

## Volume 2: Site Schedules

This report is Volume 2 of the Strategic Housing Land Availability Assessment (SHLAA) Update 2017. This section contains schedules of the sites within the SHLAA and those sites considered as part of the assessment.

The Schedules are as follows:

Schedule A – Summary	Pages 2 - 17
Schedule B – Delivery Over Time	Pages 18 - 25
Schedule C – Capacity	Pages 26 - 42
Schedule D – Suitability	Pages 43 - 305
Schedule E – Achievability	Pages 306 - 316
Schedule F – Availability	Pages 317 - 351
Schedule G – Sites Added since 2013 Review	Pages 352 - 353
Schedule H – Sites Removed since 2013 Review	Pages 354

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 2017 – 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	16/0573/FUL	316 London Road, Benfleet	Benfleet	Appleton	0.12	High - limited mitigation required	Achievable now	0 to 5 years	1	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	FA11 SITE 14	12 Avondale Road, Benfleet	Benfleet	Appleton	0.08	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
5	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
6	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
7	CPT/97/99/FUL	Land north of Romsey Drive, Benfleet	Benfleet	Appleton	0.06	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
8	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
9	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
10	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
11	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
12	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
13	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
14	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	3	Residential	No
15	15/0501/FUL	84 Vicarage Hill, Benfleet	Benfleet	Boyce	0.28	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
16	2007/18	240-244 High Road, Benfleet	Benfleet	Boyce	0.19	High - limited mitigation required	Achievable now	0 to 5 years	19	Town centre / Shopping	No
17	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
18	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
19	2013/4	87-97 High Street, Benfleet	Benfleet	Boyce	0.13	High - limited mitigation required	Achievable now	0 to 5 years	14	Residential	No
20	14/0604/FUL	48 High Road, Benfleet	Benfleet	Boyce	0.08	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
21	15/0957/FUL	74 Essex Way, Benfleet	Benfleet	Boyce	0.03	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
22	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
23	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
24	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
25	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
26	16/0765/FUL	71 Watlington Road, Benfleet	Benfleet	St Marys	0.1	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
27	16/0494/FUL	1 Wincoat Close, Benfleet	Benfleet	St Marys	0.06	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
28	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
29	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
30	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
31	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	3	Residential	No

**SHLAA REVIEW 2017 – 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?
32	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
33	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
34	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
35	FC07 SITE 6	70 Paarl Road, Canvey Island	Canvey	Central	0.04	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	1	Residential	No
36	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
37	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
38	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	1	Residential	No
39	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
40	FD03 SITE 2	Site adjacent 55 Hannett Road, Canvey Island	Canvey	East	0.03	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
41	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
42	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
43	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
44	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
45	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
46	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
47	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
48	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
49	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
50	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
51	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
52	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
53	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
54	16/0504/FUL	King Canute PH & Land Adjacent Canvey Road, Canvey Island	Canvey Island	Canvey Island Central	0.3	High - limited mitigation required	Achievable now	0 to 5 years	3	Shopping	No
55	17/0071/FUL	29 Denham Road, Canvey Island	Canvey Island	Canvey Island Central	0.05	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
56	16/0053/FUL	34 Gafzelle Drive, Canvey Island	Canvey Island	Canvey Island East	0.04	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
57	16/0051/FUL	1 Northfalls Road, Canvey Island	Canvey Island	Canvey Island East	0.04	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No

**SHLAA REVIEW 2017 – 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?
58	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
59	16/0786/FUL	19 Holbek Road, Canvey Island	Canvey Island	Canvey Island East	0.03	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
60	16/0783/FUL	Land adj 64 Winterswyk Avenue, Canvey Island	Canvey Island	Canvey Island East	0.02	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
61	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
62	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
63	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
64	16/0646/FUL	2 Harvest Road, Canvey Island	Canvey Island	Canvey Island North	0.03	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
65	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
66	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
67	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
68	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
69	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
70	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
71	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
72	16/0045/FUL	112 Central Avenue, Canvey Island	Canvey Island	Canvey Island Winter Gardens	0.06	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
73	16/0087/FUL	4a Champlain Avenue, Canvey Island	Canvey Island	Canvey Island Winter Gardens	0.03	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
74	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
75	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
76	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
77	2012/2	21 Lynton Road, Hadleigh	Hadleigh	St James	0.16	High - limited mitigation required	Achievable now	0 to 5 years	3	Residential	No
78	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
79	CPT/99/08/FUL	325-339 London Road, Hadleigh	Hadleigh	St James	0.12	High - limited mitigation required	Achievable in the future	0 to 5 years	13	Town centre / Shopping	No
80	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
81	16/0057/FUL	14 St Marks Road, Hadleigh	Hadleigh	St James	0.1	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
82	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
83	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
84	16/0589/FUL	643-645 London Road, Hadleigh	Hadleigh	St James	0.06	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No

# SHLAA REVIEW 2017 – 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?
85	15/0793/FUL	363 London Road, Hadleigh	Hadleigh	St James	0.05	High - limited mitigation required	Achievable now	0 to 5 years	4	Town centre / Shopping	No
86	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
87	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
88	16/0069/FUL	231 London Road, Hadleigh	Hadleigh	St James	0.04	High - limited mitigation required	Achievable now	0 to 5 years	6	Town centre / Shopping	No
89	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	2	Residential	No
90	16/0190/CPA	387 London Road, Hadleigh	Hadleigh	St James	0.02	High - limited mitigation required	Achievable now	0 to 5 years	4	Shopping/Town Centre	No
91	16/0492/FUL	76 High Street, Hadleigh	Hadleigh	St James	0.02	High - limited mitigation required	Achievable now	0 to 5 years	4	Shopping/Town Centre	No
92	16/0527/CPA & 16/0729/FUL	88 High Street, Hadleigh	Hadleigh	St James	0.02	High - limited mitigation required	Achievable now	0 to 5 years	5	Shopping/Town Centre	No
93	16/0914/FUL	Land Adjacent to 17 Alma Close, Hadleigh	Hadleigh	St James	0.02	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
94	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
95	16/0088/CPA	80 High Street, Hadleigh	Hadleigh	St James	0.01	High - limited mitigation required	Achievable now	0 to 5 years	3	Shopping/Town Centre	No
96	16/0533/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
97	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
98	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
99	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
100	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
101	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
102	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
103	15/0698/PREAPP	450 Rayleigh Road, Benfleet	Hadleigh	Victoria	0.11	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
104	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
105	16/0605/FUL	41 Templewood Road, Hadleigh	Hadleigh	Victoria	0.09	High - limited mitigation required	Achievable now	0 to 5 years	2	Residential	No
106	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
107	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
108	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
109	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
110	16/0684/FUL	Land Adjacent 270 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.03	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
111	GF01B	Land at Kiln Road, Thundersley (Long Term Housing Site Site B)	Thundersley	Cedar Hall	2.85	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	55	Long Term Residential	No
112	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
113	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
114	2017/1	277-279 & 283 Rayleigh Road, Benfleet	Thundersley	Cedar Hall	1.42	Low - significant environmental impacts difficult to mitigate	Achievable now	0 to 5 years	20	Green Belt	Yes

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	Reference	Name	Town	Ward	Size (ha)	Suitability	Achievability	Availability	Capacity (Average)	Current Policy Designation	Change of Policy Required?
115	16/0913/FUL	Land at rear of 219 Kiln Road, Thundersley	Thundersley	Cedar Hall	0.35	High - limited mitigation required	Achievable now	0 to 5 years	5	Long Term Residential	No
116	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
117	15/1026/FUL	Land East of Swanley, Swale Road, Benfleet	Thundersley	Cedar Hall	0.3	High - limited mitigation required	Achievable now	0 to 5 years	5	Long Term Residential	No
118	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
119	16/0418/FUL	271 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.08	High - limited mitigation required	Achievable now	0 to 5 years	6	Green Belt	Yes
120	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
121	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
122	16/0983/FUL	50 Albert Road, Thundersley	Thundersley	St Georges	0.02	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
123	PGB14	Brickfields, Great Burches Road, Thundersley	Thundersley	St Peters	2	Medium - mitigation required to ensure suitability	Achievable now	0 to 5 years	12	Green Belt	No
124	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
125	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
126	16/0513/FUL	14 Downer Road North, Thundersley	Thundersley	St Peters	0.12	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
127	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
128	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
129	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
130	2007/66	331 London Road, Thundersley	Thundersley	St Peters	0.06	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
131	16/0547/FUL	Land adjacent 5 Shrewsbury Drive, Thundersley	Thundersley	St Peters	0.04	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
132	16/0954/FUL	40 Park Road, Benfleet	Thundersley	St Peters	0.03	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
133	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
134	16/0649/FUL	412a Kents Hill Road North, Thundersley	Thundersley	St Peters	0.01	High - limited mitigation required	Achievable now	0 to 5 years	1	Residential	No
135	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
136	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
137	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
138	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
139	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
140	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
141	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
142	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
143	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
144	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
145	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

# SHLAA REVIEW 2017 – 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?
146	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
147	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
148	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
149	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
150	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
151	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
152	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
153	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
154	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
155	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
156	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
157	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
158	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
159	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
160	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
161	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
162	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
163	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
164	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
165	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
166	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
167	CTC/005	West of Venebles Close, Canvey Island	Canvey	South	0.4	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	24	Town centre / Shopping	No
168	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
169	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
170	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
171	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

**SHLAA REVIEW 2017 – 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?
172	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
173	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
174	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
175	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
176	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
177	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
178	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
179	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
180	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
181	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
182	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
183	2012/4	Hadleigh Police Station, Hadleigh	Hadleigh	St James	0.1	High - limited mitigation required	Achievable now	5 to 10 years	2	Residential	No
184	2013/6	20 The Avenue, Hadleigh	Hadleigh	St James	0.08	High - limited mitigation required	Achievable now	5 to 10 years	4	Residential	No
185	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
186	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
187	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
188	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
189	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
190	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
191	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
192	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.14	Medium - mitigation required to ensure suitability	Achievable now	5 to 10 years	1	Green Belt	Yes
193	14/0422/PREAPP	116 Rayleigh Road, Hadleigh	Hadleigh	Victoria	0.03	High - limited mitigation required	Achievable now	5 to 10 years	4	Residential	No
194	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
195	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
196	PGB46	North of Grasmere, Thundersley	Thundersley	St Peters	2.88	Low - significant environmental impacts difficult to mitigate	Achievable now	5 to 10 years	40	Green Belt	Yes
197	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
198	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



**SHLAA REVIEW 2017 – 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?
199	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
200	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
201	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
202	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
203	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
204	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
205	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
206	2012/14	34 Linden Road, Thundersley	Thundersley	St Peters	0.08	High - limited mitigation required	Achievable now	5 to 10 years	1	Residential	No
207	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
208	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
209	FA08 SITE 4	6 Merton Road, Benfleet	Benfleet	Appleton	0.27	High - limited mitigation required	Achievable now	10 to 15 years	4	Residential	No
210	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
211	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
212	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
213	FA09 SITE 20	39 Felstead Road, Benfleet	Benfleet	Appleton	0.09	High - limited mitigation required	Achievable now	10 to 15 years	1	Residential	No
214	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
215	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
216	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
217	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
218	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
219	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
220	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
221	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
222	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
223	FB07 SITE 34	19 Hillside Road, Benfleet	Benfleet	Boyce	0.06	High - limited mitigation required	Achievable now	10 to 15 years	1	Residential	No
224	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

**SHLAA REVIEW 2017 – 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?
225	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
226	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
227	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
228	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
229	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
230	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
231	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
232	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
233	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
234	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
235	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
236	FC06 SITE 5	46 Delfzul Road, Canvey Island	Canvey	Central	0.04	Medium - mitigation required to ensure suitability	Achievable now	10 to 15 years	1	Residential	No
237	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
238	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
239	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
240	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
241	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
242	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
243	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
244	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
245	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
246	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
247	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
248	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
249	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
250	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
251	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

**SHLAA REVIEW 2017 – 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?
252	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
253	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
254	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
255	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
256	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
257	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
258	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
259	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
260	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
261	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
262	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
263	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
264	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
265	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
266	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
267	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
268	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
269	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
270	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
271	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
272	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
273	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
274	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
275	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
276	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
277	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
278	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

**SHLAA REVIEW 2017 – 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?
279	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
280	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
281	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
282	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
283	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
284	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
285	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
286	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
287	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
288	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
289	2007/92	201-205 Kiln Road, Thundersley	Thundersley	Cedar Hall	0.13	Medium - mitigation required to ensure suitability	Achievable in the future	10 to 15 years	6	Residential	No
290	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
291	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
292	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
293	2017/2	Land to the south of A127, Thundersley	Thundersley	St Peters	3.82	Medium - mitigation required to ensure suitability	Achievability doubtful	10 to 15 years	20	Green Belt	Yes
294	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
295	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
296	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
297	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
298	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
299	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
300	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
301	CPT/147/07/FUL	11 Clifton Avenue, Benfleet	Benfleet	Appleton	0.11	High - limited mitigation required	Achievable in the Future	Stalled	1	Residential	No
302	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
303	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
304	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
305	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

# SHLAA REVIEW 2017 – 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?
306	FA05 SITE 12	286 London Road, Benfleet	Benfleet	Appleton	0.13	High - limited mitigation required	Achievable now	Not available	5	Residential	No
307	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
308	FA08 SITE 11	23 Clifton Avenue, Benfleet	Benfleet	Appleton	0.12	High - limited mitigation required	Achievable now	Not available	1	Residential	No
309	FA02 SITE 7	15 Homefields Avenue, Benfleet	Benfleet	Appleton	0.1	High - limited mitigation required	Achievable now	Not available	1	Residential	No
310	FA11 SITE 15	30 Avondale Road, Benfleet	Benfleet	Appleton	0.09	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
311	FA02 SITE 5	76 Homefields Avenue, Benfleet	Benfleet	Appleton	0.08	High - limited mitigation required	Achievable now	Not available	1	Residential	No
312	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
313	FA01 SITE 17	19 Romsey Road, Benfleet	Benfleet	Appleton	0.05	High - limited mitigation required	Achievable now	Not available	1	Residential	No
314	2007/8	620 High Road, Benfleet	Benfleet	Appleton	0.04	High - limited mitigation required	Achievable in the future	Not available	1	Residential	No
315	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
316	2007/199	Railway car park, School Lane, Benfleet	Benfleet	Boyce	0.2	Medium - mitigation required to ensure suitability	Achievable in the future	Not available	13	Car park	Yes
317	2007/89	174-176 Kiln Road, Benfleet	Benfleet	Boyce	0.18	High - limited mitigation required	Achievable in the future	Not available	11	Residential	No
318	FB03 SITE 21	21 Netherfield, Benfleet	Benfleet	Boyce	0.16	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
319	FB03 SITE 31	62 Kiln Road, Benfleet	Benfleet	Boyce	0.15	High - limited mitigation required	Achievable in the future	Not available	3	Residential	No
320	FB03 SITE 17	14 Hermitage Avenue, Benfleet	Benfleet	Boyce	0.12	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
321	2007/80	36 Kiln Road, Benfleet	Benfleet	Boyce	0.1	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
322	FB05 SITE 9	60 Benfleet Road, Benfleet	Benfleet	Boyce	0.09	High - limited mitigation required	Achievable now	Not available	1	Residential	No
323	FB03 SITE 16	18 Hermitage Avenue, Benfleet	Benfleet	Boyce	0.08	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
324	FB07 SITE 31	29 Kings Road, Benfleet	Benfleet	Boyce	0.08	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
325	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
326	2007/81	2 Cherrymeade, Benfleet	Benfleet	Boyce	0.08	High - limited mitigation required	Achievable in the future	Not available	1	Residential	No
327	FB05 SITE 2	254 Kiln Road, Benfleet	Benfleet	Boyce	0.07	High - limited mitigation required	Achievable now	Not available	1	Residential	No
328	FB09 SITE 39	40 St Marys Drive, Benfleet	Benfleet	Boyce	0.07	High - limited mitigation required	Achievable now	Not available	1	Residential	No
329	FB09 SITE 37	25 Greenwood Avenue, Benfleet	Benfleet	Boyce	0.06	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
330	FB07 SITE 35	Land adj 18 Alexandra Road, Benfleet	Benfleet	Boyce	0.06	High - limited mitigation required	Achievable now	Not available	2	Residential	No
331	FB06 SITE 20	19 Grove Road, Benfleet	Benfleet	Boyce	0.06	High - limited mitigation required	Achievable now	Not available	1	Residential	No
332	FB07 SITE 27	11 St Marys Drive, Benfleet	Benfleet	Boyce	0.06	High - limited mitigation required	Achievable now	Not available	1	Residential	No

# SHLAA REVIEW 2017 – 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?
333	FM01 SITE 7	66 Wavertree Road, Benfleet	Benfleet	St Marys	0.19	High - limited mitigation required	Achievable now	Not available	1	Residential	No
334	FA10 SITE 16	195-201 Oakfield Road, Benfleet	Benfleet	St Marys	0.17	High - limited mitigation required	Achievable now	Not available	2	Residential	No
335	FM01 SITE 15	44 Uplands Road, Benfleet	Benfleet	St Marys	0.17	High - limited mitigation required	Achievable now	Not available	2	Residential	No
336	FM04 SITE 8	122 Cumberland Avenue, Benfleet	Benfleet	St Marys	0.12	High - limited mitigation required	Achievable now	Not available	1	Residential	No
337	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
338	FA10 SITE 15	187 Oakfield Road, Benfleet	Benfleet	St Marys	0.08	High - limited mitigation required	Achievable now	Not available	1	Residential	No
339	FM12 SITE 11	16 Green Road, Benfleet	Benfleet	St Marys	0.08	High - limited mitigation required	Achievable now	Not available	1	Residential	No
340	FM12 SITE 20	40 Hall Farm Road, Benfleet	Benfleet	St Marys	0.08	High - limited mitigation required	Achievable now	Not available	1	Residential	No
341	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
342	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
343	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
344	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
345	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
346	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
347	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
348	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
349	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
350	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
351	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
352	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
353	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
354	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
355	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
356	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
357	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
358	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
359	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
360	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

**SHLAA REVIEW 2017 – 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?
361	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
362	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
363	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
364	2007/120	1 Marine Approach, Canvey Island	Canvey	South	0.08	Medium - mitigation required to ensure suitability	Achievable now	Not available	2	Residential	No
365	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
366	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
367	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
368	2007/118	2 Meynell Avenue, Canvey Island	Canvey	South	0.07	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
369	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
370	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
371	2007/150	1 Gafzelle Drive, Canvey Island	Canvey	South	0.06	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
372	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
373	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
374	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
375	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
376	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
377	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
378	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
379	2007/189	186 Canvey Road, Canvey Island	Canvey	West	0.11	Medium - mitigation required to ensure suitability	Achievable now	Not available	2	Residential	No
380	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
381	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
382	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
383	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
384	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
385	2007/195	1a Hawkesbury Road, Canvey Island	Canvey	West	0.04	Medium - mitigation required to ensure suitability	Achievable now	Not available	1	Residential	No
386	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
387	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

