19/07/2010, undertook garage conversion in 2012 & had replacement windows completed 28/03/2013. No.176 completed single storey rear extension 23/05/2014.	Not available
311	FB03 SITE 21	21 Netherfield, Benfleet	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Detached garage constructed in 2004 & converted in 2007. Landowner not engaged with planning process to redevelop site.	Not available
312	FB03 SITE 31	62 Kiln Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
313	FB03 SITE 17	14 Hermitage Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Very well kept gardens & recently replaced garage doors. Landowner not engaged with planning process to redevelop site.	Not available
314	2007/80	36 Kiln Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Front garden recently hardsurfaced. Landowner not engaged with planning process to redevelop site.	Not available
315	FB05 SITE 9	60 Benfleet Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
316	FB03 SITE 16	18 Hermitage Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
317	FB07 SITE 31	29 Kings Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. 15/0274/FUL - Replacement of two dormer windows to rear with first floor extension - approved 05.06.2015. 16/0095/BN - last inspection 31/03/2016 - still some	Not available

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
									outstanding work to be undertaken before can be signed off as complete. 14/00200/FENSA - Replacement windows & door - 21/02/2014. Landowner not engaged with planning process to redevelop site.	
318	FB07 SITE 5	72 Underhill Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
319	2007/81	2 Cherrymeade, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site occupied by residential dwelling in use & good condition, including well kept front garden. Landowner not engaged with planning process to redevelop site.	Not available
320	FB05 SITE 2	254 Kiln Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
321	FB09 SITE 39	40 St Marys Drive, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by large residential dwelling in use & good condition with recent extensive extensions. Landowner not engaged with planning process to redevelop site.	Not available
322	FB09 SITE 37	25 Greenwood Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Extensions completed in 2005. Single storey rear extension completed under 15/0006/BR 15/03/2015. Landowner not engaged with planning process to redevelop site.	Not available
323	FB07 SITE 35	Land adj 18 Alexandra Road, Benfleet	Not promoted	No engagement to date	Residential garden	Residential Design Guidance	None	Achievable now	Site forms garden to existing residential property & is in use as such. Very well kept garden, with replacement 1.4m high metal railings & gates to front boundary of site constructed under CPT/60/10/FUL.	Not available
324	FB06 SITE 20	19 Grove Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
325	FB07 SITE 27	11 St Marys Drive, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Single storey rear extension completed 21/11/2013. Landowner not engaged with planning process to redevelop site.	Not available
326	FM01 SITE 7	66 Wavertree Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
327	FA 10 SITE 16	195-201 Oakfield Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by 2 residential dwelling in use, 1 in fair condition & 1 in good condition. No.201 - 2 storey front extension, front dormers & detached garage completed in 2011. No.195's front garden partly overgrown. No evidence of agreement between landowners or engaged with planning process to redevelop site.	Not available
328	FM01 SITE 15	44 Uplands Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential property in use & in very good condition. Extensive extensions & alterations in past 15 years. Replacement windows undertaken in December 2013. Landowner not engaged with planning process to redevelop site.	Not available
329	2007/16	308-314 High Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Town Centre / Shopping / Residential Design Guidance	None	Achievable in the future	Site visit 31/03/2016 - MOT & car repair centre & industrial buildings no longer in operation. Buildings still standing, but vacant and all boarded up. 15/0346/FUL - Approved 18/08/2015 for demolition of existing mot garage/car sales & construction of convenience store (use class A1).	Not available
330	FM04 SITE 8	122 Cumberland Avenue, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition, recent replacement fencing. 15/1051/FUL - front dormers, front porch, enlarge 1st floor window to side elevation & external alterations - decision due 14/04/2016. Landowner not engaged with planning process to redevelop site.	Not available
331	2007/20	R/o 81-87 High Road, Benfleet	Not promoted	No engagement to date	In use - use low value	Residential Design Guidance / Town Centre / Shopping	None	Achievable in the future	Site currently used for parking & servicing for multiple businesses & also provides access rights for further businesses. Also rear extension with terrace on top associated with day nursery. No pre-application work undertaken & no evidence of any agreement between the landowners or engagement in the planning process.	Not available

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
332	FA10 SITE 15	187 Oakfield Road, Benfleet	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
333	FM12 SITE 11	16 Green Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
334	FM12 SITE 20	40 Hall Farm Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
335	FM10 SITE 3	R/o 36-38 Hope Road, Benfleet	Not promoted	No engagement to date	Residential garden	Residential Design Guidance	Part of site is Council owned land.	Achievable now	Site comprises the rear parts of 2 residential gardens, one of which appears to be in Council ownership. Both are still in use & the non-Council owned part has a large detached garage in it, with cars parked on forecourt. Landowners not engaged in planning process to redevelop site & there is no indication of developer/housebuilder interest.	Not available
336	2007/155/56/57	54 Long Road, Canvey Island	Single Landowner	Full	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	14/0200/FUL - Construction of part first floor part two storey side extension & conversion of garages to provide an annexe is under construction (15/0267/BR) - last inspection 29/02/2016 - pitched roof trusses for garage conversion part.	Not available
337	2007/175	302-304 Long Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by 2 residential properties, still in use & fair condition. No.302 commenced loft conversion, with flat roofed rear dormer & front rooflight 22/04/2013. New external cladding to No.302 & skip with rubble in side garden.15/0085/FUL - Single storey rear extension - approved 24/08/2015 & commenced under Building Regulations 16/0053/BR - last inspection 09/03/2016 - damp proof course. No evidence of agreement between landowners or engaged with planning process to redevelop site.	Not available
338	FC03 SITE 11	78 Thisselt Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential property, in use & in good condition. Landowner not engaged with planning process to redevelop site.	Not available
339	FC02 SITE 16	64 Urmond Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential property, in use & in good condition. CPT/660/13/FUL - Loft conversion with dormers to side & rear & rear roof lights to side & rear - Under construction (15/0189/BN) - last inspection 28.09.2015 - few outstanding issues to resolve before can be signed off complete.	Not available
340	FC10 SITE 28	18 Sydervelt Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	achievable now	Site occupied by residential dwelling & garden in use. Front garden overgrown. Landowner not engaged with planning process to redevelop site.	Not available
341	FD04 SITE 20	57 Point Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site is currently in use as place of worship. Would need to be relocated. No engagement with planning process to redevelop site.	Not available
342	FD11 SITE 17	7 Park Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
343	FD05 SITE 7	31 Aalten Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site forms part of a residential garden of an existing dwelling & is in use as such. Landowner has not promoted site & there is no indication of developer/housebuilder interest.	Not available
344	FD06 SITE 5	234 High Street, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
345	FD01 SITE 27	29 Geylen Road, Canvey	Not promoted	No engagement to	In use - use high value	Residential Design	None	Achievable now	Site is occupied by an older property, which has recently painted/rendered its external elevations & is still occupied. Landowner has not promoted site	Not available

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
		Island		date		Guidance / Flood Risk			& there is no indication of developer/housebuilder interest.	