# SHLAA REVIEW 2017 – 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?
388	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
389	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
390	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
391	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
392	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
393	2007/41	394-402 Rayleigh Road, Hadleigh	Hadleigh	Victoria	0.22	High - limited mitigation required	Achievable in the future	Not available	14	Residential	No
394	FP01 SITE 22	73 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.17	High - limited mitigation required	Achievable now	Not available	1	Residential	No
395	FP03 SITE 14	284 Rayleigh Road, Hadleigh	Hadleigh	Victoria	0.15	High - limited mitigation required	Achievable now	Not available	1	Residential	No
396	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
397	FP04 SITE 1	419 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.11	High - limited mitigation required	Achievable now	Not available	1	Residential	No
398	CPT/70/13/OUT	80 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.1	High - limited mitigation required	Achievable now	Not available	1	Residential	No
399	FA11 SITE 18	141 Thundersley Park Road, Benfleet	Thundersley	Appleton	0.08	High - limited mitigation required	Achievable now	Not available	1	Residential	No
400	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
401	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
402	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
403	FJ08 SITE 7	243 Hart Road, Thundersley	Thundersley	Cedar Hall	0.12	High - limited mitigation required	Achievable now	Not available	1	Residential	No
404	FJ07 SITE 14	68 The Chase, Thundersley	Thundersley	Cedar Hall	0.11	High - limited mitigation required	Achievable now	Not available	1	Residential	No
405	FJ08 SITE 5	205 Hart Road, Thundersley	Thundersley	Cedar Hall	0.08	High - limited mitigation required	Achievable now	Not available	1	Residential	No
406	2007/50	529 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.07	High - limited mitigation required	Achievable in the future	Not available	3	Residential	No
407	2007/85	1 Warren Chase, Thundersley	Thundersley	Cedar Hall	0.07	High - limited mitigation required	Achievable in the future	Not available	3	Residential	No
408	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
409	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
410	FK10 SITE 28	12 Ivy Road, Thundersley	Thundersley	St Georges	0.08	High - limited mitigation required	Achievable now	Not available	1	Residential	No
411	FK08 SITE 4	Formosa, Roseberry Avenue, Thundersley	Thundersley	St Georges	0.06	High - limited mitigation required	Achievable now	Not available	1	Residential	No
412	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
413	FN10 SITE 5	64 Kenneth Road, Thundersley	Thundersley	St Peters	0.16	High - limited mitigation required	Achievable now	Not available	1	Residential	No
414	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



# SHLAA REVIEW 2017 – 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?
415	FN09 SITE 25	Birchwood, Thundersley Grove, Thundersley	Thundersley	St Peters	0.09	High - limited mitigation required	Achievable now	Not available	1	Residential	No
416	FN10 SITE 3	18 Coombewood Drive, Thundersley	Thundersley	St Peters	0.07	High - limited mitigation required	Achievable now	Not available	1	Residential	No
417	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
418	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 2017 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME**

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2017 - 2022	2022 - 2027	2027 - 2032	2032 +	Not Available and/or Suitable
1	16/0573/FUL	316 London Road, Benfleet	1	0 to 5 years	1				
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	FA11 SITE 14	12 Avondale Road, Benfleet	1	0 to 5 years	1				
5	FA05 SITE 10	Land adj 17 St. Clements Crescent, Benfleet / Site Opposite 14 St Clements Crescent, Benfleet	3	0 to 5 years	3				
6	CPT/129/10/FUL	679 High Road, Benfleet	3	0 to 5 years	3				
7	CPT/97/99/FUL	Land north of Romsey Drive, Benfleet	2	0 to 5 years	2				
8	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	1	0 to 5 years	1				
9	PGB05	Land between Felstead Road and Catherine Road, Benfleet	140	0 to 5 years	45	95			
10	2013/2	Wall Wood & 291 Benfleet Road, Benfleet	0	0 to 5 years					0
11	PGB08	Land to south of Essex Way, Benfleet	30	0 to 5 years	30				
12	PGB36	396-408 London Road, Benfleet	55	0 to 5 years	55				
13	2012/10	44 Badger Hall Avenue, Benfleet	2	0 to 5 years	2				
14	14/0389/FUL	140 Shipwrights Drive, Benfleet	3	0 to 5 years	3				
15	15/0501/FUL	84 Vicarage Hill, Benfleet	2	0 to 5 years	2				
16	2007/18	240-244 High Road, Benfleet	19	0 to 5 years	19				
17	PGB44	Land between 24-34 Crescent Road, Benfleet	3	0 to 5 years	3				
18	CPT/599/13/FUL	Land to rear of 17 & 19 Downer Road, Benfleet	2	0 to 5 years	2				
19	2013/4	87-97 High Street, Benfleet	14	0 to 5 years	14				
20	14/0604/FUL	48 High Road, Benfleet	1	0 to 5 years	1				
21	15/0957/FUL	74 Essex Way, Benfleet	1	0 to 5 years	1				
22	15/0911/FUL	Land adjacent 2 Wensley Road, Benfleet	1	0 to 5 years	1				
23	PGB30(C)	Land South of Jotmans Lane, Benfleet	400	0 to 5 years	145	255			
24	2014/3	Land to the north & west of The Hoy & Helmet Public House, High Street, Benfleet	14	0 to 5 years					14
25	16/0266/PREAPP	65 Thundersley Park Road, 1 & 1a Clarence Road, Benfleet	1	0 to 5 years	1				
26	16/0765/FUL	71 Watlington Road, Benfleet	2	0 to 5 years	2				
27	16/0494/FUL	1 Wincoat Close, Benfleet	1	0 to 5 years	1				
28	15/0022/FUL	44 Kents Hill Road, Benfleet	1	0 to 5 years	1				
29	CPT/46/07/REN	12 Melcombe Road, Benfleet	1	0 to 5 years	1				
30	15/0952/FUL	117-123 London Road, Benfleet	10	0 to 5 years	10				
31	CPT/522/13/FUL	47 Paarl Road, Canvey Island	3	0 to 5 years	3				
32	FC09 SITE 20	120-122 Lionel Road, Canvey Island	2	0 to 5 years	2				
33	CPT/684/12/FUL	Land between 117 & 123 Lionel Road, Canvey Island	2	0 to 5 years	2				
34	CPT/446/13/FUL	Land adjacent 134 Cedar Road, Canvey Island	1	0 to 5 years	1				
35	FC07 SITE 6	70 Paarl Road, Canvey Island	1	0 to 5 years	1				
36	14/0095/PREAPP	Land R/o 3 Vaagen Road, Canvey Island	1	0 to 5 years	1				
37	ELR02 SITE 2	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	55	0 to 5 years	55				
38	CPT/315/13/FUL	Land to East of Wall Road, Canvey Island	1	0 to 5 years	1				
39	FD05 SITE 6	9 Aalten Avenue, Canvey Island	1	0 to 5 years	1				
40	FD03 SITE 2	Site adjacent 55 Hannett Road, Canvey Island	2	0 to 5 years	2				
41	CTC/019	125-127 High Street, Canvey Island	14	0 to 5 years	14				
42	2007/145	R/O 149-153 High Street, Canvey Island	3	0 to 5 years	3				
43	14/0015/FUL	19 Larup Avenue, Canvey Island	3	0 to 5 years	3				
44	FE09 SITE 11	61 Mornington Road, Canvey Island	1	0 to 5 years	1				
45	GB05 (A1)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 1	113	0 to 5 years	113				
46	CPT/484/12/FUL & CPT/671/12/FUL	Thames Court, Western Esplanade, Canvey Island	2	0 to 5 years	2				
47	14/0016/FUL	23 May Avenue, Canvey Island	1	0 to 5 years	1				
48	FE13 SITE 18	11 Rosbach Road, Canvey Island	1	0 to 5 years	1				
49	CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	1	0 to 5 years	1				
50	GB02	East of Canvey Road, Canvey Island	275	0 to 5 years	100	175			

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME**

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2017 - 2022	2022 - 2027	2027 - 2032	2032 +	Not Available and/or Suitable
51	CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	5	0 to 5 years	5				
52	CPT/498/12/FUL	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	4	0 to 5 years	4				
53	FH01 SITE 8	75 Central Avenue, Canvey Island	2	0 to 5 years	2				
54	16/0504/FUL	King Canute PH & Land Adjacent Canvey Road, Canvey Island	3	0 to 5 years	3				
55	17/0071/FUL	29 Denham Road, Canvey Island	2	0 to 5 years	2				
56	16/0053/FUL	34 Gafzelle Drive, Canvey Island	1	0 to 5 years	1				
57	16/0051/FUL	1 Northfalls Road, Canvey Island	1	0 to 5 years	1				
58	14/0465/FUL	7 Kollum Road, Canvey	1	0 to 5 years	1				
59	16/0786/FUL	19 Holbek Road, Canvey Island	1	0 to 5 years	1				
60	16/0783/FUL	Land adj 64 Winterswyk Avenue, Canvey Island	1	0 to 5 years	1				
61	15/0400/FUL	21 Brandenburg Road, Canvey	3	0 to 5 years	3				
62	15/0423/FUL	58 Central Wall Road, Canvey Island	1	0 to 5 years	1				
63	14/0644/FUL	8 Heideburg Road, Canvey	1	0 to 5 years	1				
64	16/0646/FUL	2 Harvest Road, Canvey Island	1	0 to 5 years	1				
65	15/0595/FUL	109 Long Road, Canvey Island	7	0 to 5 years	7				
66	15/0987/OUT	40 Roggel Road, Canvey Island	2	0 to 5 years	2				
67	15/0562/FUL	100 High Street, Canvey Island	1	0 to 5 years	1				
68	15/0563/FUL	100 High Street, Canvey Island	1	0 to 5 years	1				
69	14/0446/FUL	25 Craven Avenue, Canvey	1	0 to 5 years	1				
70	14/0733/FUL	Rear Of Silver Jubilee, Hilton Road, Canvey Island	4	0 to 5 years	4				
71	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	5	0 to 5 years	5				
72	16/0045/FUL	112 Central Avenue, Canvey Island	2	0 to 5 years	2				
73	16/0087/FUL	4a Champlain Avenue, Canvey Island	1	0 to 5 years	1				
74	GF02B	Land off Scrub Lane, Hadleigh	49	0 to 5 years	49				
75	2013/8	The Island Site, High Street / London Road, Hadleigh	54	0 to 5 years	54				
76	CPT/193/07/FUL	4-12 Park Chase, Hadleigh	21	0 to 5 years	21				
77	2012/2	21 Lynton Road, Hadleigh	3	0 to 5 years	3				
78	2007/111	Tower Radio, 573-581 London Road, Hadleigh	14	0 to 5 years	14				
79	CPT/99/08/FUL	325-339 London Road, Hadleigh	13	0 to 5 years	13				
80	15/0858/FUL	106 Rectory Road, Benfleet	1	0 to 5 years	1				
81	16/0057/FUL	14 St Marks Road, Hadleigh	2	0 to 5 years	2				
82	15/0273/FUL	70 Church Road, Hadleigh	1	0 to 5 years	1				
83	15/0495/FUL	R/O 25 St Johns Road, Hadleigh	1	0 to 5 years	1				
84	16/0589/FUL	643-645 London Road, Hadleigh	2	0 to 5 years	2				
85	15/0793/FUL	363 London Road, Hadleigh	4	0 to 5 years	4				
86	CPT/600/12/FUL	121 Church Road, Hadleigh	1	0 to 5 years	1				
87	15/0715/CPA	82 High Street, Hadleigh	5	0 to 5 years	5				
88	16/0069/FUL	231 London Road, Hadleigh	6	0 to 5 years	6				
89	14/0028/FUL	Land Rear Of Holbrook House, Church Road, Hadleigh	2	0 to 5 years	2				
90	16/0190/CPA	387 London Road, Hadleigh	4	0 to 5 years	4				
91	16/0492/FUL	76 High Street, Hadleigh	4	0 to 5 years	4				
92	16/0527/CPA & 16/0729/FUL	88 High Street, Hadleigh	5	0 to 5 years	5				
93	16/0914/FUL	Land Adjacent to 17 Alma Close, Hadleigh	1	0 to 5 years	1				
94	16/0014/FUL	2A Castle Road, Hadleigh	1	0 to 5 years	1				
95	16/0088/CPA	80 High Street, Hadleigh	3	0 to 5 years	3				
96	16/0533/FUL	2A Castle Road, Hadleigh	1	0 to 5 years	1				
97	GB06	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	430	0 to 5 years	80	250	100		
98	PGB40	Brook Farm (east of Daws Heath Road), Hadleigh	125	0 to 5 years	70	55			
99	2012/7	Solby Wood Farm, Daws Heath Road, Hadleigh	46	0 to 5 years	46				
100	PGB45	Nashlea Farm, Poors Lane North, Hadleigh	6	0 to 5 years	6				
101	FP03 SITE 3	60 Daws Heath Road, Hadleigh	3	0 to 5 years	3				
102	FP04 SITE 6	Land r/o 14-28 Moorcroft Avenue, Hadleigh	1	0 to 5 years	1				
103	15/0698/PREAPP	450 Rayleigh Road, Benfleet	2	0 to 5 years	2				
104	CPT/556/09/FUL	81 Daws Heath Road, Hadleigh	1	0 to 5 years	1				
105	16/0605/FUL	41 Templewood Road, Hadleigh	2	0 to 5 years	2				

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME**

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2017 - 2022	2022 - 2027	2027 - 2032	2032 +	Not Available and/or Suitable
106	2012/27	Land between 64 & 68 Kingsmere, Hadleigh	4	0 to 5 years	4				
107	16/0039/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	1	0 to 5 years	1				
108	CPT/655/11/FUL	Land adj 49 Hall Crescent, Hadleigh	1	0 to 5 years	1				
109	16/0038/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	1	0 to 5 years	1				
110	16/0684/FUL	Land Adjacent 270 Daws Heath Road, Hadleigh	1	0 to 5 years	1				
111	GF01B	Land at Kiln Road, Thundersley (Long Term Housing Site Site B)	55	0 to 5 years	55				
112	PGB09B	Land East of Cedar Hall School, Hart Road, Thundersley	35	0 to 5 years	35				
113	PGB09C	Nursery North of The Chase, Thundersley	54	0 to 5 years	54				
114	2017/1	277-279 & 283 Rayleigh Road, Benfleet	20	0 to 5 years	20				
115	16/0913/FUL	Land at rear of 219 Kiln Road, Thundersley	5	0 to 5 years	5				
116	2013/5	Weir House, Arterial Road, Thundersley	12	0 to 5 years	12				
117	15/1026/FUL	Land East of Swanley, Swale Road, Benfleet	5	0 to 5 years	5				
118	FJ01 SITE 12	20-22 Kingsley Lane, Thundersley	2	0 to 5 years	2				
119	16/0418/FUL	271 Rayleigh Road, Thundersley	6	0 to 5 years	6				
120	GB07	Land West of Glebelands, Thundersley	140	0 to 5 years	140				
121	2012/30	Land adj to Lawns Court, Thundersley	2	0 to 5 years	2				
122	16/0983/FUL	50 Albert Road, Thundersley	1	0 to 5 years	1				
123	PGB14	Brickfields, Great Burches Road, Thundersley	12	0 to 5 years	12				
124	PGB24	Whitegate, Goldfinch Lane, Thundersley	5	0 to 5 years	5				
125	PGB28	R/o 122 Stanley Road, Thundersley	3	0 to 5 years	3				
126	16/0513/FUL	14 Downer Road North, Thundersley	1	0 to 5 years	1				
127	FN09 SITE 20	58 Rhoda Road North, Thundersley	1	0 to 5 years	1				
128	14/0151/FUL	7 The Sorrells, Benfleet	1	0 to 5 years	1				
129	2010/2/MR	Beaver Doors, 211-213 London Road, Thundersley	10	0 to 5 years	10				
130	2007/66	331 London Road, Thundersley	1	0 to 5 years	1				
131	16/0547/FUL	Land adjacent 5 Shrewsbury Drive, Thundersley	1	0 to 5 years	1				
132	16/0954/FUL	40 Park Road, Benfleet	1	0 to 5 years	1				
133	CPT/197/13/FUL	Rear of 179-181 Church Road, Thundersley	1	0 to 5 years	1				
134	16/0649/FUL	412a Kents Hill Road North, Thundersley	1	0 to 5 years	1				
135	PGB30 (A)	Land south east of Sadlers Farm, Benfleet	175	5 to 10 years		175			
136	2014/6	Ellis House, Felstead Road, Benfleet	5	5 to 10 years		5			
137	2012/3	Benfleet Police Station, 90-92 High Road, Benfleet	6	5 to 10 years		6			
138	PGB32	Wheelers Takeaway, 458 London Road, Benfleet	6	5 to 10 years		6			
139	PGB30(B)	Land North of Jotmans Lane, Benfleet	300	5 to 10 years		150	150		
140	CPT/205/11/FUL	36 Brook Road, Benfleet	1	5 to 10 years		1			
141	CPT/3/11/FUL	Rear of 3 Hope Road, Benfleet	1	5 to 10 years		1			
142	2014/4	Land East of Downer Road North, Benfleet	0	5 to 10 years					0
143	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	25	5 to 10 years		25			
144	2007/164	Outpatients centre, Long Road, Canvey Island	10	5 to 10 years		10			
145	CTC/009	South of Haron Close, Canvey Island	10	5 to 10 years		10			
146	FC01 SITE 26	Land opposite 77-83 Maple Way, Canvey Island	2	5 to 10 years		2			
147	FC04 SITE 17	Land adj 15 Little Gypps Road, Canvey Island	1	5 to 10 years		1			
148	FC01 SITE 4	Land adj 16 Pine Close, Canvey Island	2	5 to 10 years		2			
149	2012/25	Land adjacent 2 Cedar Road, Canvey Island	1	5 to 10 years		1			
150	FG04 SITE 13	Adjacent to 10 Green Avenue, Canvey Island	2	5 to 10 years		2			
151	FC04 SITE 11	Land adj 13 Linden Way, Canvey Island	1	5 to 10 years		1			
152	FC01 SITE 23	Land adj 38 Maple Way, Canvey Island	1	5 to 10 years		1			
153	FC04 SITE 8	Land adj 32 Linden Way, Canvey Island	1	5 to 10 years		1			
154	FC05 SITE 1	Land between 18 & 20 Little Gypps Road, Canvey Island	1	5 to 10 years		1			
155	FC01 SITE 19	Land adj 21 Cherry Close, Canvey Island	1	5 to 10 years		1			
156	2012/31	Land between 14 & 16 Tilburg Road, Canvey Island	1	5 to 10 years		1			
157	ELR02 SITE 1	Prout Industrial Estate, Point Road, Canvey Island	35	5 to 10 years		35			
158	2007/152	Admiral Jellico Public House, High Street, Canvey Island	16	5 to 10 years		16			
159	FD08 SITE 4	Land between Shell Beach Road, Margaretten Avenue & Eastern Esplanade, Canvey Island	4	5 to 10 years		4			