346	FD06 SITE 7	16 Hope Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
347	FD09 SITE 20	46 Marine Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling. Site recently cleared of all vegetation & trees, external elevations improved & whole frontage hardsurfaced, with new boundary treatment. Landowner not engaged with planning process to redevelop site.	Not available
348	FD06 SITE 28	58 Hope Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling in use & good condition. Recent improvements to external elevations & frontage of site. Landowner not engaged with planning process to redevelop site.	Not available
349	FD09 SITE 3	38 Weel Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling in use & good condition. 15/03445/NICEIC completed for external solid wall insulation system. Landowner not engaged with planning process to redevelop site.	Not available
350	FD05 SITE 10	11 Chapman Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential property in very good condition following extensions & alterations completed 05/08/2013. New paving to frontage. Landowner not engaged with planning process to redevelop site.	Not available
351	FD09 SITE 25	3 Marine Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential property, in use & in good condition, with extensions in last 7 years. 15/0300/BN - structural works to roof completed 16/10/2015. Landowner not engaged with planning process to redevelop site.	Not available
352	FD09 SITE 26	28 Station Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential property, in use & in good condition, with extensions in last 10 years. Landowner not engaged with planning process to redevelop site.	Not available
353	FD01 SITE 15	10 Yamburg Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling in use & good condition. Recent gravelling to front garden for parking. Landowner not engaged with planning process to redevelop site.	Not available
354	FE03 SITE 20	11 Miltsin Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by older residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
355	2007/122/123	204-206 Furtherwick Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable in the future	Site occupied by 2 residential properties, still in use & good condition. No. 206 completed side extension, new porch & pitched roof over existing extensions & garage 26/09/2011. No.204 commenced rear extension in 2011, with roofing tiling undertaken in July 2015. No evidence of agreement between landowners or engaged with planning process to redevelop site.	Not available
356	FF04 SITE 19	58 Leigh Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site is occupied by residential dwelling & garden, in use & in good condition. Landowner not engaged with planning process to redevelop site.	Not available
357	FF05 SITE 34	23-25 Meynell Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by 2 residential properties, still in use & good condition. No. 23 added rear dormer in 2008 & No. 25 added rear dormer in 2009 & new door in 2015. No evidence of agreement between landowners or engaged with planning process to redevelop site.	Not available
358	2007/120	1 Marine Approach, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site is occupied by residential dwelling, in use & in good condition. Landowner not engaged with planning process to redevelop site.	Not available

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
359	FF01 SITE 1	85 Long Road, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site is occupied by residential dwelling, in use & in good condition. Landowner not engaged with planning process to redevelop site.	Not available
360	FG09 SITE 5	20 Rose Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site is occupied by residential dwelling, in use & in good condition. Had replacement windows in 2013, 2014 & February 2015. Landowner not engaged with planning process to redevelop site.	Not available
361	FF04 SITE 25	Rear gardens of 31 & 33 Marine Approach, Canvey Island	Not promoted	No engagement to date	Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site forms part of 2 residential gardens of 2 existing dwelling & is in use as such. No.31 Loft conversion & rear extension under construction. Out building located adjacent to southern boundary of site. Site is heavily treed & vegetated. Landowners have not promoted site & there is no indication of developer/housebuilder interest.	Not available
362	2007/118	2 Meynell Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling, in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
363	FF01 SITE 20	29 Welbeck Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site is occupied by residential dwelling, in use & in good condition. Landowner not engaged with planning process to redevelop site.	Not available
364	FG09 SITE 4	22 Rose Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site is occupied by residential dwelling, in use & in good condition. Replacement garage constructed in 2005. Landowner not engaged with planning process to redevelop site.	Not available
365	2007/150	1 Gafzelle Drive, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling, in use & good condition. Side extension, garage conversion & pitched roofed front canopy completed 20/08/2012. Garden overgrown & small boat located in overgrown area adjacent to front boundary. Landowner not engaged with planning process to redevelop site.	Not available
366	FF02 SITE 27	176 Furtherwick Road, Canvey Island	Not promoted	No engagement to date	Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site forms part of a mature residential garden of an existing dwelling & is in use as such. Landowner has not promoted site & there is no indication of developer/housebuilder interest.	Not available
367	FF01 SITE 16	4 Welbeck Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
368	FF01 SITE 11	6 Westwood Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling, in use & good condition. Roof & side extension including dormers to form rooms in roof completed 08/08/2012. Landowner not engaged with planning process to redevelop site.	Not available
369	FE12 SITE 15	19 Juliers Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site is occupied by residential dwelling, in use & in good condition. Landowner not engaged with planning process to redevelop site.	Not available
370	FE12 SITE 3	Land between 5 & 7 Oxford Road, Canvey Island	Not promoted	No engagement to date	Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site forms part of 2 well established residential gardens of 2 existing dwelling & is in use as such. Landowners have not promoted site & there is no indication of developer/housebuilder interest.	Not available
371	GB05(B)	Thorney Bay Park West, Thorney Bay Road, Canvey Island (Park Homes)	Single Landowner	No engagement to date	In use -use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Site allocated in 1998 Local Plan for Long Term Housing, but not being promoted. Strictly constrained due to HSE middle consultation zone.	Not available

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
372	CPT/111/02/FUL	Holehaven Caravan Park, Haven Road, Canvey Island	Not promoted	Full	In use - use low value	Residential Design Guidance / Flood Risk	None	Not Achievable	CPT/111/02/FUL for 17 houses. 10 houses completed in 2006 & 2007. No more expected to be constructed on the advice of the HSE.	Not available
373	2007/189	186 Canvey Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling & garden in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
374	FG05 SITE 4	393 Long Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling & garden in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
375	2007/167	Whiteways, 1 Thorney Bay Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Not Achievable	Site is occupied by a residential property. 2 storey front & rear & 1st floor extensions, canopy to front, side & rear & garage conversion with pitched roof recently completed. Landowner not engaged further with planning process to redevelop site.	Not available
376	2007/178	Canvey Village Surgery, 391 Long Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by doctors surgery which is still in use. No current plans to relocate surgeries in this part of the Island.	Not available
377	2007/181	1 Village Hall Close, Canvey Island	Not promoted	No engagement to date	In use - use high value / residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling & garden in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
378	FG08 SITE 1	211 Long Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by residential dwelling & garden in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
379	2007/195	1a Hawkesbury Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by doctors surgery which is still in use. Front & rear extensions (CPT/115/09/FUL) constructed in 2010. No current plans to relocate surgeries in this part of the Island.	Not available
380	2007/196	Doctors Surgery, 409 Long Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site occupied by doctors surgery which is still in use. No current plans to relocate surgeries in this part of the Island.	Not available
381	FH05 SITE 16	Rosary, Tabora Avenue, Canvey Island	Not promoted	No engagement to date	Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	Site forms part of a residential garden of an existing dwelling & is in use as such. Recently provided new fencing & hardsurfacing to rear garden. Landowner has not promoted site & there is no indication of developer/housebuilder interest.	Not available
382	FH03 SITE 3	Adj to Syringa, Somnes Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	Site is currently in commercial use. Would require relocation. No developer in place & no pre-application work undertaken. No engagement in planning process.	Not available
383	2010/6	25-31 & 37-39 Scrub Lane, Hadleigh	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable now	Multiple landowners with no legal agreement or engagement with planning process for redevelopment of the site. All properties in good condition. No.37 completed front extension 10/03/2014 & rear extension 08/05/2015. No.31 completed side extension 18/02/2005. No.25 completed garage extension 09/05/2007 & replacement windows & doors in 2010.	Not available
384	2012/5/MR	1-3 Park Chase, Hadleigh	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	2 landowners with no legal agreement or engagement with planning process for redevelopment of the site. Both residential properties in good condition. No.1 replacement windows (15/01220/FENSA) March 2015.	Not available
385	2010/3/MR	683-687 London Road, Hadleigh	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site currently occupied by 2 businesses, still in operation, which would need to be relocated & a first floor flat. Multiple occupiers, unclear if landowners or tenants. No evidence of legal agreement in place or	Not available

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
									engagement in process to redevelop site.	