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME**

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2017 - 2022	2022 - 2027	2027 - 2032	2032 +	Not Available and/or Suitable
160	FD08 SITE 3	173 Eastern Esplanade, Canvey Island	2	5 to 10 years		2			
161	FD02 SITE 10	Land at junction of Gifhorn & Holbeck, Canvey Island	1	5 to 10 years		1			
162	2012/26	Land between 20 & 26 Marine Avenue, Canvey Island	1	5 to 10 years		1			
163	FE09 SITE 13	9 Goirle Avenue, Canvey Island	1	5 to 10 years		1			
164	2014/7	Timber Yard, R/O 149-153 High Street, Canvey Island	3	5 to 10 years		3			
165	CTC/014	43 High Street, Canvey Island	4	5 to 10 years		4			
166	GB05(A2)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 2	487	5 to 10 years		250	237		
167	CTC/005	West of Venebles Close, Canvey Island	24	5 to 10 years		24			
168	CTC/011	Haystack car park, Long Road, Canvey Island	18	5 to 10 years		18			
169	CTC/012	Job Centre, 140 Furtherwick Road, Canvey Island	15	5 to 10 years		15			
170	2007/115	258 Furtherwick Road, Canvey Island	5	5 to 10 years		5			
171	CTC/017	116-132 High Street, Canvey Island	8	5 to 10 years		8			
172	CTC/016	108-112 High Street & 2 Florence Road, Canvey Island	8	5 to 10 years		8			
173	FF01 SITE 21	45 Welbeck Road, Canvey Island	1	5 to 10 years		1			
174	FE13 SITE 7	2 Delgada Road, Canvey Island	1	5 to 10 years		1			
175	PGB	Land between Canvey Road, Roscommon Way & Northwick Road (Triangle Site), Canvey Island	199	5 to 10 years					199
176	GB03	West Canvey Road (Frontage), Canvey Island	50	5 to 10 years		50			
177	2012/32	Land adj 31 St Christopher's Close, Canvey Island	3	5 to 10 years		3			
178	CPT/596/12/FUL	27 Craven Avenue, Canvey Island	1	5 to 10 years		1			
179	FG02 SITE 5	Land adj 7 Holland Avenue, Canvey Island	2	5 to 10 years		2			
180	GF02A	Hadleigh Junior School, Church Road, Hadleigh	22	5 to 10 years		22			
181	2013/9	244-258 London Road (Garston Block), Hadleigh	49	5 to 10 years		49			
182	2010/4/MR	Garden Centre, 555 London Road, Hadleigh	6	5 to 10 years		6			
183	2012/4	Hadleigh Police Station, Hadleigh	2	5 to 10 years		2			
184	2013/6	20 The Avenue, Hadleigh	4	5 to 10 years		4			
185	PE/00039/2013	296 London Road, Hadleigh	2	5 to 10 years		2			
186	CPT/430/12/FUL	391-391a London Road, Hadleigh	2	5 to 10 years		2			
187	2013/10	Land south of Daws Heath Road, Hadleigh	90	5 to 10 years					90
188	PGB10	Oak Tree Farm (North field) and Southfield Close Extension, Hadleigh	90	5 to 10 years		90			
189	2012/1	20 Haresland Close, Hadleigh	9	5 to 10 years		9			
190	PGB21	Land east of 174 Bramble Road, Hadleigh	10	5 to 10 years		10			
191	PGB22(B)	164-240 Daws Heath Road, Hadleigh	8	5 to 10 years		8			
192	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	1	5 to 10 years		1			
193	14/0422/PREAPP	116 Rayleigh Road, Hadleigh	4	5 to 10 years		4			
194	CPT/389/11/FUL	Land r/o 491-493 Rayleigh Road, Thundersley	4	5 to 10 years		4			
195	2014/2	Land East of Manor Trading Estate, Thundersley	100	5 to 10 years		100			
196	PGB46	North of Grasmere, Thundersley	40	5 to 10 years					40
197	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	106	5 to 10 years		106			
198	PGB20	Land west of Keswick Road, Thundersley	18	5 to 10 years		18			
199	PGB47	Junction of Grasmere Road & Thirlmere Road, Thundersley	0	5 to 10 years					0
200	FN06 SITE 16	Canvey Supply, 223 London Road, Thundersley	31	5 to 10 years		31			
201	14/0303/PREAPP	Bowercombe, Great Burches Road, Thundersley	2	5 to 10 years		2			
202	PGB31	Extension to Silverdale, Thundersley	6	5 to 10 years					6
203	2014/5	Land to the West of Borrowdale Road, Thundersley	6	5 to 10 years					6
204	PGB48	West of Bassenthwaite Road, Thundersley	2	5 to 10 years		2			
205	FN02 SITE 2	Marimba, Goldfinch Lane, Thundersley	2	5 to 10 years		2			
206	2012/14	34 Linden Road, Thundersley	1	5 to 10 years		1			
207	FN10 SITE 14	Land adj 2 Thundersley Grove, Thundersley	1	5 to 10 years		1			
208	CPT/148/07/FUL	131 London Road, Thundersley	1	5 to 10 years		1			
209	FA08 SITE 4	6 Merton Road, Benfleet	4	10 to 15 years			4		
210	FA10 SITE 13	110 Kents Hill Road, Benfleet	3	10 to 15 years			3		
211	FA11 SITE 2	83 Thundersley Park Road, Benfleet	1	10 to 15 years			1		
212	2007/54	14 London Road, Benfleet	3	10 to 15 years			3		
213	FA09 SITE 20	39 Felstead Road, Benfleet	1	10 to 15 years			1		

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME**

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2017 - 2022	2022 - 2027	2027 - 2032	2032 +	Not Available and/or Suitable
214	2010/7	11 Highfield Avenue, Benfleet	1	10 to 15 years			1		
215	FB02 SITE 14	Valee Casa, 62 Hill Road, Benfleet	5	10 to 15 years			5		
216	2007/22	South Benfleet Social Club, 8 Vicarage Hill, Benfleet	12	10 to 15 years			12		
217	FB01 SITE 10	162 Thundersley Park Road, Benfleet	1	10 to 15 years			1		
218	FB01 SITE 3	188 Thundersley Park Road, Benfleet	1	10 to 15 years			1		
219	2012/12	Land to the south east corner of School Lane Car Park, Benfleet	2	10 to 15 years			2		
220	FB11 SITE 11	70 St Marys Road, Benfleet	1	10 to 15 years			1		
221	2007/21	3 Vicarage Hill, Benfleet	3	10 to 15 years			3		
222	FB09 SITE 31	Land adj 41 Greenwood Avenue, Benfleet	1	10 to 15 years			1		
223	FB07 SITE 34	19 Hillside Road, Benfleet	1	10 to 15 years			1		
224	2007/15	Benfleet Tavern Public House (formerly Appleton Arms), High Road, Benfleet	14	10 to 15 years			14		
225	FM04 SITE 7	116 Cumberland Avenue, Benfleet	1	10 to 15 years			1		
226	2007/23	Willow Funeral Services, 61 High Road, Benfleet	8	10 to 15 years			8		
227	FM10 SITE 4	72 Brook Road, Benfleet	1	10 to 15 years			1		
228	2007/10	Benfleet Clinic, 513 High Road, Benfleet	4	10 to 15 years			4		
229	2012/28	Land between 12 & 14 Merrivale, Benfleet	1	10 to 15 years			1		
230	2012/29	Land between 37 & 45 Merrivale, Benfleet	2	10 to 15 years			2		
231	2012/20	Land r/o 56-80 North Avenue, Canvey Island	4	10 to 15 years			4		
232	FC03 SITE 21	62 Thisselt Road, Canvey Island	2	10 to 15 years			2		
233	FC03 SITE 8	174 Waarden Road, Canvey Island	1	10 to 15 years			1		
234	FC10 SITE 26	65 Lionel Road, Canvey Island	1	10 to 15 years			1		
235	FC10 SITE 14	52 Vaagen Road, Canvey Island	1	10 to 15 years			1		
236	FC06 SITE 5	46 Delfzul Road, Canvey Island	1	10 to 15 years			1		
237	FC09 SITE 14	33 Roosevel Avenue, Canvey Island	1	10 to 15 years			1		
238	FC10 SITE 18	28 Thelma Avenue, Canvey Island	1	10 to 15 years			1		
239	FD06 SITE 11	10 Woodville Road, Canvey Island	2	10 to 15 years			2		
240	FD12 SITE 15	34 Beck Road, Canvey Island	1	10 to 15 years			1		
241	FD10 SITE 4	36 Holbek Road, Canvey Island	1	10 to 15 years			1		
242	FD06 SITE 25	61 Taranto Road, Canvey Island	1	10 to 15 years			1		
243	FD06 SITE 37	29 St. Annes Road, Canvey Island	1	10 to 15 years			1		
244	FD01 SITE 30	Land adj 15 Stevens Close, Canvey Island	1	10 to 15 years			1		
245	FD07 SITE 19	44 Gafzelle Drive, Canvey Island	1	10 to 15 years			1		
246	FD05 SITE 8	Land north 42 Zelham Drive, Canvey Island	1	10 to 15 years			1		
247	FD04 SITE 11	4 Buren Avenue, Canvey Island	1	10 to 15 years			1		
248	FD12 SITE 16	11 Northfalls Road, Canvey Island	1	10 to 15 years			1		
249	FE03 SITE 29	Land adj 63 Nevada Road, Canvey Island	3	10 to 15 years			3		
250	CTC/013	11-23 High Street, Canvey Island	6	10 to 15 years			6		
251	FD01 SITE 17	The Manse, Woodville Road, Canvey Island	1	10 to 15 years			1		
252	FE06 SITE 3	55 Heilsburg Road, Canvey Island	1	10 to 15 years			1		
253	FE09 SITE 26	The Haven, Korndyk Avenue, Canvey Island	1	10 to 15 years			1		
254	FD01 SITE 20	84 Westerland Avenue, Canvey Island	1	10 to 15 years			1		
255	FF03 SITE 6	17 Poplar Road, Canvey Island	2	10 to 15 years			2		
256	2007/113/193A	Rear of Monico Club & car park, Eastern Esplanade, Canvey Island	8	10 to 15 years			8		
257	2012/15	2-6 May Avenue, Canvey Island	1	10 to 15 years			1		
258	2007/126	2 Elm Road, Canvey Island	2	10 to 15 years			2		
259	FF03 SITE 3	2 Labworth Road, Canvey Island	1	10 to 15 years			1		
260	FF03 SITE 14	18 Elm Road, Canvey Island	1	10 to 15 years			1		
261	2007/143	Canvey Club, 162 High Street, Canvey Island	2	10 to 15 years			2		
262	FE08 SITE 40	1 Bramble Road, Canvey Island	1	10 to 15 years			1		
263	FF01 SITE 24	11 Cottessmore Close, Canvey Island	1	10 to 15 years			1		
264	FE08 SITE 41	2 Bramble Road, Canvey Island	1	10 to 15 years			1		
265	CTC/015	78-88 High Street, Canvey Island	6	10 to 15 years			6		
266	FE12 SITE 8	25 Florence Road, Canvey Island	1	10 to 15 years			1		
267	FE13 SITE 1	22 Odessa Road, Canvey Island	1	10 to 15 years			1		
268	2012/24	Land to rear of 29-51 St Agnes Drive, Canvey Island	1	10 to 15 years			1		

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME**

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2017 - 2022	2022 - 2027	2027 - 2032	2032 +	Not Available and/or Suitable
269	2012/18	Land between 12 & 14 St Johns Crescent, Canvey Island	2	10 to 15 years			2		
270	2012/19	Land to rear of 12-18 St Peters Road, Canvey Island	4	10 to 15 years			4		
271	2012/22	Land to rear of 3-15 St Davids Walk, Canvey Island	1	10 to 15 years			1		
272	2012/23	Land to rear of 25-37 St Marks Road, Canvey Island	1	10 to 15 years			1		
273	FG09 SITE 11	1 Coniston Road, Canvey Island	1	10 to 15 years			1		
274	2010/8	Cheriton, Stroma Avenue, Canvey Island	10	10 to 15 years			10		
275	FH05 SITE 17	Land between 15-23 Tabora Avenue, Canvey Island	1	10 to 15 years			1		
276	2012/16	Land to rear of 187-209 Link Road, Canvey Island	3	10 to 15 years			3		
277	2012/17	Land between 43 & 45 Benderloch, Canvey Island	2	10 to 15 years			2		
278	2012/8	Garage court at Brindles, Canvey Island	4	10 to 15 years			4		
279	2014/1	Land South of Eastwood Old Road, Eastwood	112	10 to 15 years			112		
280	2013/11	Land north of Eastwood Old Road, Hadleigh	46	10 to 15 years					46
281	2012/11	Land adj 430 & 460 Daws Heath Road, Hadleigh	5	10 to 15 years			5		
282	2007/99	81 London Road, Hadleigh	10	10 to 15 years			10		
283	2007/96	Thames Loose Leaf, 289 Kiln Road, Hadleigh	12	10 to 15 years			12		
284	2013/1	Land adj 24 Windsor Gardens, Hadleigh	2	10 to 15 years			2		
285	PGB09	Land off Kiln Road/North of The Chase, Thundersley	311	10 to 15 years			311		
286	2007/52	Halfords, 543-557 Rayleigh Road, Thundersley	32	10 to 15 years			32		
287	2007/51	Glendale International Ltd, 533 Rayleigh Road, Thundersley	18	10 to 15 years			18		
288	2007/40	343 Rayleigh Road, Thundersley	10	10 to 15 years			10		
289	2007/92	201-205 Kiln Road, Thundersley	6	10 to 15 years			6		
290	2012/5	Land to rear of 125-139 Roseberry Avenue, Thundersley	1	10 to 15 years			1		
291	FK10 SITE 16	Adj 6 Albert Road, Thundersley	1	10 to 15 years			1		
292	PGB42	North West Benfleet Urban Extension, Thundersley	2500	10 to 15 years			500	2000	
293	2017/2	Land to the south of A127, Thundersley	20	10 to 15 years			20		
294	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	50	10 to 15 years			50		
295	FN09 SITE 18	49-51 Rhoda Road North, Thundersley	2	10 to 15 years			2		
296	FN04 SITE 9	18 Grasmere Road, Thundersley	1	10 to 15 years			1		
297	FN07 SITE 2	45 Manor Road, Thundersley	1	10 to 15 years			1		
298	FN04 SITE 14	22 Borrowdale Road, Thundersley	1	10 to 15 years			1		
299	FN06 SITE 20	30 Linden Road, Thundersley	1	10 to 15 years			1		
300	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	104	15 years +				104	
301	CPT/147/07/FUL	11 Clifton Avenue, Benfleet	1	Stalled					1
302	CPT/486/09/OUT	166-168 Kiln Road, Benfleet	6	Stalled					6
303	FH09 SITE 27	19-23 Third Avenue, Canvey Island	2	Stalled					2
304	CPT/24/05/FUL	320 London Road, Hadleigh	20	Stalled					20
305	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	27	Not available					27
306	FA05 SITE 12	286 London Road, Benfleet	5	Not available					5
307	2007/67	Maharaja Restaurant, 358 London Road, Benfleet	6	Not available					6
308	FA08 SITE 11	23 Clifton Avenue, Benfleet	1	Not available					1
309	FA02 SITE 7	15 Homefields Avenue, Benfleet	1	Not available					1
310	FA11 SITE 15	30 Avondale Road, Benfleet	1	Not available					1
311	FA02 SITE 5	76 Homefields Avenue, Benfleet	1	Not available					1
312	FA11 SITE 24	179 Thundersley Park Road, Benfleet	1	Not available					1
313	FA01 SITE 17	19 Romsey Road, Benfleet	1	Not available					1
314	2007/8	620 High Road, Benfleet	1	Not available					1
315	2013/3	295, 297, 297A Benfleet Road, Benfleet	3	Not available					3
316	2007/199	Railway car park, School Lane, Benfleet	13	Not available					13
317	2007/89	174-176 Kiln Road, Benfleet	11	Not available					11
318	FB03 SITE 21	21 Netherfield, Benfleet	1	Not available					1
319	FB03 SITE 31	62 Kiln Road, Benfleet	3	Not available					3
320	FB03 SITE 17	14 Hermitage Avenue, Benfleet	1	Not available					1
321	2007/80	36 Kiln Road, Benfleet	1	Not available					1
322	FB05 SITE 9	60 Benfleet Road, Benfleet	1	Not available					1
323	FB03 SITE 16	18 Hermitage Avenue, Benfleet	1	Not available					1

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME**

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2017 - 2022	2022 - 2027	2027 - 2032	2032 +	Not Available and/or Suitable
324	FB07 SITE 31	29 Kings Road, Benfleet	1	Not available					1
325	FB07 SITE 5	72 Underhill Road, Benfleet	1	Not available					1
326	2007/81	2 Cherrymeade, Benfleet	1	Not available					1
327	FB05 SITE 2	254 Kiln Road, Benfleet	1	Not available					1
328	FB09 SITE 39	40 St Marys Drive, Benfleet	1	Not available					1
329	FB09 SITE 37	25 Greenwood Avenue, Benfleet	1	Not available					1
330	FB07 SITE 35	Land adj 18 Alexandra Road, Benfleet	2	Not available					2
331	FB06 SITE 20	19 Grove Road, Benfleet	1	Not available					1
332	FB07 SITE 27	11 St Marys Drive, Benfleet	1	Not available					1
333	FM01 SITE 7	66 Wavertree Road, Benfleet	1	Not available					1
334	FA10 SITE 16	195-201 Oakfield Road, Benfleet	2	Not available					2
335	FM01 SITE 15	44 Uplands Road, Benfleet	2	Not available					2
336	FM04 SITE 8	122 Cumberland Avenue, Benfleet	1	Not available					1
337	2007/20	R/o 81-87 High Road, Benfleet	3	Not available					3
338	FA10 SITE 15	187 Oakfield Road, Benfleet	1	Not available					1
339	FM12 SITE 11	16 Green Road, Benfleet	1	Not available					1
340	FM12 SITE 20	40 Hall Farm Road, Benfleet	1	Not available					1
341	FM10 SITE 3	R/o 36-38 Hope Road, Benfleet	1	Not available					1
342	2007/155/56/57	54 Long Road, Canvey Island	2	Not available					2
343	2007/175	302-304 Long Road, Canvey Island	1	Not available					1
344	FC03 SITE 11	78 Thisselt Road, Canvey Island	3	Not available					3
345	FC02 SITE 16	64 Urmond Road, Canvey Island	1	Not available					1
346	FC10 SITE 28	18 Sydervelt Road, Canvey Island	1	Not available					1
347	FD04 SITE 20	57 Point Road, Canvey Island	1	Not available					1
348	FD11 SITE 17	7 Park Road, Canvey Island	1	Not available					1
349	FD05 SITE 7	31 Aalten Avenue, Canvey Island	1	Not available					1
350	FD06 SITE 5	234 High Street, Canvey Island	1	Not available					1
351	FD01 SITE 27	29 Geylen Road, Canvey Island	1	Not available					1
352	FD06 SITE 7	16 Hope Road, Canvey Island	1	Not available					1
353	FD09 SITE 20	46 Marine Avenue, Canvey Island	1	Not available					1
354	FD06 SITE 28	58 Hope Road, Canvey Island	1	Not available					1
355	FD09 SITE 3	38 Weel Road, Canvey Island	1	Not available					1
356	FD05 SITE 10	11 Chapman Road, Canvey Island	1	Not available					1
357	FD09 SITE 25	3 Marine Avenue, Canvey Island	1	Not available					1
358	FD09 SITE 26	28 Station Road, Canvey Island	1	Not available					1
359	FD01 SITE 15	10 Yamburg Road, Canvey Island	1	Not available					1
360	FE03 SITE 20	11 Miltsin Avenue, Canvey Island	1	Not available					1
361	2007/122/123	204-206 Furtherwick Road, Canvey Island	5	Not available					5
362	FF04 SITE 19	58 Leigh Road, Canvey Island	1	Not available					1
363	FF05 SITE 34	23-25 Meynell Avenue, Canvey Island	1	Not available					1
364	2007/120	1 Marine Approach, Canvey Island	2	Not available					2
365	FF01 SITE 1	85 Long Road, Canvey Island	1	Not available					1
366	FG09 SITE 5	20 Rose Road, Canvey Island	1	Not available					1
367	FF04 SITE 25	Rear gardens of 31 & 33 Marine Approach, Canvey Island	1	Not available					1
368	2007/118	2 Meynell Avenue, Canvey Island	1	Not available					1
369	FF01 SITE 20	29 Welbeck Road, Canvey Island	1	Not available					1
370	FG09 SITE 4	22 Rose Road, Canvey Island	1	Not available					1
371	2007/150	1 Gafzelle Drive, Canvey Island	1	Not available					1
372	FF02 SITE 27	176 Furtherwick Road, Canvey Island	1	Not available					1
373	FF01 SITE 16	4 Welbeck Road, Canvey Island	1	Not available					1
374	FF01 SITE 11	6 Westwood Road, Canvey Island	1	Not available					1
375	FE12 SITE 15	19 Juliers Road, Canvey Island	1	Not available					1
376	FE12 SITE 3	Land between 5 & 7 Oxford Road, Canvey Island	1	Not available					1
377	GB05(B)	Thorney Bay Park West, Thorney Bay Road, Canvey Island (Park Homes)	0	Not available					0
378	CPT/111/02/FUL	Holehaven Caravan Park, Haven Road, Canvey Island	7	Not available					7