386	PE/00010/2014	Land to rear of 50 & 52 Seymour Road, Hadleigh	Pre-application submission	Pre-application	Residential Garden	Residential Design Guidance	None	Achievable now	No contact & agreement between landowners. Gardens still in use & well established.	Not available
387	2007/41	394-402 Rayleigh Road, Hadleigh	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable in the future	Multiple landowners (2 residential properties & 1 commercial business) with no legal agreement or engagement with planning process for redevelopment of the site. All properties in good condition. No.394 conversion from chalet to house completed 07/07/2014. No.400 retrospective consent granted (15/0237/FUL) for plant hire shop 08.07.2015. No.402 single storey side & rear extensions completed 13.05.2015.	Not available
388	FP01 SITE 22	73 Daws Heath Road, Hadleigh	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site is occupied by residential property, in use & good condition. 1st floor side & rear extensions commenced in 2008. Landowner not engaged further with planning process to redevelop site.	Not available
389	FP03 SITE 14	284 Rayleigh Road, Hadleigh	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	CPT/747/01/OUT - Demolish bungalow erect 2 detached houses - Expired 18/03/2005. No further engagement with planning process to redevelop site. Dwelling still in use & in good condition.	Not available
390	CPT/174/07/FUL	319 Daws Heath Road, Hadleigh	Single Landowner	Application Expired	In use - use high value	Residential Design Guidance	None	Not Achievable	15/1015/FUL - 1 for 1 replacement dwelling. Expires - 18/02/2021. CPT/649/13/FUL - 2 detached houses - Refused 09/09/2014 - Building line & size/location of garages. CPT/174/07/FUL - 2 X 4 bed houses - Expired 19/06/2012. Builders rubble & skip to side of dwelling.	Not available
391	FP04 SITE 1	419 Daws Heath Road, Hadleigh	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential property, still in use & good condition. Alterations & extensions (14/0291/FUL) under construction (14/0436/BR) - last inspection 04/03/2015 roof insulation.	Not available
392	CPT/70/13/OUT	80 Daws Heath Road, Hadleigh	Single Landowner	Outline	In use - use high value	Residential Design Guidance	None	Achievable now	CPT/70/13/OUT expires 11/06/2016 - knock down existing dwelling & construct 2. 14/0264/BN under construction for loft conversion to existing dwelling, insulation check ok 12/01/2015. Site visit 14/07/2015 work look complete from outside. 15/00838/CERTAS - Install 8 replacement window(s) in a dwelling ·& Install 1 replacement door(s) in a dwelling - completed 28/02/2015.	Not available
393	FA11 SITE 18	141 Thundersley Park Road, Benfleet	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	CPT/551/09/FUL - 2 storey side extension & raise roof to form 5 bed house & 1st floor rear balcony - Completed 07/09/2012. Landowner not engaged further with planning process to redevelop site for additional residential dwellings.	Not available
394	2007/46/47	477-489 Rayleigh Road, Thundersley	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable in the future	Multiple landowners with no legal agreement or engagement with planning process for redevelopment of the site. All properties are large, detached houses, & are all in good condition. Some solar panels recently fitted.	Not available
395	FN11 SITE 9	37 Kiln Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
396	2007/94	Rear of 221-229 Kiln Road, Thundersley (previously known as 221-235 Kiln Road, Thundersley)	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable now	Multiple landowners with no legal agreement or engagement with planning process for redevelopment of the site. Site formed of rear gardens of the properties, with access from Parkfields in the future, but would need landowners to agree to sell land.	Not available
397	FJ08 SITE 7	243 Hart Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use. Recent improvements to appearance of dwelling & front garden, including new hardsurfacing. Landowner not engaged with planning process to redevelop site.	Not available
398	FJ07 SITE 14	68 The Chase, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
399	FJ08 SITE 5	205 Hart Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
400	2007/50	529 Rayleigh Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site occupied by residential dwelling in use & good condition. Recent improvements to front garden & boundaries. Landowner not engaged with planning process to redevelop site. Given building is locally listed & TPO trees on site, more realistic to convert existing building.	Not available
401	2007/85	1 Warren Chase, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
402	FJ04 SITE 14	R/o 4-5 Deerhurst Close, Thundersley	Not promoted	No engagement to date	Residential garden	Residential Design Guidance	None	Achievable now	Site forms part of 2 residential gardens of 2 existing dwelling & is in use as such. Trees & over vegetation, somewhat overgrown, with some of fences in poor state of repair. Landowners have not promoted site & there is no indication of developer/housebuilder interest, or agreement between land owners to redevelopment the site.	Not available