**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE B – DELIVERY ON TIME**

Row	SITE DETAILS				DELIVERY OVER TIME				
	Reference	Name	Capacity (Average)	Availability	2017 - 2022	2022 - 2027	2027 - 2032	2032 +	Not Available and/or Suitable
379	2007/189	186 Canvey Road, Canvey Island	2	Not available					2
380	FG05 SITE 4	393 Long Road, Canvey Island	1	Not available					1
381	2007/167	Whiteways, 1 Thorney Bay Road, Canvey Island	1	Not available					1
382	2007/178	Canvey Village Surgery, 391 Long Road, Canvey Island	1	Not available					1
383	2007/181	1 Village Hall Close, Canvey Island	1	Not available					1
384	FG08 SITE 1	211 Long Road, Canvey Island	1	Not available					1
385	2007/195	1a Hawkesbury Road, Canvey Island	1	Not available					1
386	2007/196	Doctors Surgery, 409 Long Road, Canvey Island	1	Not available					1
387	FH05 SITE 16	Rosary, Tabora Avenue, Canvey Island	1	Not available					1
388	FH03 SITE 3	Adj to Syringa, Somnes Avenue, Canvey Island	1	Not available					1
389	2010/6	25-31 & 37-39 Scrub Lane, Hadleigh	16	Not available					16
390	2012/5/MR	1-3 Park Chase, Hadleigh	4	Not available					4
391	2010/3/MR	683-687 London Road, Hadleigh	5	Not available					5
392	PE/00010/2014	Land to rear of 50 & 52 Seymour Road, Hadleigh	1	Not available					1
393	2007/41	394-402 Rayleigh Road, Hadleigh	14	Not available					14
394	FP01 SITE 22	73 Daws Heath Road, Hadleigh	1	Not available					1
395	FP03 SITE 14	284 Rayleigh Road, Hadleigh	1	Not available					1
396	CPT/174/07/FUL	319 Daws Heath Road, Hadleigh	1	Not available					1
397	FP04 SITE 1	419 Daws Heath Road, Hadleigh	1	Not available					1
398	CPT/70/13/OUT	80 Daws Heath Road, Hadleigh	1	Not available					1
399	FA11 SITE 18	141 Thundersley Park Road, Benfleet	1	Not available					1
400	2007/46/47	477-489 Rayleigh Road, Thundersley	9	Not available					9
401	FN11 SITE 9	37 Kiln Road, Thundersley	1	Not available					1
402	2007/94	Rear of 221-229 Kiln Road, Thundersley (previously known as 221-235 Kiln Road, Thundersley)	4	Not available					4
403	FJ08 SITE 7	243 Hart Road, Thundersley	1	Not available					1
404	FJ07 SITE 14	68 The Chase, Thundersley	1	Not available					1
405	FJ08 SITE 5	205 Hart Road, Thundersley	1	Not available					1
406	2007/50	529 Rayleigh Road, Thundersley	3	Not available					3
407	2007/85	1 Warren Chase, Thundersley	3	Not available					3
408	FJ04 SITE 14	R/o 4-5 Deerhurst Close, Thundersley	2	Not available					2
409	2007/58	101 & 105 London Road & 1 Rushbottom Lane, Thundersley	11	Not available					11
410	FK10 SITE 28	12 Ivy Road, Thundersley	1	Not available					1
411	FK08 SITE 4	Formosa, Roseberry Avenue, Thundersley	1	Not available					1
412	2007/79	Ex Social services building, 535 London Road, Thundersley	8	Not available					8
413	FN10 SITE 5	64 Kenneth Road, Thundersley	1	Not available					1
414	FN10 SITE 12	164 Kenneth Road, Thundersley	1	Not available					1
415	FN09 SITE 25	Birchwood, Thundersley Grove, Thundersley	1	Not available					1
416	FN10 SITE 3	18 Coombewood Drive, Thundersley	1	Not available					1
417	2007/68	Benfleet Dental Clinic, 3 Downer Road North, Thundersley	2	Not available					2
418	FN04 SITE 5	1 Langford Crescent & r/o 27 & 29 Raymonds Drive, Thundersley	1	Not available					1

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY**

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
1	16/0573/FUL	316 London Road, Benfleet	0.12	As per approved planning consent.	As per approved planning consent.			1
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	FA11 SITE 14	12 Avondale Road, Benfleet	0.08	As per approved planning consent.	As per approved planning consent.			1
5	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
6	CPT/129/10/FUL	679 High Road, Benfleet	0.07	Full Application (any stage)	As per approved planning consent.			3
7	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
8	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	0.03	As per approved planning consent.	As per approved planning consents.			1
9	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
10	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
11	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
12	PGB36	396-408 London Road, Benfleet	1.1	Full subject to S106	As per approved planning consent.			55
13	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
14	14/0389/FUL	140 Shipwrights Drive, Benfleet	0.38	Full Application (any stage)	As per approved planning consent.			3
15	15/0501/FUL	84 Vicarage Hill, Benfleet	0.28	As per approved planning consent.	As per approved planning consent.			2
16	2007/18	240-244 High Road, Benfleet	0.19	Full Application (any stage)	As per submitted planning application.			19
17	PGB44	Land between 24-34 Crescent Road, Benfleet	0.15	Full Application (any stage)	As per approved planning consent.			3
18	CPT/599/13/FUL	Land to rear of 17 & 19 Downer Road, Benfleet	0.14	Full Application (any stage)	As per planning application.			2
19	2013/4	87-97 High Street, Benfleet	0.13	Full Application (any stage)	As per submitted application			14
20	14/0604/FUL	48 High Road, Benfleet	0.08	Full Application (any stage)	As per approved planning consent.			1
21	15/0957/FUL	74 Essex Way, Benfleet	0.03	As per approved planning consent.	As per approved planning consent.			1
22	15/0911/FUL	Land adjacent 2 Wensley Road, Benfleet	0.01	As per approved planning consent.	As per approved planning consent.			1
23	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
24	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
25	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
26	16/0765/FUL	71 Watlington Road, Benfleet	0.1	As per approved planning consent.	As per approved planning consent.			2
27	16/0494/FUL	1 Wincoat Close, Benfleet	0.06	As per approved planning consent.	As per approved planning consent.			1
28	15/0022/FUL	44 Kents Hill Road, Benfleet	0.05	Full Application (any stage)	As per approved planning consent.			1
29	CPT/46/07/REN	12 Melcombe Road, Benfleet	0.04	Full Application (any stage)	As per approved planning consent.			1
30	15/0952/FUL	117-123 London Road, Benfleet	0.17	As per approved planning consent.	As per approved planning consent.			10

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY**

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
31	CPT/522/13/FUL	47 Paarl Road, Canvey Island	0.12	Full Application (any stage)	As per approved planning consent			3
32	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. 17/0062/BR - Last inspection 23/03/2017 - plot 1 dpc, plots 2 & 3 not commenced. 17/0001/DEM - Demolition of 120 Lionel Road - decision due 15/03/2017. 15/0270/FUL - 3 detached houses - Approved 04/08/2015.16/0762/FUL - approved 25/11/2016 (revised proposal - forecourt parking rather than garages, changes in scale & materials).			2
33	CPT/684/12/FUL	Land between 117 & 123 Lionel Road, Canvey Island	0.05	Full Application (any stage)	As per approved planning consent.			2
34	CPT/446/13/FUL	Land adjacent 134 Cedar Road, Canvey Island	0.04	Full Application (any stage)	As per approved planning consent			1
35	FC07 SITE 6	70 Paarl Road, Canvey Island	0.04	As per approved planning consent.	As per approved planning consent.			1
36	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
37	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
38	CPT/315/13/FUL	Land to East of Wall Road, Canvey Island	0.1	Full Application (any stage)	As per approved planning consent			1
39	FD05 SITE 6	9 Aalten Avenue, Canvey Island	0.03	Full Application (any stage)	As per approved planning consent.			1
40	FD03 SITE 2	Site adjacent 55 Hannett Road, Canvey Island	0.03	As per approved planning consent.	As per approved planning consent.			2
41	CTC/019	125-127 High Street, Canvey Island	0.19	Full Application (any stage)	As per planning consent.			14
42	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
43	14/0015/FUL	19 Larup Avenue, Canvey Island	0.07	Full Application (any stage)	As per planning application			3
44	FE09 SITE 11	61 Mornington Road, Canvey Island	0.04	Residential Design Guidance / Context Based	As per approved planning consent.			1
45	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
46	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
47	14/0016/FUL	23 May Avenue, Canvey Island	0.04	Full Application (any stage)	As per approved planning consent			1
48	FE13 SITE 18	11 Rosbach Road, Canvey Island	0.04	Full Application (any stage)	As per approved planning consent			1
49	CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	0.01	Full Application (any stage)	As per approved planning consent.			1
50	GB02	East of Canvey Road, Canvey Island	15.6	Full Application (any stage)	As per submitted planning application.			275
51	CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	0.08	Full Application (any stage)	As per approved planning consent			5
52	CPT/498/12/FUL	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	0.08	Full Application (any stage)	As per approved planning consent			4
53	FH01 SITE 8	75 Central Avenue, Canvey Island	0.04	Full Application (any stage)	As per approved planning consent.			2
54	16/0504/FUL	King Canute PH & Land Adjacent Canvey Road, Canvey Island	0.3	As per approved planning consent.	As per approved planning consent.			3
55	17/0071/FUL	29 Denham Road, Canvey Island	0.05	As per approved planning consent.	As per approved planning consent.			2

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY**

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
56	16/0053/FUL	34 Gafzelle Drive, Canvey Island	0.04	As per approved planning consent.	As per approved planning consent.			1
57	16/0051/FUL	1 Northfalls Road, Canvey Island	0.04	As per approved planning consent.	As per approved planning consent.			1
58	14/0465/FUL	7 Kollum Road, Canvey	0.03	Full Application (any stage)	As per approved planning consent.			1
59	16/0786/FUL	19 Holbek Road, Canvey Island	0.03	As per approved planning consent.	As per approved planning consent.			1
60	16/0783/FUL	Land adj 64 Winterswyk Avenue, Canvey Island	0.02	As per approved planning consent.	As per approved planning consent.			1
61	15/0400/FUL	21 Brandenburg Road, Canvey	0.07	Residential Design Guidance / Context Based	As per planning consent.			3
62	15/0423/FUL	58 Central Wall Road, Canvey Island	0.07	As per approved planning consent.	As per approved planning consent.			1
63	14/0644/FUL	8 Heideburg Road, Canvey	0.04	Full Application (any stage)	As per approved planning consent.			1
64	16/0646/FUL	2 Harvest Road, Canvey Island	0.03	As per approved planning consent.	As per approved planning consent.			1
65	15/0595/FUL	109 Long Road, Canvey Island	0.2	As per approved planning consent.	As per planning consent.			7
66	15/0987/OUT	40 Roggel Road, Canvey Island	0.03	As per approved planning consent.	As per approved planning consent.			2
67	15/0562/FUL	100 High Street, Canvey Island	0.02	As per approved planning consent.	As per planning consent.			1
68	15/0563/FUL	100 High Street, Canvey Island	0.01	As per approved planning consent.	As per planning consent.			1
69	14/0446/FUL	25 Craven Avenue, Canvey	0.04	Full Application (any stage)	As per approved planning consent.			1
70	14/0733/FUL	Rear Of Silver Jubilee, Hilton Road, Canvey Island	0.13	As per approved planning consent.	As per planning consent.			4
71	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	0.07	Full Application (any stage)	As per approved planning consent.			5
72	16/0045/FUL	112 Central Avenue, Canvey Island	0.06	As per approved planning consent.	As per approved planning consent.			2
73	16/0087/FUL	4a Champlain Avenue, Canvey Island	0.03	As per approved planning consent.	As per approved planning consent.			1
74	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
75	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
76	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
77	2012/2	21 Lynton Road, Hadleigh	0.16	Full Application (any stage)	As per approved planning consent.			3
78	2007/111	Tower Radio, 573-581 London Road, Hadleigh	0.15	Full Application (any stage)	As per approved planning consent.			14
79	CPT/99/08/FUL	325-339 London Road, Hadleigh	0.12	Full Application (any stage)	As per approved planning consent.			13
80	15/0858/FUL	106 Rectory Road, Benfleet	0.1	As per approved planning consent.	As per approved planning consents.			1
81	16/0057/FUL	14 St Marks Road, Hadleigh	0.1	As per approved planning consent.	As per approved planning consent.			2
82	15/0273/FUL	70 Church Road, Hadleigh	0.09	Full Application (any stage)	As per approved planning consent.			1
83	15/0495/FUL	R/O 25 St Johns Road, Hadleigh	0.06	As per approved planning consent.	As per planning consent.			1
84	16/0589/FUL	643-645 London Road, Hadleigh	0.06	As per approved planning consent.	As per approved planning consent.			2
85	15/0793/FUL	363 London Road, Hadleigh	0.05	As per approved planning consent.	As per approved planning consent.			4
86	CPT/600/12/FUL	121 Church Road, Hadleigh	0.04	Full Application (any stage)	As per approved planning consent.			1

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY**

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
87	15/0715/CPA	82 High Street, Hadleigh	0.04	Prior Approval not required.	As per Prior Approval application.			5
88	16/0069/FUL	231 London Road, Hadleigh	0.04	As per approved planning consent.	As per approved planning consent.			6
89	14/0028/FUL	Land Rear Of Holbrook House, Church Road, Hadleigh	0.03	Full Application (any stage)	As per approved planning consent.			2
90	16/0190/CPA	387 London Road, Hadleigh	0.02	As per Prior Approval application.	As per Prior Approval application.			4
91	16/0492/FUL	76 High Street, Hadleigh	0.02	As per approved planning consent.	As per approved planning consent.			4
92	16/0527/CPA & 16/0729/FUL	88 High Street, Hadleigh	0.02	As per approved planning consent.	As per approved planning consent.			5
93	16/0914/FUL	Land Adjacent to 17 Alma Close, Hadleigh	0.02	As per approved planning consent.	As per approved planning consent.			1
94	16/0014/FUL	2A Castle Road, Hadleigh	0.01	As per approved planning consent.	As per approved planning consent.			1
95	16/0088/CPA	80 High Street, Hadleigh	0.01	Prior Approval not required.	As per Prior Approval application.			3
96	16/0533/FUL	2A Castle Road, Hadleigh	0.01	As per approved planning consent.	As per approved planning consent.			1
97	GB06	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	27.52	Local Plan Representation	As per Local Plan Representations.			430
98	PGB40	Brook Farm (east of Daws Heath Road), Hadleigh	5.38	SHLAA Submission	As per SHLAA submission			125
99	2012/7	Solby Wood Farm, Daws Heath Road, Hadleigh	2.64	Full Application (any stage)	As per submitted planning application			46
100	PGB45	Nashlea Farm, Poors Lane North, Hadleigh	1.01	Full Application (any stage)	As per approved planning consent.			6
101	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
102	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
103	15/0698/PREAPP	450 Rayleigh Road, Benfleet	0.11	Full Application (any stage)	As per approved planning consent.			2
104	CPT/556/09/FUL	81 Daws Heath Road, Hadleigh	0.1	Full Application (any stage)	As per approved planning consent.			1
105	16/0605/FUL	41 Templewood Road, Hadleigh	0.09	As per approved planning consent.	As per approved planning consent.			2
106	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
107	16/0039/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	0.06	Prior Approval not required.	As per Prior Approval application.			1
108	CPT/655/11/FUL	Land adj 49 Hall Crescent, Hadleigh	0.04	Full Application (any stage)	As per approved planning consent.			1
109	16/0038/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	0.04	Prior Approval not required.	As per Prior Approval application.			1
110	16/0684/FUL	Land Adjacent 270 Daws Heath Road, Hadleigh	0.03	As per approved planning consent.	As per approved planning consent.			1
111	GF01B	Land at Kiln Road, Thundersley (Long Term Housing Site Site B)	2.85	Full Application (any stage)	As per approved planning application.			55
112	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
113	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