403	2007/58	101 & 105 London Road & 1 Rushbottom Lane, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Town Centre / Shopping	None	Achievable in the future	Site is currently in multiple ownership with no discussions or legal agreement in place (2 commercial businesses & 1 residential dwelling). Businesses would need to be relocated during redevelopment period. Proposed layout of commercial at ground floor & residential above would reflect development to the west.	Not available
404	FK10 SITE 28	12 Ivy Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
405	FK08 SITE 4	Formosa, Roseberry Avenue, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & fair condition. Side extension to form garage with concealed storage for rainwater recycling tanks within roofspace appears complete. Landowner not engaged further with planning process to redevelop site.	Not available
406	2007/79	Ex Social services building, 535 London Road, Thundersley	Single Landowner	No engagement to date	Vacant PDL	Residential Design Guidance	None	Achievable in the future	CPT/504/08/FUL - 2/3 storey office building - Allowed at appeal 12/03/2009. Some conditions discharged & existing buildings on site demolished. No further building progress with office development. Adjacent Church now purchased land & existing hardstanding being used for car parking. 15/0684/FUL - approved 16/12/2015 - Construction of car park & landscaping works, construction of vehicle shelter & temporary use of container for storage in association with adjacent church.	Not available
407	FN10 SITE 5	64 Kenneth Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
408	FN10 SITE 12	164 Kenneth Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by older 'character' residential dwelling in use & good condition, with well kept front garden. Landowner not engaged with planning process to redevelop site.	Not available
409	FN09 SITE 25	Birchwood, Thundersley Grove, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential dwelling in use & good condition. Landowner not engaged with planning process to redevelop site.	Not available
410	FN10 SITE 3	18 Coombewood Drive, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential property, in use & good condition. Side extension & conversion of bungalow to house completed in 2009. Landowner not engaged any further with planning process to redevelop site.	Not available
411	2007/66	331 London Road, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable in the future	CPT/236/13/FUL - Erection of 2 storey side extension to form annexe with bay window & dormer to front - Expires 18/09/2016. No further engagement with planning process for redevelopment of site.	Not available
412	2007/68	Benfleet Dental Clinic, 3 Downer Road North,	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site is occupied by commercial business still in operation, which would need to be relocated. Landowner has not engaged with planning process to redevelop site.	Not available

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE F – AVAILABILITY

Row	SITE DETAILS		AVAILABILITY CONSIDERATIONS							OVERALL AVAILABILITY
	Reference	Name	Promoter	Planning Status	Status of Current Use	Policy Constraints	Legal Constraints	Achievability	Comments	
		Thundersley								
413	FN04 SITE 5	1 Langford Crescent & r/o 27 & 29 Raymonds Drive, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	Achievable now	Site occupied by residential property, in use & in good condition. Single storey rear extension constructed. Replacement windows to dwelling November 2014 (14/04879/FENSA & 14/05099/FENSA). Landowner not engaged further with planning process to redevelop site.	Not available

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE G – SHLAA SITES ADDED SINCE 2015 REVIEW

Row	Reference	Name	Town	Ward	Size (ha)	Capacity (Average)	Comments
1	15/0563/FUL	100 High Street, Canvey Island	Canvey Island	Canvey Island South	0.01	1	15/0692/BR - commenced 11/01/2016, 20/01/2016 foundations. 15/1017/CDN - Condition 7 - full discharge, Condition 11 - Refused - acceptable details but done prior to commencement 14/03/2016.
2	15/0562/FUL	100 High Street, Canvey Island	Canvey Island	Canvey Island South	0.02	1	15/0562/FUL - Approved 27/08/2015 - 1st & 2nd storey rear extension & external alterations to form additional 1 bed flat. 15/0691/BR - commenced 11/01/2016, last inspection 24.03.2016 - 1st floor boarded.
3	15/0495/FUL	R/O 25 St Johns Road, Hadleigh	Hadleigh	St James	0.06	1	15/0495/FUL - approved 15/09/2015 - new detached bungalow - expires 15/09/2020.
4	15/0715/CPA	82 High Street, Hadleigh	Hadleigh	St James	0.04	5	15/0715/CPA - Prior Approval not required for change of use from B1 (a) to 5 flats - 27/10/2015.
5	15/0572/FUL	23 Fleet Road, Benfleet	Benfleet	St Marys	0.06	1	15/0572/FUL - approved 28/09/2015 - demolish existing dwelling & construct 2 detached houses - expires 28/09/2020. 15/0580/BR - Commenced 20/10/2015 for both plots. Last inspection 12/11/2015 damp proof course underway. Existing dwelling has been demolished.
6	14/0733/FUL	Rear Of Silver Jubilee, Hilton Road, Canvey Island	Canvey Island	Canvey Island Winter Gardens	0.13	4	14/0733/FUL - 2 x 4 bed houses & 2 x 3 bed chalets - refused 04/02/2015 - Allowed on Appeal 12/10/2015.
7	15/0847/CPA	206 High Road, Benfleet	Benfleet	Boyce	0.02	1	15/0847/CPA - Prior Approval not required for change of use from A2 to 1 flat - 10/12/2015. 16/0026/IN received 05/01/2016. Site visit 31/03/2016 - unclear if change of use has occurred.
8	15/0595/FUL	109 Long Road, Canvey Island	Canvey Island	Canvey Island South	0.2	7	Demolish existing house & build 8 flats - expires 06.12.2020.
9	15/0766/OUT	Carningle, The Common, Benfleet	Benfleet	St Peters	0.11	2	Demolish existing house & build 3 houses - outline, all matters reserved apart from access.
10	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	Benfleet	Appleton	0.03	1	1 detached house - expires 11/01/2021
11	15/0930/FUL	Flutes, 9-15 High Street, Benfleet	Benfleet	Boyce	0.02	1	Change of use from 1st floor A3 to 1 x 1 bed flat - expires 07/01/2021.
12	15/0961/FUL	Land adjacent 1 Norwood Drive, Benfleet	Benfleet	Boyce	0.03	1	1 detached house - expires 18.01.2021.
13	15/0858/FUL	106 Rectory Road, Benfleet	Hadleigh	St James	0.1	1	Demolish existing house & construct 2 x 4 bed houses - expires 24/01/2021.
14	15/0987/OUT	40 Roggel Road, Canvey Island	Canvey Island	Canvey Island South	0.03	2	2 semi-detached houses - outline approval 05/02/2016. Existing dwelling recorded as demolished 29/03/2016.
15	15/0911/FUL	Land adjacent 2 Wensley Road, Benfleet	Benfleet	Cedar Hall	0.01	1	1 detached house - expires 04/02/2021
16	15/0423/FUL	58 Central Wall Road, Canvey Island	Canvey Island	Canvey Island North	0.07	1	Demolish existing house & replace with 2 x 3 bed houses - Allowed on appeal - Expires 31/01/2019.
17	15/0952/FUL	117-123 London Road, Benfleet	Benfleet	St Peters	0.17	10	Covert existing first floor storage into 5 x 1 bed flats & new 2nd floor with 5 x 1 bed flats - expires 09/03/2021
18	16/0014/FUL	2A Castle Road, Hadleigh	Hadleigh	St James	0.01	1	Change of use from ground floor workshop to 1 x 2 bed flat - expires 08/03/2021.
19	16/0038/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	Hadleigh	Victoria	0.04	1	16/0038/APA - Prior Approval not required for Change of use from agricultural building to dwelling - 15/03/2016.
20	16/0039/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	Hadleigh	Victoria	0.06	1	16/0038/APA - Prior Approval not required for Change of use from agricultural building to dwelling - 15/03/2016.
21	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.14	1	Landowner is requesting site be considered for development for a single private dwelling & that land is available now for development, but no other engagement in the planning process or any indication of any pre-application works, including ecological & tree survey works & implications of constraints & how they could be overcome.
22	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	Thundersley	St Peters	2.67	106	Site is occupied by numerous businesses still in operation & in multiple ownership. These would need to be relocated. No legal agreements in place. Some recent applications in last few years for changes of use, extensions & alterations to various plots within site.
23	15/0698/PREAPP	450 Rayleigh Road, Benfleet	Hadleigh	Victoria	0.11	3	Policy compliant planning application would need to be submitted & approval (normally 8 weeks) & Building Regulations approval needed (normally 8 weeks).
24	16/0266/PREAPP	65 Thundersley Park Road, 1 & 1a Clarence Road, Benfleet	Benfleet	St Marys	0.26	1	Policy compliant planning application would need to be submitted & approval (normally 8 weeks) & Building Regulations approval needed (normally 8 weeks).