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY**

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
114	2017/1	277-279 & 283 Rayleigh Road, Benfleet	1.42	SHLAA Submission.	Site forms part of LoWS CPT23 & contains number of TPO & mature trees, which could restrict number of dwellings capable of being accommodated on site.	1	50	20
115	16/0913/FUL	Land at rear of 219 Kiln Road, Thundersley	0.35	As per approved planning consent.	As per approved planning consent.			5
116	2013/5	Weir House, Arterial Road, Thundersley	0.34	Full Application (any stage)	As per approved planning consent.			12
117	15/1026/FUL	Land East of Swanley, Swale Road, Benfleet	0.3	As per approved planning consent.	As per approved planning consent.			5
118	FJ01 SITE 12	20-22 Kingsley Lane, Thundersley	0.16	As per approved planning consent.	As per planning consent.			2
119	16/0418/FUL	271 Rayleigh Road, Thundersley	0.08	As per approved planning consent.	As per approved planning consent.			6
120	GB07	Land West of Glebelands, Thundersley	7.69	Outline	As per currently submitted outline planning application.			140
121	2012/30	Land adj to Lawns Court, Thundersley	0.04	Full Application (any stage)	As per approved planning consents.			2
122	16/0983/FUL	50 Albert Road, Thundersley	0.02	As per approved planning consent.	As per approved planning consent.			1
123	PGB14	Brickfields, Great Burches Road, Thundersley	2	Full Application (any stage)	As per approved planning consents.			12
124	PGB24	Whitegate, Goldfinch Lane, Thundersley	0.27	Full Application (any stage)	As per planning consent.			5
125	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
126	16/0513/FUL	14 Downer Road North, Thundersley	0.12	As per approved planning consent.	As per approved planning consent.			1
127	FN09 SITE 20	58 Rhoda Road North, Thundersley	0.07	Full Application (any stage)	As per approved planning consent.			1
128	14/0151/FUL	7 The Sorrells, Benfleet	0.07	Full Application (any stage)	As per approved planning consent.			1
129	2010/2/MR	Beaver Doors, 211-213 London Road, Thundersley	0.07	Full Application (any stage)	As per approved planning consent.			10
130	2007/66	331 London Road, Thundersley	0.06	As per approved planning consent.	As per approved planning consent.			1
131	16/0547/FUL	Land adjacent 5 Shrewsbury Drive, Thundersley	0.04	As per approved planning consent.	As per approved planning consent.			1
132	16/0954/FUL	40 Park Road, Benfleet	0.03	As per approved planning consent.	As per approved planning consent.			1
133	CPT/197/13/FUL	Rear of 179-181 Church Road, Thundersley	0.02	Full Application (any stage)	As per approved planning consent			1
134	16/0649/FUL	412a Kents Hill Road North, Thundersley	0.01	As per approved planning consent.	As per approved planning consent.			1
135	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
136	2014/6	Ellis House, Felstead Road, Benfleet	0.34	SHLAA Submission	Design Case Study 8. Site could be included within site PGB05.			5
137	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
138	PGB32	Wheeler's 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

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY**

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
139	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
140	CPT/205/11/FUL	36 Brook Road, Benfleet	0.13	Full Application (any stage)	As per approved planning consent.			1
141	CPT/3/11/FUL	Rear of 3 Hope Road, Benfleet	0.05	Full Application (any stage)	As per approved planning consent.			1
142	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
143	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
144	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
145	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
146	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
147	FC04 SITE 17	Land adj 15 Little Gypps Road, Canvey Island	0.11	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
148	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
149	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
150	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
151	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
152	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
153	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
154	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
155	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
156	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
157	ELR02 SITE 1	Prout Industrial Estate, Point Road, Canvey Island	1	Pre application Proposal	Comparable dwellings per hectare as ELR02 SITE 2.			35
158	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
159	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
160	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
161	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

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY**

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
162	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
163	FE09 SITE 13	9 Gairle 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
164	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
165	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
166	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
167	CTC/005	West of Venebles Close, Canvey Island	0.4	SHLAA Submission & planning application for south western part of site.	As per planning application for south western part of site. For remainder of site design & layout should seeks 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.			24
168	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
169	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
170	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
171	CTC/017	116-132 High Street, Canvey Island	0.1	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			8
172	CTC/016	108-112 High Street & 2 Florence Road, Canvey Island	0.08	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Seek to retain retail element to ground floor. Previous SHLAA considerations had 9 flats, consider more appropriate to have 2 floor of 4 flats each.			8
173	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
174	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
175	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
176	GB03	West Canvey Road (Frontage), Canvey Island	0.5	SHLAA Submission	As per SHLAA submission	40		50
177	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
178	CPT/596/12/FUL	27 Craven Avenue, Canvey Island	0.06	Full Application (any stage)	As per approved planning consent.			1
179	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
180	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
181	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
182	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
183	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
184	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



# SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
185	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
186	CPT/430/12/FUL	391-391a London Road, Hadleigh	0.01	Full Application (any stage)	As per approved planning consent.			2
187	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
188	PGB10	Oak Tree Farm (North field) and Southfield Close Extension, Hadleigh	2.94	SHLAA Submission	Capacity takes into account constraints on site.			90
189	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
190	PGB21	Land east of 174 Bramble Road, Hadleigh	0.46	SHLAA Submission	As per SHLAA submission			10
191	PGB22(B)	164-240 Daws Heath Road, Hadleigh	0.46	SHLAA Submission	As per SHLAA submission			8
192	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
193	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
194	CPT/389/11/FUL	Land r/o 491-493 Rayleigh Road, Thundersley	0.1	Full Application (any stage)	As per approved planning consents.			4
195	2014/2	Land East of Manor Trading Estate, Thundersley	3.16	Local Plan Representation	As per Local Plan submission.			100
196	PGB46	North of Grasmere, Thundersley	2.88	SHLAA Submission.	Site contains number of TPO & mature trees, which could restrict number of dwellings capable of being accommodated on site.	30	40	40
197	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
198	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
199	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 if there is scope to develop the site, & if so what the developable area would be.			0
200	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
201	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
202	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
203	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
204	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
205	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
206	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
207	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
208	CPT/148/07/FUL	131 London Road, Thundersley	0.02	Full Application (any stage)	As per previously approved planning consent.			1
209	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
210	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
211	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
212	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

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY**

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
213	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
214	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
215	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
216	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
217	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
218	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
219	2012/12	Land to the south east corner of School Lane Car Park, Benfleet	0.08	SHLAA Submission	As per SHLAA submission			2
220	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
221	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
222	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
223	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
224	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
225	FM04 SITE 7	116 Cumberland Avenue, Benfleet	0.15	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
226	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
227	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
228	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
229	2012/28	Land between 12 & 14 Merrivale, Benfleet	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previously considered 2 properties appropriate, but flood risk & character implications, therefore 1 properties considered more appropriate.			1
230	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
231	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
232	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
233	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
234	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
235	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
236	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
237	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
238	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

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY**

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
239	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
240	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
241	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
242	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
243	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
244	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
245	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
246	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
247	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
248	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
249	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
250	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
251	FD01 SITE 17	The Manse, Woodville Road, Canvey Island	0.04	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
252	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
253	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
254	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
255	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
256	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
257	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
258	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
259	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
260	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
261	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
262	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
263	FF01 SITE 24	11 Cottessmore 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
264	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
265	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
266	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

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY**

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
267	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
268	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
269	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
270	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
271	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
272	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
273	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
274	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
275	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
276	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
277	2012/17	Land between 43 & 45 Benderloch, Canvey Island	0.09	SHLAA Submission	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Previously considered 3 properties appropriate, but flood risk & character implications, therefore 2 properties considered more appropriate.			2
278	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
279	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
280	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
281	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
282	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
283	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
284	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
285	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
286	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
287	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
288	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

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY**

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
289	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
290	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
291	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
292	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
293	2017/2	Land to the south of A127, Thundersley	3.82		Access requirements. Space for school, GP, shops and community facilities.			20
294	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
295	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
296	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
297	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
298	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
299	FN06 SITE 20	30 Linden Road, Thundersley	0.07	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
300	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 has resulted in one block being replaced with single dwellings. This has resulted in a reduction in net dwellings provided on site.			104
301	CPT/147/07/FUL	11 Clifton Avenue, Benfleet	0.11	Full Application (any stage)	As per approved planning consent.			1
302	CPT/486/09/OUT	166-168 Kiln Road, Benfleet	0.09	Outline Application (any stage)	As per approved planning consent.			6
303	FH09 SITE 27	19-23 Third Avenue, Canvey Island	0.05	Full Application (any stage)	As per approved planning consent.			2
304	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
305	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
306	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
307	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
308	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
309	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
310	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
311	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
312	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
313	FA01 SITE 17	19 Romsey Road, Benfleet	0.05	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings. Building line to north not an issue, as dwelling to east has extended almost right up to boundary.			1

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY**

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
314	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
315	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
316	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
317	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
318	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
319	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
320	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
321	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
322	FB05 SITE 9	60 Benfleet Road, Benfleet	0.09	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
323	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
324	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
325	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
326	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
327	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
328	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
329	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
330	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
331	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
332	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
333	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
334	FA10 SITE 16	195-201 Oakfield Road, Benfleet	0.17	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			2
335	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
336	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
337	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
338	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

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY**

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
339	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
340	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
341	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
342	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
343	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
344	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
345	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
346	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
347	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
348	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
349	FD05 SITE 7	31 Aalten Avenue, Canvey Island	0.06	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
350	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
351	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
352	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
353	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
354	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
355	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
356	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
357	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
358	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
359	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
360	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
361	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
362	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
363	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
364	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
365	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
366	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

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY**

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
367	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
368	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
369	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
370	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
371	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
372	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
373	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
374	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
375	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
376	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
377	GB05(B)	Thorney Bay Park West, Thorney Bay Road, Canvey Island (Park Homes)	9.6	None	Site not being promoted, strictly constrained due to HSE middle consultation zone.			0
378	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
379	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
380	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
381	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
382	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
383	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
384	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
385	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
386	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
387	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
388	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
389	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
390	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
391	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
392	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
393	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



**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY**

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
394	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
395	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
396	CPT/174/07/FUL	319 Daws Heath Road, Hadleigh	0.11	Full Application (any stage)	As per previously approved planning consent.			1
397	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
398	CPT/70/13/OUT	80 Daws Heath Road, Hadleigh	0.1	Outline Application (any stage)	As per approved planning consent			1
399	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
400	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
401	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
402	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
403	FJ08 SITE 7	243 Hart Road, Thundersley	0.12	Residential Design Guidance / Context Based	Design & layout seeks to achieve the RDG standards within the context of site & surroundings.			1
404	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
405	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
406	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
407	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
408	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
409	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
410	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
411	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
412	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
413	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
414	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
415	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
416	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
417	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

# SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE C – CAPACITY

Row	SITE DETAILS			CAPACITY CONSIDERATIONS				AVERAGE CAPACITY
	Reference	Name	Size (ha)	Capacity Determinant	Comment	Low Capacity	High Capacity	
418	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

**SHLAA REVIEW 2017 – 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	
1	16/0573/FUL	316 London Road, Benfleet	FRZ1 & CDA 2. No flood risk implications raised as part of planning process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / Commercial	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning process.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	50m to 60m from nearest bus stop.	High - limited mitigation required
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 part of planning application processes. Condition attached to consents requiring hardstanding to be SUDs.	No contamination issues raised during planning application processes.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application processes.	Residential	No archaeological implications raised during planning application processes.	No nature conservation implications raised as part of planning application processes.	No TPO's on site. Condition attached to planning consent requiring landscaping scheme to be submitted.	Condition attached to planning consent requiring landscaping scheme to be submitted.	Not located on open space.	No objections from Highway Authority, subject to standard highway conditions & condition relating to creating vehicle crossovers.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 300m to nearest bus stops.	High - limited mitigation required
4	FA11 SITE 14	12 Avondale Road, Benfleet	FRZ1 & CDA1. Planning condition attached to consent requiring	No contamination issues raised as part of 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 ecological issues raised as part of planning application	No TPO's on site. Oak tree at front not considered worthy of protection as part of	Topography considered as part of planning applicatio	Not located on open space.	Planning consent requires parking to be provided for both existing and new	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	620m to 710m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			parking to be provided using SUDs principles.	process.					process.	planning application process.	n process.		dwelling, a new vehicular crossover for the new dwelling & parking to be provided using SUDs principles.	capacity due to scale of development.	capacity due to scale of development.		
5	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
6	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
7	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	Within existing 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

**SHLAA REVIEW 2017 – 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	
													access to the site.	ment.	ment.		
8	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	FRZ1 & CDA2. No flood risk implications raised as part of planning application process. Condition attached to consent requiring hardstanding to be SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No TPO's on site. No tree implications resulting from planning application.	No landscape implications resulting from planning application.	Not located on open space.	No objections from Highway Authority, subject to standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	146m to 256m to nearest bus stops.	High - limited mitigation required
9	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	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 within the site. Need to consider designing to incorporate into any development and protection.	NE considered that there would be no impact on statutory landscape s. Need to consider landscape impacts within site and view from outside, particularly given topography of site.	Not located on open space. Community woodland and proposed as part of application. Maintenance and management would need to be secured through S106.	No objections from Highway Authority. Standard planning conditions & requirement for Residential Travel Plan & £3,000 monitoring fee, £5,000 towards parking restrictions around Felstead & Bowers Roads, & improvements to bus stop infrastructure. LPA concerns over permeability.	NHS Property Services requested as part of planning process £48,000 of capital expenditure to accommodate additional health care demands.	No education contributions requested as part of planning application process.	300-400m from nearest bus stops	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
									development should seek to retain older woodland blocks & larger trees to retain overall wooded character & maintain connectivity with adjacent woods.								
10	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	Not located on open space.	Need to consult with Highway Authority. Possible implications with an intensification of access onto Benfleet Road.	Removed from the existing urban area and healthcare provision. Scale of development unlikely to impact on the capacity of provision.	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the capacity of provision.	1400-1500m from nearest bus stops.	Low - significant environmental impacts and poor accessibility difficult to mitigate

**SHLAA REVIEW 2017 – 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	
11	PGB08	Land to south of Essex Way, Benfleet	FRZ1 & CDA1. FRA would need to be submitted, with particular concentration on surface water drainage, and its management on & adjacent to the site, ensuring no increase in risk of surface water flooding, particularly given the steeply sloping topography of the site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be poor in the area, given site is not on one of main road routes through Borough.	Residential & agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	34m from Benfleet & Southend Marshes SSSI & 273m from Benfleet & Southend Marshes SPA & Ramsar site. Potential LoWS 9 - grassland community present is of conservation significance. An improvement in management, light grazing & removal of invading scrub could allow selection as LoWS. Given undeveloped nature of site need to consider integration of biodiversity. Require appropriate ecological assessment s/surveys.	No TPO's on site, however TPO 2/84 covers 1 Ash & 1 Oak tree to the south of the site. There is bank of hedgerow tress running north-south through middle of site.	Castle Point Green Belt Landscape Assessment 2010 - High Visual sensitivity. Site would be highly visible when viewed from Essex Way & Vicarage Hill due to steeply sloping topography & is in close proximity to Historic Natural Landscape. Any development needs to appropriately integrated into the landscape & visual impacts mitigated.	Not within existing open space. Need to consider provision of additional green space to offset increased pressure on these sites.	Transport Assessment required. Engage with Highway Authority. Need to consider impact of additional traffic onto Essex Way.	The scale of development on this site will require a contribution towards primary healthcare provision in South Benfleet to ensure sufficient capacity.	The scale of development on this site will impact on early years and primary school capacity in South Benfleet. A contribution towards expansion of local early years and primary provision in South Benfleet will be required to ensure sufficient capacity.	750m-850m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
12	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 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	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 mitigation.	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 attached to consent requiring additional landscaping to be provided.	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 to accommodate this proposal.	Within good proximity of primary school provision with capacity.	100-200m from nearest bus stops	Medium - mitigation required to ensure suitability
13	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 Pedunculata Oaks. Site in reasonable condition despite lack 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	Landscape features predominantly consist of mature trees. Any development should seek to retain and integrate such landscape features.	Not located on open space.	Implications for access off of a narrow access road & onto highway network in close proximity to a sharp bend. Consultation with Highway Authority required prior to any planning submission.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	300-400m from nearest bus stop.	Medium - mitigation required to ensure suitability



**SHLAA REVIEW 2017 – 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	
									conservation management. Encroachment of adjacent gardens is primary threat, although quality of wood will decline without positive management. Development likely to have impact on trees, substantial buffer & protection from any development needs to be sought. Site is heavily wooded & appropriate ecological surveys would need to be undertaken to evaluate impact of any development on nature conservation interest of site.	assessment would be undertaken to demonstrate how development could proceed without undue harm to existing trees.							
14	14/0389/FUL	140 Shipwrights Drive, Benfleet	FRZ1 & CDA1. Planning consent requires hardsurfacing	Not a site previously associated with potential contamination	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	LoWS CPT18 located immediately to north & east.	No TPO's on site, but are some trees on site. Site is surrounded to north & east by	Landscape features predominantly consist of mature	Located adjacent to public open	Highway Authority raised no objection to planning application,	Within existing urban area. Limited impact	Within existing urban area. Limited impact	850m to 1000m from nearest bus	Medium - accessibility poor but within existing urban area.

**SHLAA REVIEW 2017 – 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	
			ng to be constructed with SUDs for surface water drainage.	on. No contamination issues raised during planning process.				issues raised as part of planning process.	Comprises 2 ancient woodland blocks - Shipwrights Wood & Jervis Wood East. Arboricultural Report submitted with planning application & condition on consent requiring development to proceed in accordance with Report.	Ancient Woodland & LoWS18. Arboricultural Report submitted with planning application & condition on consent requiring development to proceed in accordance with Report.	trees in Ancient Woodland & LoWS to north & east of site. Arboricultural Report submitted with planning application addresses impact on tree landscape.	space. No encroachment should occur.	subject to standard highway conditions & closure of redundant vehicular crossover & Residential Travel Information Pack to include six one day travel vouchers.	on capacity due to scale of development.	on capacity due to scale of development.	stops.	Limited mitigation required.
15	15/0501/FUL	84 Vicarage Hill, Benfleet	FRZ1 & CDA1. Condition attached to planning consent requiring parking to be constructed using SUDs principles.	No contamination issues raised as part of planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	Ecological Report submitted with planning application recommending precautionary approach during construction in relation to badgers & nesting birds. Condition attached to consent requiring development to be undertaken in accordance with Ecological Report.	Site heavily wooded in places, some trees noted to have been removed at time of site visit (February 2016). No further tree implications raised at planning application, apart from those contained in Ecological Report.	No landscape implications resulting from planning application.	Not located on open space.	No objections raised by Highway Authority to planning application, subject to conditions - vehicular access, visibility splays, parking - SUDs.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	410m to 455m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
16	2007/18	240-244 High Road, Benfleet	FRZ2 & CDA1. ECC LLFA, EA & AW all consulted as part of planning application. Conditions relating to foul & surface water drainage systems, flood response plan, hydrostatic & hydrodynamic pressures, flood resilient & resistant measures attached to planning consent.	Phase 1 Geo Environmental Site Assessment submitted with planning application. Standard contaminations conditions attached to consent & requirement for scheme to dispose of asbestos.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Site completely developed. No nature conservation implications raised as part of planning application process.	No trees on site. No implications raised as part of planning application process.	No impact on landscape interests.	Not located on open space.	Highway Authority conditions placed on planning consent - providing new & extinguishing old vehicular crossovers, widening a public footpath & providing Residential Travel Information Packs, including 6 x 1 day travel vouchers.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 250m from nearest bus stops.	High - limited mitigation required
17	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
18	CPT/599/13/FUL	Land to rear of 17 & 19 Downer Road, Benfleet	FRZ1 & CDA2. No flooding or drainage implications raised during	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 recommendations raised during planning application process.	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.	Highway Authority raised no objection to planning application. S106	Adjacent to existing urban area. Limited impact	Adjacent to existing urban area. Limited impact	300m to 400m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			planning application process. Condition requiring hardsurfacing for parking to be permeable.	process.					process.				requirement to make up road across frontage of site.	on capacity due to scale of development.	on capacity due to scale of development.		
19	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 proofing measures & flood resilience & flood resistance measures & flood response plan.	Contamination on site is likely given the existing commercial uses on site. Standard conditions required.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / commercial	Within Conservation Area & close proximity to Listed Buildings, should consider impacts on Listed Buildings & Conservation Area & their setting. Within archaeological consultation zone. Historic Officer advises archaeological potential for Roman & medieval features. Recommended Phased full condition - trail trenching, written scheme of investigation, mitigation strategy, post excavation assessment analysis & full site archive.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	Highway Authority raised no objection to CPT/555/13/FUL subject to standard conditions & provision of Residential Travel Information Pack with 6 1 day travel cards.	Within existing urban area. Limited impact on capacity due to scale of development.	ECC Infrastructure Planning Officer advised under planning application that likely to be sufficient early years, primary & secondary school places to serve needs of development & therefore make request for S106 contribution for education purposes.	Within 100m of nearest bus stops & 50 from nearest train station.	High - limited mitigation required
20	14/0604/FUL	48 High Road, Benfleet	FRZ1 & CDA1. No flood risk implications 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 nature conservation issues raised as part of planning application	No trees on site.	No impact on landscape interests raised as part of planning	Not located on open space.	No highway implications.	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	85m to 110m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			application process.	process.					process.		application process.			capacity due to scale of development.	capacity due to scale of development.		
21	15/0957/FUL	74 Essex Way, Benfleet	FRZ1 & CDA1. No flooding implications raised at the planning application stage.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Within archaeological consultation zone. No implications raised during planning application process.	No nature conservation issues raised as part of planning application process.	No trees on site.	No landscape implications resulting from planning application.	Not located on open space.	No objections raised by Highway Authority to planning application, subject to conditions - vehicular access - existing to extinguished & new created.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	343m to 455m to nearest bus stops.	High - limited mitigation required
22	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
23	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 application. AW advise there is capacity at STW and sewerage	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Need to consider impact of proximity to A130 and railway line. No assessment submitted with planning application. Air quality in respect of construction and operation of development considered as part of planning process. No objection raised in this respect, subject to the	Residential & agricultural	No known archaeological records within site, however Roman & Medieval finds in surrounding area. Conditions requiring trial trenching & open area excavation, post excavation assessment/analysis & full site archive were recommended by ECC as part of planning application process.	Close to SSSI's & SPA. NE consider not likely to have adverse impacts on these if strictly in accordance with details submitted as part of planning process. Site relatively low ecological	Limited trees on site, mainly restricted to along boundaries of site. None covered by TPO's.	Site highly visible and landscape will be fundamentally altered. Design of development should seek to retain existing landscape features and minimise the landscape and visual	1.52ha proposed in application part of site. 1ha deficient SAN GS on-site. Application process	No objections from Highway Authority. Standard planning conditions & requirement for Residential Travel Plan & Information Packs, improvements to bus stop infrastructure, junction improvement	The scale of development on this site will require a contribution towards primary healthcare provision in the South Benfleet area to ensure sufficient	ECC Education commented on planning application. Sufficient primary and secondary provision. Insufficient early years & childcar	450m-950m from nearest bus stops	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			systems. AW & EA request conditions relating to surface water drainage. Need to consider carefully such issues, particularly given topography of site.			proposed mitigation.			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 development. Should be ample space to accommodate any		impacts.	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.	s (High Road/Jotmans Lane/Benfleet Park Road), & footpath on southern side of Jotmans Lane	capacity.	eprovision, require £282,980 indexed linked April 2013.		