SHLAA REVIEW 2016 – VOLUME 2 - SCHEDULE H – SHLAA SITES REMOVED SINCE 2015 REVIEW

Row	Reference	Name	Town	Ward	Size (ha)	Capacity (Average)	Comments
1	CPT/607/13/FUL	Bonholm, Bondina & former surgery, Vanderwalt Avenue, Canvey Island	Canvey	North	0.16	2	REMOVE - COMPLETED under Building Regulations B/93/14/BR. Plots 1, 2, 5 & 6 18/06/2015 & Plots 3 & 4 12/08/2015.
2	CPT/219/12/FUL	1 Elm Road, Canvey Island	Canvey	South	0.08	6	REMOVE - Final flat COMPLETED 11/09/2015 under Initial Notice B14/0337/IN.
3	CPT/682/13/FUL	15 Poplar Road, Canvey Island	Canvey	South	0.03	1	REMOVE - COMPLETED under Building Regulations B/47/14/BR -10/11/2015.
4	CPT/698/12/FUL	12 Munsterburg Road, Canvey Island	Canvey	North	0.07	1	REMOVE - COMPLETED under Building Regulations - Plots 3 & 4 19/08/2014, Plots 1 & 2 14/08/2015.
5	14/0424/FUL	24 Wincoat Drive, Benfleet	Benfleet	St Marys	0.05	1	REMOVE - COMPLETED under Building Regulations 15/0020/BR -26/08/2015.
6	14/0220/FUL & CPT/62/14/FUL	Land adjacent 53 Underhill Road, Benfleet	Benfleet	Boyce	0.03	1	REMOVE - COMPLETED under construction with Building Regulations 14/0280/BR - 26/10/2015.
7	CPT/498/07/FUL	51 Wavertree Road, Benfleet	Benfleet	St Marys	0.06	1	REMOVE COMPLETED under Building Regulations B/176/12/IN -20/08/2015.
8	FM12 SITE 19	50 Hall Farm Road, Benfleet	Benfleet	St Marys	0.09	1	REMOVE COMPLETED under Building Regulations 15/0274/BR -10/02/2016.
9	CPT/378/12/FUL	Land on The Chase between Swale Road & Wensley Road, Thundersley	Thundersley	Cedar Hall	0.21	1	REMOVE COMPLETED under Building Regulations B/304/13/BN & 14/0008/BN - 04/03/2016.
10	FD01 SITE 28	1 Limetree Road, Canvey Island	Canvey	East	0.04	1	REMOVE COMPLETED under Building Regulations B/328/13/BN - 08/03/2016.
11	CPT/328/13/FUL	134 Central Avenue, Canvey Island	Canvey	Winter Gardens	0.04	1	REMOVE COMPLETED under Building Regulations 14/0035/BR - 14/03/2016.
12	CPT/196/13/FUL	240 High Street, Canvey Island	Canvey	East	0.04	1	REMOVE COMPLETED under Building Regulations - 14/03/2016.
13	15/0197/FUL	47 Daws Heath Road, Benfleet	Hadleigh	Victoria	0.08	2	REMOVE COMPLETED under 15/0389/BR - 18/03/2016.
14	FA09 SITE 16	332 London Road, Benfleet	Benfleet	Appleton	0.11	1	REMOVE COMPLETED under Initial Notice 15/0185/IN - 02/12/2015
15	CPT/123/13/FUL & CPT/125/13/FUL	62 Westerland Avenue, Canvey Island	Canvey	North	0.06	1	REMOVE COMPLETED under Building Regulations B/424/13/BN - 22/10/2015.
16	14/0507/FUL	381 Rayleigh Road, Benfleet	Thundersley	Cedar Hall	0.04	2	REMOVE COMPLETED under Initial Notice 15/0032/IN - 28/07/2015
17	CPT/422/11/FUL	Land r/o 42-44 Albert Road, Thundersley	Thundersley	St Georges	0.03	1	REMOVE COMPLETED under Initial Notice B/141/13/IN.
18	FD05 SITE 15	41 Zelham Drive, Canvey Island	Canvey	East	0.07	1	REMOVE - Landowner no longer wishes to promote site for redevelopment.