**SHLAA REVIEW 2017 – 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	
									reptile populations by setting aside area of grassland enhanced to provide for their requirements.								
24	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 marshes community species present. Any development	TPO 6/2001 (Group - 11 Sycamore, 1 Hawthorn. Individual trees - 4 Ash, 4 Sycamore, 1 Apple) TPO 11/94 (Group - 2 Beech, 29 Maple, 4 Ash, 5 Birch, 2 M. Ash, 3 Elder). Presence of TPO's of mature trees across large sections of the site is likely to reduce the area of land available for development. Any development on site should seek to retain trees & include root protection zones.	The topography of the site, with higher land to north & east & lower ground to west & south result in site being viewed over long distances. Site includes variety of landscape features, including wooded areas, scrub, marsh & open land & drainage ditches, all of which are clearly visible over long distances & viewed directly in connection with Conservation Area.	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.

**SHLAA REVIEW 2017 – 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	
									t should consider impact on such habitat both on & adjacent to site.		Any development would need to address the visual impact development would have on these landscape features.						
25	16/0266/PRE APP	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
26	16/0765/FUL	71 Watlington Road, Benfleet	FRZ1 & CDA1. No flood risk implications raised as part of planning process. Parking to be provided using SUDs principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Condition requiring parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	970m to 990m from nearest bus stops.	High - limited mitigation required
27	16/0494/FUL	1 Wincoat Close, Benfleet	FRZ1 & CDA1. No flood risk	No contamination issues	Not within vicinity of hazardous	No air quality issues raised during planning	Residential	No archaeological implications	No nature conservation	No tree implications raised as part	No landscape implication	Not located on	No highway implications raised as	Within existing urban	Within existing urban	385m to 500m	High - limited mitigation required



**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE D – 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	
			implications raised as part of planning process. Parking to be provided using SUDs principles.	raised during planning application process.	s installations.	application process.		raised during planning application process.	implications raised as part of planning application process.	of planning application process.	s resulting from planning application.	open space.	part of planning application process. Condition requiring parking to be provided using SUDs principles.	area. Limited impact on capacity due to scale of development.	area. Limited impact on capacity due to scale of development.	from nearest bus stops.	
28	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
29	CPT/46/07/R EN	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
30	15/0952/FUL	117-123 London Road, Benfleet	FRZ1 & CDA2. No flood risk implications raised as part of planning application process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town Centre	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Condition attached to consent requiring parking to be provided & retained.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Bus stops immediately outside and opposite site.	High - limited mitigation required
31	CPT/522/13/FUL	47 Paarl Road, Canvey	FRZ3a & CDA6. Site specific	No contamination issues	Not within vicinity of hazardous	No air quality issues raised during planning	Residential	No archaeological implications	No impact on wildlife interests	No impact on trees/woodland raised during	No impact on landscape	Not located on	No objection from Highway	Within existing urban	Within existing urban	350m to 650m	Medium - mitigation required to

**SHLAA REVIEW 2017 – 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	
		Island	FRA submitted with planning application. Conditions on consent relating to building in accordance with FRA, finished floor levels, Flood Response Plan, & flood resilience.	raised during planning application process.	s installations.	application process.		raised during planning application process.	raised during planning application process.	planning application process.	interests.	open space .	Authority to planning application. Standard conditions on planning consent.	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
32	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,	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

**SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE D – 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	
			flood proofing measures, flood response plan & finished floor levels would have been applied.														
33	CPT/684/12/FUL	Land between 117 & 123 Lionel Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to flood response plan, flood resistant and resilient measures.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	Application was considered satisfactory in terms of highway implications & parking provision. Standard planning conditions applied on the consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150-200m from nearest bus stops.	Medium - mitigation required to ensure suitability
34	CPT/446/13/FUL	Land adjacent 134 Cedar Road, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to building in accordance with FRA, Flood Response Plan, flood proofing measures, & demonstrating ability to	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.	400m to 450m from nearest bus stops.	Medium - mitigation required to ensure suitability

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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 hydrostatic & hydrodynamic pressures.														
35	FC07 SITE 6	70 Paarl Road, Canvey Island	FRZ3 & CDA6. FRA & Flood Response Plan submitted with planning application. EA no objections to application. Conditions attached to consent - details of how withstand hydrodynamic & hydrostatic pressures, finished floor levels, construct with flood resilience & resistance measures, enact flood response plan & parking areas to be constructed with SUDs.	No contamination issues raised as part of planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised as part of planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site cleared prior to submission of planning application. No issues raised as part of planning application process.	Site cleared prior to submission of planning application.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Parking to be constructed with 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.	480m to 570m from nearest bus stops.	Medium - mitigation required to ensure suitability
36	14/0095/PRE APP	Land R/o 3 Vaagen Road, Canvey Island	FRZ3 & adjacent to CDA6. Site specific FRA required & consideration of	Not a site previously associated with potential contamination. Unlikely to be	Not within vicinity of hazardous installations.	Given potential for only one dwellings, unlikely to be any air quality issues.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Site is undeveloped & comprises dense vegetation & trees. Main	No TPO's on site, but other mature trees on site, which restrict developable area. Need to integrate these	Landscape features exist in form of trees. Any development should seek to	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	200m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.	contaminati on on site.					badger sett located to south of site. Detailed ecological surveys will be required to assess impact on such interest & whether mitigation is appropriate.	into any design & layout of development. Need to plan in root protection zones.	integrate such landscape features.		accommodat ion proposed. Standard highway conditions.	due to scale of develop ment.	due to scale of develop ment.		
37	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	Contaminati on considered during planning application process. Standard conditions required.	Not within vicinity of hazardou s installatio ns.	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	Residenti al and commerci al 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 locate d 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	The scale of develop ment on this site will require a contribut ion towards primary healthca re provisio n on Canvey Island to ensure sufficient capacity.	ECC Educati on confirme d it did not require contribut ions towards addition al primary and seconda ry school places, or early years and childcar e	100m-150m from neares t bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			being able to withstand hydrodynamic & hydrostatic pressures. EA buffer zone for future flood defence works needs to be designed into any scheme. Surface water drainage should be designed into scheme from the outset.			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.							improvements.		provision.		
38	CPT/315/13/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 contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential & commercial	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objection from Highway Authority to planning application. Standard conditions on planning consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability
39	FD05 SITE 6	9 Aalten Avenue, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with	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 objections from Highway Authority. Standard	Within existing urban area. Limited impact	Within existing urban area. Limited impact	400-500m to nearest bus stops	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			planning application. Conditions on consent relating to enacting flood response plan & flood resilience and resistance measures, finished floor levels, building withstanding hydrostatic & hydrodynamic pressures & parking provided using SUDs principles.	application process.				process. Not within Historic Landscape or Conservation Areas.	application process.				planning conditions, including using SUDs principles for parking.	on capacity due to scale of development.	on capacity due to scale of development.		
40	FD03 SITE 2	Site adjacent 55 Hannett Road, Canvey Island	FRZ3 & CDA6. Site specific FRA submitted with planning application. No objection from EA subject to conditions - properties can withstand hydrodynamic & hydrostatic pressures, enact flood response plan &	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No impact on trees raised during planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised during 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.	510m to 540m 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	
			finished floor level. Also condition requiring parking to provided using SUDs principles.														
41	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 hydrodynamic & hydrostatic pressures, surface water drainage,	Potential contamination identified during planning application process. Conditions requiring site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality monitoring diffusion tubes near site. Automatic monitoring station that was sited at Furtherwick Park School until 2010 regularly showed NOx levels well below the national threshold of 40µg m-3.	Residential / commercial	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	1 tree located to rear of industrial units, not covered by TPO. Consideration given to tree during planning application process, tree not considered of such significance to wider public amenity that it merits TPO or would justify refusal of consent.	No impact on landscape interests.	Not located on open space.	Highway Authority raised no objections to planning application, subject to standard highway conditions & provision of Residential Travel Packs, including 6 All Essex Scratchcards.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Within 50m of nearest bus stops.	Medium - mitigation required to ensure suitability
42	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	Contamination considered during planning application process. Standard conditions placed on consent. Condition	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



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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	
			response plan, flood resistant and resilient measures & demonstration that building can withstand hydrodynamic & hydrostatic pressures.	requiring noise assessment attached to planning consent & requirement of noise attenuation measures where appropriate.													
43	14/0015/FUL	19 Larup Avenue, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to finished floor levels, Flood Response Plan, flood resilience & resistance & requirement to demonstrate dwellings can withstand hydrodynamic & hydrostatic pressures.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	Adequate parking provided on site. Standard highway conditions placed on planning consent.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	220m to 240m from nearest bus stops.	Medium - mitigation required to ensure suitability
44	FE09 SITE 11	61 Mornington Road, Canvey Island	FRZ3 & 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	Not within Historic Landscape or archaeological consultation zone.	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 objection on highway grounds raised as part of the planning application	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	360m to 420m 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	
			application. Conditions on consent relating to finished floor levels, flood response plan, flood resistant & resilient measures, hydrostatic & hydrodynamic pressures & surface water drainage.	process.					process.				process.	capacity due to scale of development.	capacity due to scale of development.		
45	GB05 (A1)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 1	FRZ3a & CDA6.Site specific FRA & extensive tidal & fluvial flooding info & modelling submitted with planning application. EA satisfied with rationale, methodology & assumptions. No objection subject to conditions & further detailed modelling. Provision & maintenance of 19m protection	No contamination issues raised during planning application process.	Less than 10% of site within middle consultation zone, with remainder within outer consultation zone and outside of the consultation zone. HSE PADHI methodology process for planning application produced 'do not advise, on safety grounds, against	Air quality may be poor in the area. However, air quality data from nearest diffusion tubes on Thames Road show that annual mean nitrogen dioxide levels are within objective limits. Site is not on one of major road routes through Borough.	Residential & sewerage works	Site lies in area of reclaimed salt marsh, in vicinity of late Iron Age or Roman Red Hills. Further archaeological remains likely. ECC Archaeologist recommended full archaeological work and investigation condition.	Far northern part of site is LoWS CP35. 1.9km from Benfleet & Southend Marshes SSSI, SPA 7 Ramsar site. LoWS 35 immediately to north of site. NE during planning process advise sufficient level of green space proposed. Submitted species surveys acceptable. Mitigation strategy would need to be provided.	26/96(2 groups, Almond x 3, Poplar x 14,Cypress x 6, Whitebeam x 1), 22/96(10 groups of Oak & Willow), 3/92(Poplar x 47,Willow x 25,Hawthorn x 2,Hornbeam x 4, Elm x 4). Need to design to integrate within scheme & plan in Root Protection Zones.	No impact on landscape interests.	Part of site would incorporate some of Council owned public open space. Additional open space required to offset this loss.	No objections from Highway Authority. Standard conditions & detailed technical conditions including provision of second access and junction into site. S106 requirements include protected line for Roscommon Way Phase 2 Extension, financial contribution for bus service and infrastructure 7 residential travel packs.	South East Essex Primary Care Trust (PCT) advised during planning process that financial contribution between £580 to £750 per dwelling, depending on the size.	ECC Education responding to planning application indicated sufficient primary and secondary places & no need for contribution, but did require a contribution towards early years and childcare	100m-700m 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	
			zone and £100,000 indexed linked towards tidal defence improvements.		granting of planning permission.										places.		
46	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
47	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
48	FE13 SITE 18	11 Rosbach Road, Canvey Island	FRZ3 & CDA6. Site specific FRA. Conditions attached to	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	Evidence of badger activity on site. Condition attached to	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	Within existing urban area. Limited impact	200m to 220m from nearest bus	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 consent requiring dwellings to be flood resistant & resilient, flood response plan & constructed to drainage specifications.	application process.				process. Not within Historic Landscape or Conservation Areas or archaeological consultation zone.	consent requiring protected species survey to be undertaken.					on capacity due to scale of development.	on capacity due to scale of development.	stops.	
49	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
50	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 contribution	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	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	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	Used informally as open space, but not a designated public open space. Open Space Assessment	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	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient	The scale of development on this site will impact on early years and primary school capacity on Canvey Island. A contribution	250-750m from nearest bus stops.	Medium - mitigation required to ensure suitability

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			s towards future surface water drainage infrastructure refurbishment or replacement. Site specific Flood Risk Assessment & Flood Warning & Evacuation Plans submitted with planning application.					application & advice sought from English Heritage prior to submission of application.	birds. Environmental Statement submitted with planning application.		to SAM & the impact of any development on its setting should also be considered. Landscape Strategy submitted with planning application.	nt submitted with planning application. Application indicates provision of public open space & a LEAP.	secondary school, improvements to public transport waiting facilities & services. Transport Assessment submitted with planning application.	capacity.	towards expansion of local early years and primary provision at west Canvey will be required to ensure sufficient capacity.		
51	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 & resistance & demonstrating ability to withstand hydrostatic & hydrodynamic pressures	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	Adequate parking provided on site. Standard highway conditions placed on planning consent & requirement to provide residential travel information packs to include 6 all Essex scratch card tickets.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 90m from nearest bus stops.	Medium - mitigation required to ensure suitability

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			& surface water drainage.														
52	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
53	FH01 SITE 8	75 Central Avenue, Canvey Island	FRZ3 & CDA6. Site specific Flood Risk Statement submitted with planning application. No objection from EA subject to conditions relating to finished floor levels. Conditions	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.	Site has been cleared of vegetation & trees. No nature conservation implications raised as part of planning application process.	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 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

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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 consent relating to hydrodynamic & hydrostatic pressures, flood resilience & resistance, flood response plan & hardsurfacing to be constructed with SUDs.														
54	16/0504/FUL	King Canute PH & Land Adjacent Canvey Road, Canvey Island	FRZ3 & CDA6. FRA submitted with planning application. EA no objection subject to conditions - flood response plan, hydrostatic & hydrodynamic pressures, finished floor levels, flood resistant measures. Scheme for surface water drainage also required.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Extended Phase 1 Ecological Assessment submitted with planning application - concluded relatively low ecological value. Conditions relating to providing suitable lighting for bats, bat features in gables of dwellings & consideration of bird nesting season attached to consent.	Some trees on site, not considered suitable to keep. Conditions attached to planning consent to consider bird nesting season when site clearance & replacement trees.	No landscape implications resulting from planning application.	Not located on open space.	No objections raised by Highway Authority to planning application, subject to conditions - vehicular access to be created.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	30m to 50m from nearest bus stops.	High - limited mitigation required
55	17/0071/FUL	29 Denham Road, Canvey Island	FRZ3 & CDA6. EA no objection subject to	No contamination issues raised during	Not within vicinity of hazardous installations	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning	No nature conservation implications raised as	No tree implications raised as part of planning application	No landscape implications resulting from	Not located on open space	No objections from Highway Authority.	Within existing urban area. Limited	Within existing urban area. Limited	335m to 360m from nearest	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			conditions - enacting of flood plan & finished floor levels. Also condition attached to consent requiring parking to be provided to SUDs principles.	planning application process.	ns.			application process.	part of planning application process.	process.	planning application.	.		impact on capacity due to scale of development.	impact on capacity due to scale of development.	t bus stops.	
56	16/0053/FUL	34 Gafzelle Drive, Canvey Island	FRZ3 & CDA6. EA no objection subject to conditions - enacting of flood plan, details of hydrodynamic & hydrostatic pressures. Also condition attached to consent requiring parking to be provided to SUDs principles.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No impact on trees raised during planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No objections from Highway Authority to planning application subject to standard conditions, and parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	290m to 350m from nearest bus stops.	High - limited mitigation required
57	16/0051/FUL	1 Northfalls Road, Canvey Island	FRZ3 & CDA6. Site specific FRA submitted with planning application. No objection from EA subject to conditions	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No impact on trees raised during planning application process. No TPO's on site.	No landscape implications resulting from planning application.	Not located on open space.	No objections from Highway Authority to planning application subject to standard conditions, and parking to be provided using SUDs	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m from nearest bus stops.	High - limited mitigation required



**SHLAA REVIEW 2017 – 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	
			on consent relating to enacting Flood Response Plan, flood resistance & resilience measures, demonstration of buildings ability to withstand hydrodynamic & hydrostatic pressures, finished floor levels & parking constructed to SUDs principles.										principles.				
58	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	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

**SHLAA REVIEW 2017 – 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	
			SUDs.														
59	16/0786/FUL	19 Holbek Road, Canvey Island	FRZ3 & CDA6. Site specific FRA submitted with planning application. No objection from EA subject to conditions on consent relating to demonstration of buildings ability to withstand hydrodynamic & hydrostatic pressures, finished floor levels & parking constructed to SUDs principles.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No impact on trees raised during planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No objections from Highway Authority to planning application subject to standard conditions, and parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	425m from nearest bus stops.	High - limited mitigation required
60	16/0783/FUL	Land adjacent 64 Winterswyk Avenue, Canvey Island	FRZ3 & CDA6. FRA submitted with planning application. No objection from EA subject to conditions on consent relating to submission & enactment of flood response plan, demonstration	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No impact on trees raised during planning application process.	No landscape implications resulting from planning application.	Not located on open space.	Standard conditions, and parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
61	15/0400/FUL	21 Brandenburrg Road, Canvey	ion of buildings ability to withstand hydrodynamic & hydrostatic pressures & parking constructed to SUDs principles.	No contamination issues raised as part of planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	Planning application process identified potential nature conservation implications. Conditions requiring Bat & badger surveys to be undertaken attached to planning consent.	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.	Within existing 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 385 from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
62	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 flood response plan, including flood proofing measures.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	Badger survey submitted as part of planning application process indicated no badger activity on site.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Conditions attached to consent requiring parking to be retained and hardsurfacing to be constructed to SUDs.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Bus stops immediately to north and opposite site.	High - limited mitigation required
63	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	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

**SHLAA REVIEW 2017 – 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	
			floor levels, flood response plan & hardstandings constructed using SUDs.														
64	16/0646/FUL	2 Harvest Road, Canvey Island	FRZ3 & CDA6. FRA submitted with planning application. No objection from EA subject to conditions on consent relating to submission & enactment of flood response plan, demonstration of buildings ability to withstand hydrodynamic & hydrostatic pressures, finished floor levels & parking constructed to SUDs principles.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No impact on trees raised during planning application process.	No landscape implications resulting from planning application.	Not located on open space.	Standard conditions, and parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	80m to 115m from nearest bus stops.	High - limited mitigation required
65	15/0595/FUL	109 Long Road, Canvey Island	FRZ3 & CDA6. No objection from EA on flood risk grounds. Conditions 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	Not within Historic Landscape or archaeological consultation zone.	Planning condition attached to consent requiring ecological survey, to be	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	Not located on open space.	No highway implications raised as part of planning application process, subject to	Within existing urban area. Limited impact on capacity	Within existing urban area. Limited impact on capacity	23m to 77m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			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.						submitted prior to any removal of trees, demolition or site clearance.		to compensate for removal of trees.		standard highway conditions.	due to scale of development.	due to scale of development.		
66	15/0987/OUT	40 Roggel Road, Canvey Island	FRZ3 & CDA6. No objection to application from EA. Conditions attached to consent requiring consideration of hydrostatic & hydrodynamic pressures & to provide 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 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.	260m to 300m from nearest bus stops.	High - limited mitigation required
67	15/0562/FUL	100 High Street, Canvey Island	FRZ3 & CDA6. Flood Risk Assessment submitted with planning application. Conditions 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.	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

**SHLAA REVIEW 2017 – 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	
			relating to flood response plan & hardsurfacing constructed to SUDs.											ment.	ment.		
68	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
69	14/0446/FUL	25 Craven Avenue, Canvey	FRZ3 & CDA6. Flood Risk Statement submitted with planning application. Conditions attached to consent relating to flood response plan, finished floor levels, hydrostatic & hydrodynamic pressures & flood resistant & resilient measures.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No TPO's on site. No implications relating to trees raised as part of planning application process.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200-300m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
70	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
71	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	FRZ3 & CDA6. FRA submitted with planning application. No objection from EA subject to conditions. These attached to consent relating to finished floor levels, SUDs, Flood response plan, hydrodynamic & hydrostatic pressures.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / Shopping / Education	No archaeological implications raised during planning application process.	No nature conservation issues raised as part of planning application process.	No TPO's on site. No implications relating to trees raised as part of planning application process.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No objection raised by Highway Authority to planning application, subject to standard highway conditions & provision of Residential Travel Information Packs including 6 x 1 day travel vouchers.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	170m to 240m from nearest bus stops.	Medium - mitigation required to ensure suitability
72	16/0045/FUL	112 Central Avenue, Canvey Island	FRZ3 & CDA6. FRA submitted with	No contamination issues raised at the	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation	No nature conservation issues raised as part of	No impact on trees raised during planning application process.	No landscape implications resulting from	Not located on open space	Standard conditions, and parking to be provided	Within existing urban area. Limited	Within existing urban area. Limited	180m to 215m from nearest	High - limited mitigation required



**SHLAA REVIEW 2017 – 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	
			planning application. No objection from EA subject to conditions on consent relating to submission & enactment of flood response plan, demonstration of buildings ability to withstand hydrodynamic & hydrostatic pressures, finished floor levels & parking constructed to SUDs principles.	planning application stage.	ns.			zone.	planning application process.		planning application.	.	using SUDs principles.	impact on capacity due to scale of development.	impact on capacity due to scale of development.	t bus stops.	
73	16/0087/FUL	4a Champlain Avenue, Canvey Island	FRZ3 & CDA6. FRA submitted with planning application. No objection from EA subject to conditions on consent relating to enactment of flood response plan, finished floor levels, & constructed	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No impact on trees raised during planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No objection from Highway Authority. Standard conditions attached to 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.	140m to 155m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			using flood resistant & resilient measures.														
74	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 may be an issue in area. However, site is not on one of major road routes through Borough. Monitoring information from diffusion tube on Seymour Avenue, Hadleigh shows that urban background levels of NOx in area are well below national threshold. Seymour Avenue is nearby this site.	Residential & school	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given undeveloped nature of site, need to consider potential nature conservation interests on site. Old established badger sett zone covers north eastern corner of site. Require appropriate ecological assessment/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
75	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	Potential for contamination on parts of site from previous or existing uses. Site investigation should be undertaken & consult with the EA & Council's Environment	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.	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	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	The scale of development on this site will require a contribution towards primary healthcare provision	The scale of development on this site will impact on primary school capacity in the Hadleigh area.	Within 150m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			Works has sufficient capacity to accommodate development on site without exceed water quality targets.	tal Health Team.		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.			trees.				transport infrastructure improvements.	n in the Hadleigh area to ensure sufficient capacity.	A contribution towards expansion of local primary provision in Hadleigh may be required to ensure sufficient capacity.		
76	CPT/193/07/FUL	4-12 Park Chase, Hadleigh	FRZ1 & CDA4. No flooding implications raised under either planning application. Conditions relating to surface water drainage on planning consent CPT/193/07/FUL & proposed for consent under CPT/327/11/FUL.	No contamination implications raised by Environmental Health during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application processes.	Residential / commercial	No archaeological recommendations raised during planning application process.	Amphibian survey required under CPT/193/07/FUL, to include mitigation measures to safeguard identified fauna & its habitat. Survey undertaken & in 2008 - no evidence of amphibians. NE raised no objection 15/05/2008 to discharge of condition. No wildlife	CPT/327/11/FUL has condition requiring survey of extent of Japanese Knotweed & scheme for eradication / control.	No impact on landscape interests.	Not located on open space.	Highway Authority raised no objection to CPT/327/11/FUL subject to standard conditions & provision of Residential Travel Information Pack with 10 (ten) x All Essex Scratch cards per unit, & S106 financial contribution of £20,000 towards public transport infrastructure improvement	Within existing urban area. Limited impact on capacity due to scale of development.	ECC advised under planning application CPT/327/11/FUL in 2011 that S106 contribution towards additional primary or secondary school places or early year's provision	220m to 300m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
									implications raised under CPT/327/11 /FUL.				s.		n not required		
77	2012/2	21 Lynton Road, Hadleigh	FRZ1 & CDA4. No flooding implications raised at planning application stage. Condition requiring all hard standing including parking to be constructed using SUDS principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	Bat & Badger surveys submitted with planning application. No impact on wildlife interests raised during planning application process.	Tree survey submitted with planning application. Poor trees to be removed. Retained trees to be protected during construction.	No impact on landscape interests.	Not located on open space.	No objection from Highway Authority. Condition requiring all hard standing including parking to be constructed using SUDS principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	300-400m from nearest bus stops.	High - limited mitigation required
78	2007/111	Tower Radio, 573-581 London Road, Hadleigh	FRZ1 & CDA4. No flood risk implications raised as part of planning application process. Condition attached to consent requiring hardsurfacing to be constructed using SUDS principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	No TPO's on site. No tree implications raised as part of planning application process.	No impact on landscape interests raised as part of planning application process. Condition requiring landscaping scheme to be submitted.	Not located on open space.	No objections raised by Highway Authority subject to standard conditions, the permanent closure of the existing access on London Road & provision of Residential Travel Information Packs, including 6 one day travel vouchers.	No contribution towards primary healthcare provision requested under planning application process.	ECC advised under planning application 15/0013 /FUL that since there were number of 1 beds proposed & net increase only 9 including these 1 beds there would not be a significant impact	Nearest bus stop is outside front of site.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
															on education services.		
79	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 reflecting it's more urban nature.	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
80	15/0858/FUL	106 Rectory Road, Benfleet	FRZ1 & CDA4. No flood risk implications raised as part of planning application process. Condition 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 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 develop	Within existing urban area. Limited impact on capacity due to scale of develop	400-500m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			consent requiring hardsurfacing to be SUDs.											ment.	ment.		
81	16/0057/FUL	14 St Marks Road, Hadleigh	FRZ1. No flood risk implications raised as part of planning process. Condition requiring parking to be provided using SUDs principle.	No contamination issues raised at the planning stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation implications raised as part of planning process.	TPO 7/93. Condition requiring Holly tree to be protected during construction.	No landscape interests on site.	Not located on open space.	No objection from Highway Authority, subject to conditions to provide parking using SUDs principles & existing vehicular crossover being closed.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	390m to 430m from nearest bus stops.	High - limited mitigation required
82	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
83	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
84	16/0589/FUL	643-645 London Road, Hadleigh	FRZ1 & CDA4. No flood risk implication	No contamination issues raised at	Not within vicinity of hazardous	No air quality issues raised during planning process.	Residential	Not within Historic Landscape or archaeological	No nature conservation implications	No impact on trees raised during planning process.	No landscape implications resulting	Not located on open	Standard highway conditions.	Within existing urban area.	Within existing urban area.	25m to 110m from nearest	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			s raised as part of planning process.	the planning stage.	installations.			consultation zone.	raised as part of planning process.		from planning process.	space.		Limited impact on capacity due to scale of development.	Limited impact on capacity due to scale of development.	t bus stops.	
85	15/0793/FUL	363 London Road, Hadleigh	FRZ1 & CDA4. No flood risk implications raised as part of planning process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town centre / commercial	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No objections from Highway Authority.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	45m to 275m from nearest bus stops.	High - limited mitigation required
86	CPT/600/12/FUL	121 Church Road, Hadleigh	FRZ1 & CDA4. No flooding implications raised at planning application stage.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No highway implications. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100-200m from nearest bus stops.	High - limited mitigation required
87	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
88	16/0069/FUL	231 London Road, Hadleigh	FRZ1 & CDA3. No flood risk implications raised as part of planning process.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town Centre	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No objections from Highway Authority.	Within existing urban area. Limited impact on capacity.	Within existing urban area. Limited impact on capacity.	Bus stop immediately outside site.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
									process.					due to scale of development.	due to scale of development.		
89	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
90	16/0190/CPA	387 London Road, Hadleigh	FRZ1 & CDA4. No flood risk implications raised as part of planning process.	Site not within an area identified as contaminated land.	Not within vicinity of hazardous installations.	No air quality issues raised during planning process.	Shopping / commercial / residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation interests on site.	No trees on site.	No landscape interests on site.	Not located on open space.	No objection from Highway Authority, subject to conditions to provide & retain vehicle & cycle parking.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	115m to 265m from nearest bus stops.	High - limited mitigation required
91	16/0492/FUL	76 High Street, Hadleigh	FRZ1 & CDA4. Parking to be constructed using SUDs principles.	No contamination issues raised at the planning stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning process.	Shopping / commercial / residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation implications raised as part of planning process.	No impact on trees raised during planning process.	No landscape implications resulting from planning process.	Not located on open space.	No objection from Highway Authority, subject to conditions to provide parking using SUDs principles & cycle storage.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 320m from nearest bus stops.	High - limited mitigation required
92	16/0527/CPA & 16/0729/FUL	88 High Street, Hadleigh	FRZ1 & CDA4. No flood risk implications raised as part of planning process. Parking to be provided using	Site not within an area identified as contaminated land.	Not within vicinity of hazardous installations.	No air quality issues raised during planning process.	Shopping / commercial / residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation interests on site.	No impact on trees raised during planning process.	No landscape interests on site.	Not located on open space.	No objection from Highway Authority, subject to conditions to provide & retain vehicle & parking.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 320m from nearest bus stops.	High - limited mitigation required



**SHLAA REVIEW 2017 – 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	
			SUDs principles.														
93	16/0914/FUL	Land Adjacent to 17 Alma Close, Hadleigh	FRZ1 & CDA3. No flood risk implications raised as part of planning process. Parking to be provided using SUDs principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Standard highway conditions & condition requiring parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	240m to 325m from nearest bus stops.	High - limited mitigation required
94	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 requiring parking to be provided & retained.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	130m to 310m from nearest bus stops.	High - limited mitigation required
95	16/0088/CPA	80 High Street, Hadleigh	FRZ1 & CDA4. Parking to be constructed using SUDs principles.	No contamination issues raised at the planning stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning process.	Shopping / commercial / residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation implications raised as part of planning process.	No impact on trees raised during planning process.	No landscape implications resulting from planning process.	Not located on open space.	No highway implications raised as part of planning process. Standard highway conditions and parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	130m to 290m from nearest bus stops.	High - limited mitigation required
96	16/0533/FUL	2A Castle Road, Hadleigh	FRZ1 & CDA4. No flood risk implications raised as part of	No contamination issues raised during planning	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Town Centre	No archaeological implications raised during planning application	No nature conservation implications raised as part of	No tree implications raised as part of planning application process.	No landscape implications resulting from planning	Not located on open space.	No highway implications raised as part of planning application	Within existing urban area. Limited impact	Within existing urban area. Limited impact	130m to 310m from nearest bus	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			planning application process.	application process.				process.	planning application process.		applicatio n.		process. Condition attached to consent requiring parking to be provided & retained.	on capacity due to scale of develop ment.	on capacity due to scale of develop ment.	stops.	
97	GB06	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Potential for contamination on parts of site from previous or existing uses (farm buildings). Geoenvironmental assessment submitted under CPT/356/10 /OUT identified Standard Risk Mitigation Measures. Development would need to update this & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is on A129 through Borough. Air quality data from 3 diffusion tubes monitoring NOx levels in area show that 1 at 127 Daws Heath Road is within objective limits as is tube near A127 at 2 Kingsley Lane. 3rd tube at 320 Hart Road (near junction with Rayleigh Road) slightly exceeding objective limits in 2010. Traffic generated air pollution is a risk.	Residential & commercial	Within archaeological consultation zone. Site relatively undisturbed in parts, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application. Archaeological field evaluation submitted with CPT/356/10/OUT.	Thundersley Great Common SSSI 140m to west. Need to provide SANGS within any scheme. LoWS CP28 adjacent to eastern boundary. Area within Hadleigh & Daws Heath Complex Living Landscapes Area. Ecological survey submitted under CPT/356/10 /OUT identified various protected & unprotected species & 4 badger setts including a main sett. NE agreed a mitigation strategy. Surveys will need updating.	1/2010 (group of Oak x 12 & Sycamore x 1). 12/91 (Various deciduous in woodland, groups & individuals). Survey submitted under CPT/356/10/OUT. All TPOs to be retained. Design to integrate within scheme. Plan in Root Protection Zones	Site is mainly open farmland, compartmentalised by established hedge and tree lined field boundaries, & undulating topography. Eastern part of site forms part of Ancient Landscape Area. Need to consider how development integrates into the landscape.	Not located on open space. Pre-application submission indicates public recreational access to 13ha of green space within the site.	Transport Assessment required. Engage with Highway Authority. Require access arrangements for site to relieve peak time congestion at Woodmans Arms junction. Require improvements to public transport waiting facilities.	The scale of development on this site will require a contribution towards primary healthcare provision in the Hadleigh area to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in the Hadleigh area. A contribution towards expansion of local primary provision in Hadleigh may be required to ensure sufficient capacity.	30m-900m from nearest bus stops. Pre-application submission indicates site's capability to provide network of public footpaths, green links with the site and connecting to existing.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
98	PGB40	Brook Farm (east of Daws Heath Road), Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Potential for contamination on parts of site from previous or existing uses (farm buildings). Site investigation should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough. No air quality monitoring diffusion tubes near site.	Residential & agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Phase 1 ecological surveys undertaken for both Solby Wood Farm (2012/7) & Brook Farm (PGB40) prior to consultation submission on New Local Plan & show no substantive constraints to effective delivery. Studies will need to accompany planning application submissions & any mitigation/compensation taken into consideration. LoWS Review 2012 indicates site is within Hadleigh & Daws Heath Complex Living Landscape Area. Grassland habitat is suitable for reptiles & boundary trees should be assessed for potential to support	TPO ECC 74/72 (Group 1-1 Oak, 1 Field Maple, 1 Hawthorn Group 2-1 Oak, 1 Ash, 1 Willow). Other significant trees located in field boundaries & hedgerows. Need to ensure these integrate within scheme. Plan in Root Protection Zones.	Site is agricultural land, subdivided by clear field boundaries defined by trees & hedgerows. Need to retain such features to aid integration of development into landscape.	Not located on open space.	Need to produce Transport Assessment & consult Highway Authority. Consideration needs to be given to junction/access improvements onto Daws Heath Road. Requirement to extend public transport services along Daws Heath Road.	The scale of development on this site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local primary provision in Hadleigh will be required to ensure sufficient capacity.	150m-600m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
									roosting bats. Stronger hedgerows & tree lines on site, which correspond to field boundaries of significant age should be preserved & protected, together with appropriate habitat buffers.								
99	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 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	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

**SHLAA REVIEW 2017 – 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	
									on New Local Plan & show no substantive constraints to effective delivery. Further studies will need to accompany planning application submissions & any mitigation/compensation taken into consideration. Ecology report submitted with planning application.								
100	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	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 & constructi	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

**SHLAA REVIEW 2017 – 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	
										northern boundary of site to be protected during demolition & construction works, & no works to the trees without prior consent.	on works & no works to the trees without prior consent.						
101	FP03 SITE 3	60 Daws Heath Road, Hadleigh	FRZ1 & CDA3. No flood risk implications raised at planning application stage. Hard surfacing to be provided using SUDs principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential / education	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees in rear of site & hedging around boundary of site, which could provide a habitat for birds or bats. Planning application retained boundary planting (note approved planning consent sites only extend along rear of Nos. 60/62/64.)	No TPO's on site, but number of mature trees in rear front garden of No.60 & rear gardens of Nos. 68, 70 & 72. Need to be integrated into any scheme & need to plan in root protection zones. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones. (note approved planning consent sites only extend along rear of Nos. 60/62/64.)	Landscape features exist in form of trees & hedging. Any development should seek to retain and integrate such landscape features. Planning application retained boundary planting (note approved planning consent sites only extend along rear of Nos. 60/62/64.)	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	High - limited mitigation required
102	FP04 SITE 6	Land r/o 14-28 Moorcroft Avenue, Hadleigh	FRZ1 & CDA3. Need to demonstrate	Not a site previously associated with potential	Not within vicinity of hazardous installations	Air quality may not be significant issue in area. Site not on a major	Residential	Within archaeological consultation zone. Potential for	Site is overgrown, with trees, scrub & other	TPO 2/89 (6 x Oak & 1 x Hornbeam) & TPO 17/90 (5 Oak) located	No impact on landscape interests.	Not located on open space	Consult Highway Authority regarding implications	Within existing urban area. Limited	Within existing urban area. Limited	200m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	contamination.	ns.	route through Borough.		archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	vegetation, but landowner is process of clearing the site. Main badger sett in southern corner of site. 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.	along western boundary of site. Need to plan in root protection zones. Other trees some mature locate across site. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones.		.	for access. Existing narrow entrance to site from Moorcroft Avenue, not much scope to widen.	impact on capacity due to scale of development.	impact on capacity due to scale of development.	Bus service improvements are therefore required.	
103	15/0698/PRE APP	450 Rayleigh Road, Benfleet	FRZ1 & CDA3.No flood risk implications raised at the planning application stage. Condition requiring parking & vehicle areas to be constructed using SUDs principles.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation implications raised as part of planning application process.	No TPO's on site. No tree implications raised as part of planning application process.	No landscape implications raised as part of planning application process.	Not located on open space.	No objections from Highway Authority, subject to conditions - construction management plan & parking & vehicular areas to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	20m to 40m from nearest bus stops.	High - limited mitigation required
104	CPT/556/09/FUL	81 Daws Heath Road, Hadleigh	FRZ1 & CDA3. No flooding implications raised at the	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	300-400m from nearest bus stop.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			planning 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.	However service is only every 2 hours. Bus service improvements are therefore required.	
105	16/0605/FUL	41 Templewood Road, Hadleigh	FRZ1. No flood risk implications raised as part of planning process. Parking to be provided using SUDs principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Condition requiring parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	450m to 500m from nearest bus stops.	High - limited mitigation required
106	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 hard surfaced & 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



**SHLAA REVIEW 2017 – 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	
107	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 required.	High - limited mitigation required
108	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
109	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 improv	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
																ement s are therefo re require d.	
110	16/0684/FUL	Land Adjacent 270 Daws Heath Road, Hadleigh	FRZ1 & CDA3. No flood risk implications raised as part of planning process. Parking to be provided using SUDs principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No objection from Highway Authority, subject to standard conditions & to close redundant parts of existing vehicular crossover.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	35m-65m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	High - limited mitigation required
111	GF01B	Land at Kiln Road, Thundersley (Long Term Housing 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 with	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 levels were just	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 Assessment	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, financial	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 corridor	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 travel packs.	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

**SHLAA REVIEW 2017 – 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	
			approved surface water drainage strategy.			below national threshold. Air Quality Management Area may need to be designated on A13.		submitted with planning application. Standard archaeological conditions proposed.	contribution of £265,160+V AT required for management & monitoring for the Wood. Conditions proposed for construction & site clearance, translocation of reptiles, management & monitoring, and bat & bird boxes			or of open space between northern & southern sections of housing.	Standard highway conditions.				
112	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 written scheme	LoWS's 16 & 23. Ecological surveys, impact assessments & mitigation strategy would need to be undertaken. Need to consider how biodiversity can be effectively integrated into any development to satisfy the nature conservation hierarchy in the NPPF. LoWS Review	No TPO's on site, however TPO 4/2009 (W1 & G6) located along south eastern boundary of site. Other trees located along all boundaries of site, which any development should seek to integrate. Require arboricultural report & plan in root protection zones.	Mature trees enclosing a paddock comprise the landscape. Any development should seek to retain & enhance this landscape.	Not located on existing open space. Additional open space & children's play equipment needs to be provided within site commensurate with	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	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 year's provision and primary provision in Thundersley will	190m to 530m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
								of investigation.	2012 indicates any planning application should be accompanied by master plan based around strong green infrastructure network.			number of dwellings.	Arms junction & passenger transport improvements.		be required to ensure sufficient capacity.		
113	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 application	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 year's 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

**SHLAA REVIEW 2017 – 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	
									should be accompanied by master plan based around strong green infrastructure network.								
114	2017/1	277-279 & 283 Rayleigh Road, Benfleet	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be issue in area. Site is on A129 one of main routes through Borough. Air quality data from diffusion tube monitoring NOx levels in area at 320 Hart Road (near site) slightly exceeding objective limits in 2010. Traffic generated air pollution is a risk.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site forms north eastern part of LoWS CPT23 - Thundersley Plotlands, comprising a mosaic of grassland, woodland and scrub, with a characteristic suite of habitats and species with conservation interest in their own right.	Site heavily wooded in places, with much of the southern part of the site covered by TPO's 2/2009 & 4/2009. Other parts of site have some mature trees. Need arboricultural survey to assess health & longevity of trees. Trees should be integrated into any development & root protection zones planned in. Wooded areas may restrict number/if any dwellings being constructed.	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features.	Not located on open space.	Need to consult Highway Authority regarding additional access onto main road & intensification of access onto a main road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	5m to 155m from nearest bus stops.	Low - significant environmental impacts difficult to mitigate
115	16/0913/FUL	Land at rear of 219 Kiln Road, Thundersley	FRZ1 & CDA3. Condition requiring surface water drainage system to be implemented as part of planning consent.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	Extended Phase 1 habitat survey submitted with planning application - concluded development does not directly affect	Retained trees to be protected during construction.	No landscape implications resulting from planning application.	Not located on open space.	Standard highway conditions, and requirement for construction management plan, and adjustment of signal head hood of pedestrian	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	55m to 110m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
									badgers or setts.				crossing.				
116	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
117	15/1026/FUL	Land East of Swanley, Swale Road, Benfleet	FRZ1 & CDA 3. Condition attached to consent requiring hard surfacing to be provided & drained using SUDs principles.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	Extended Phase 1 Ecological Assessment submitted with planning application - concluded no protected species. Condition requiring development to be carried out in accordance with Assessment, and works to trees	TPO 2/2015 - Oaks. Condition attached to consent requiring tree protection during construction, and works to trees restricted to November to February (disturbance to birds & bats).	Some trees retained and replacement tree planting proposed.	Not located on open space.	No objection from Highway Authority. Standard conditions attached to consent. Conditions also relating to construction traffic, using SUDs principles & restoring surfaces of unmade roads.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	670m to 730m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
									restricted to November to February (disturbance to birds & bats).								
118	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
119	16/0418/FUL	271 Rayleigh Road, Thundersley	FRZ1 & CDA3. Condition requiring surface water drainage system scheme to be submitted & implemented.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No impact on trees raised during planning application process.	Landscaping conditions attached to planning consent.	Not located on open space.	No objection from Highway Authority. Standard conditions attached to 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.	70m to 220m from nearest bus stops.	High - limited mitigation required
120	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	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	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	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	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	Castle Point Green Belt Landscape Assessment 2010 - medium to high landscape and visual sensitivity. CPT/7/12/OUT Appeal Inspector & SoS considered	Provision of green space for recreation & amenity to cater for needs of future occupiers of site & to	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	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

**SHLAA REVIEW 2017 – 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	
			network. AW & EA raised no objections & Appeal Inspector & SoS considered development not likely to materially exacerbate any existing flooding problems. Conditions considered appropriate . 14/0304/0 UT 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.	y.		concentrations 'well below' annual mean air quality objectives. Air quality may be poor in area, although road traffic injuries could be contributing to this deprivation 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.		appropriate.	impact on Benfleet and Southend Marshes SPA/ Ramsar site & requirements of Habitats Regulations . Satisfied provision of green space would be proportionate to development in terms of the recreational & amenity needs of future occupiers as well as any requirement for offsetting in relation to SPA.	infrastructure.	development of site would lose openness & harm visual appearance of site. 14/0304/0 UT incorporates landscape buffer along whole of western edge incorporating green infrastructure.	offset against increased impact on Benfleet & Southend Marshes SSSI & SPA. 14/0304/FUL - Green infrastructure included in landscape buffer . LEAP also included within scheme.					
121	2012/30	Land adj to Lawns Court, Thundersley	FRZ1 & CDA2. Condition attached to consent requiring parking 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 implications raised as part of planning application process.	No impact on trees raised during planning application process.	No impact on landscape interests.	Not located on open space .	No objection from Highway Authority. Standard highway conditions. Parking to use SUDs	Within existing urban area. Limited impact on capacity due to	Within existing urban area. Limited impact on capacity due to	290m to 390m from nearest bus stops.	High - limited mitigation required



**SHLAA REVIEW 2017 – 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	
			principles.										principles. Redundant vehicular crossover to be extinguished.	scale of development.	scale of development.		
122	16/0983/FUL	50 Albert Road, Thundersley	FRZ1 & CDA 2. No flood risk implications raised as part of planning process. Hardsurfacing to be provided using SUDs principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No TPO's on site. Arboricultural Impact Assessment submitted with planning application. Mature Oak tree to be retained on site.	No landscape implications resulting from planning application.	Not located on open space.	No objections from Highway Authority. Hardsurfacing to be constructed using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	340m from nearest bus stops.	High - limited mitigation required
123	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	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	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Remote from existing urban area. No contribution towards primary health care sought as part of planning application process.	Remote from existing urban area. No contribution towards education provision sought as part of planning application process.	900-1000m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
									woodlands & mitigation measures in respect of ecology/bio diversity/nature conservation/trees.		d with the development area of the site.						
124	PGB24	Whitegate, Goldfinch Lane, Thundersley	FRZ1 & adjacent to CDA5. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on the site or to neighbouring properties.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Air quality data from nearest diffusion tubes on Prestwood Drive show that annual mean nitrogen dioxide levels are within objective limits. Site is not on one of main road routes through Borough.	Residential	Within archaeological consultation zone. No archaeological recommendations raised as part of planning application process.	Extended Phase 1 habitats survey submitted with planning application - did not identify any habitats suitable for supporting protected species & no evidence of protected species active on site. Site is opposite SSSI, development needs to provide SANGS in order to offset likely increased pressure on SSSI from activities.	No TPO's on site, but mature trees located within/adjacent to site, particularly along eastern & southern boundaries. Development should seek to integrate within any scheme & plan in root protection zones.	Site within Great Burches Landscape Improvement Area. Development would remove existing storage containers & stables, but would replace with dwelling, however substantial belt of trees and landscaping could screen development, which would result in a neutral impact on the Landscape Improvement Area.	Not within existing open space. Need to consider provision of additional green space (SANGS) to offset increased pressure on SSSI opposite site.	No objections from Highway Authority. Standard planning conditions.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	600m to 750m from nearest bus stops.	Low - poor accessibility cannot be mitigated.
125	PGB28	R/o 122 Stanley Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of	No contamination issues raised during planning application	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	Within archaeological consultation zone. No archaeological implications or recommendations	Site in close proximity to SSSI. NE advise satisfied that there is unlikely to	No TPO's on site & much of site cleared at time of planning application (2012).	Site is in elevated location & any development would be highly	Not located on open space.	No objections from Highway Authority during planning	Adjacent to existing urban area. Limited impact	Adjacent to existing urban area. Limited impact	360m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	process.		Borough. There are no diffusion tubes to monitor nitrogen dioxide levels in area.		s raised during planning application process.	be adverse effect on SSSI as result of the proposal. Indication that variety of wildlife could be present on site. Prior to any application ecological surveys required to highlight species present, impact of development on those species & any mitigation that may be necessary.	Landscaping conditions suggested to include details of retention of trees & provision of additional.	visible, particularly with trees & vegetation removal. Need to ensure any development is appropriately integrated into the existing landscape.		application process. Standard highway conditions requested.	on capacity due to scale of development.	on capacity due to scale of development.		
126	16/0513/FUL	14 Downer Road North, Thundersley	FRZ1 & CDA2. Condition requiring parking to be provided using SUDs principles.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation implications raised as part of planning application process.	No impact on trees raised during planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	270m to 390m from nearest bus stops.	High - limited mitigation required
127	FN09 SITE 20	58 Rhoda Road North, Thundersley	FRZ1 & CDA2. Site on sloping land. Conditions attached to consent requiring use of SUDs as submitted with application.	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 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 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.	450m to 570m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
128	14/0151/FUL	7 The Sorrells, Benfleet	FRZ1 & CDA2. No flood risk implications affecting this site. Condition attached to planning consent for surface water drainage to be SUDs.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No TPO's on site. No implications relating to trees raised as part of planning application process.	No impact on landscape interests raised as part of planning application process.	Not located on open space.	No highway implications raised as part of planning application process.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	110m to 140m from nearest bus stops.	High - limited mitigation required
129	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
130	2007/66	331 London Road, Thundersley	FRZ1 & CDA2. Parking areas to be constructed using SUDs principles.	No contamination issues raised as part of planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation issues raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape issues raised as part of planning application process.	Not located on open space.	No objections from Highway Authority, subject to standard conditions. Redundant Vehicular crossovers to be closed.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 130m from nearest bus stops.	High - limited mitigation required
131	16/0547/FUL	Land adjacent 5 Shrewsbury Drive, Thundersley	FRZ1 & CDA2. Condition requiring parking to be provided using SUDs principles.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation implications raised as part of planning application process.	No impact on trees raised during planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	180m to 210m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
132	16/0954/FUL	40 Park Road, Benfleet	FRZ1 & CDA3. No flood risk implications raised as part of planning process. Parking to be provided using SUDs principles.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process.	No nature conservation implications raised as part of planning application process.	No tree implications raised as part of planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Condition requiring parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	270m to 335m from nearest bus stops.	High - limited mitigation required
133	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
134	16/0649/FUL	412a Kents Hill Road North, Thundersley	FRZ1 & CDA2. Condition requiring parking to be provided using SUDs principles.	No contamination issues raised at the planning application stage.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	Not within Historic Landscape or archaeological consultation zone.	No nature conservation implications raised as part of planning application process.	No impact on trees raised during planning application process.	No landscape implications resulting from planning application.	Not located on open space.	No highway implications raised as part of planning application process. Standard highway conditions and parking to be provided using SUDs principles.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	25m to 65m from nearest bus stops.	High - limited mitigation required
135	PGB30 (A)	Land south east of Sadlers Farm, Benfleet	FRZ1. Need to demonstrate integration of	No contamination issues raised during planning	Not within vicinity of hazardous installations.	Air quality may be poor in area, although road traffic injuries could be contributing to	Residential & agricultural	No known archaeological records within site, however Roman & Medieval finds in	Close to SSSI's & SPA. Site is undeveloped in nature, & there is a	TPO 5/84 (32 Oak trees) located along eastern & northern field boundaries.	Design of development should seek to retain existing	Need to include additional	No access to be taken to or from north of site. Transport Evidence for	The scale of development on this site will	The scale of development on this site will	650m-1100m from nearest bus stops	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.	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.		this poor score. Site is adjacent to Sadlers Farm junction. This is strategic junction for A130 & A13. Nearby diffusion tube CP016 monitored NOx levels close to limit of 40µg m-3 throughout 2011. Additional 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.		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 (PGB30(C)). Consider these appropriate in this case.	need to consider ecological implications. Appropriate ecological surveys/studies/assessments need to be undertaken. LoWS Review indicates open areas of northern field & margins of southern field suitable for reptiles, badger activity on site & scrub suitable for nesting birds.	Other significant trees along western boundary of site and along field boundaries. Need to ensure these integrate within scheme. Plan in Root Protection Zones.	landscape features and minimise the landscape and visual impacts.	open space to meet needs of development & to meet SANGS requirement in respect of off-setting impact on SSSI & SPA.	New Local Plan - junctions in proximity expected to exceed capacity. New access & egress onto A130, duelling of Canvey Way from Sadlers Farm to new junction & widening of Somnes Avenue proposed as solution. Expect delivery by development on this site & PGB30(C) & PGB30(A).	require a contribution towards primary healthcare provision in South Benfleet to ensure sufficient capacity.	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.		
136	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	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.	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.	Landscap e features predominantly consist of mature trees. Any developm ent should seek to retain and integrate such landscape features.	Not locate d 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	Adjacent to existing urban area. Limited impact on capacity due to scale of develop ment.	Adjacen t to existing urban area. Limited impact on capacity due to scale of develop ment.	350m to 450m from neares t bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			site & adjacent properties.						Ecological & tree surveys would be required prior to submission of planning application to fully assess potential impact on such interests.				public transport infrastructure improvements.				
137	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
138	PGB32	Wheeler's Takeaway, 458 London Road, Benfleet	FRZ1 & CDA2. Surface water drainage should be designed into scheme from the outset, to ensure there is no increase in flooding on	Not a site previously associated with potential contamination. However immediately to east & south are areas of land previously identified as	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	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 conservatio	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.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	Within 75m of nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			the site or to neighbouring properties.	potentially contaminated. Require investigation of nature & extent of potential contamination & remediation measures.		nitrogen dioxide has exceeded objective levels in both 2009 and 2010. Consideration needs to be given to establishing an Air Quality Management Area.			n interests in trees surrounding site to south, east & west. Need to consider impact of any development on these interests.				Standard highway conditions & may require S106 contribution towards public transport infrastructure improvements.				
139	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	Limited trees on site, mainly restricted to along boundaries of fields & edge of site. None covered by TPO's.	Site highly visible and landscape will be fundamentally altered. Design of development should seek to retain existing landscape features and minimise the landscape and visual impacts.	Need to include additional open space to meet needs of development & to meet SANGS 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



**SHLAA REVIEW 2017 – 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	
									significant greenspace infrastructure within any development. Should be ample space to accommodate any reptile populations by setting aside area of grassland enhanced to provide for their requirements.								
140	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
141	CPT/3/11/FUL	Rear of 3 Hope Road, Benfleet	FRZ1 & CDA1. Planning consent required details of method to prevent discharge of surface onto	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential, shopping, commercial	Within Archaeological consultation zone. No archaeological recommendations raised during planning application process.	No impact on wildlife interests raised during planning application process.	No TPO's on site. Is large Willow tree at south eastern corner. No objection to removal if required under planning application.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	220m to 260m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			shared access from proposed hard surfaced forecourt.											ment.	ment.		
142	2014/4	Land East of Downer Road North, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Site is close to one of strategic routes through Borough. This raises the risk of poor air quality on the site at peak times.	Residential, open space, cemetery.	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given undeveloped nature of site & heavily wooded & vegetated state, & site's close proximity to a SSSI to the east, there is potential for nature conservation interest on the site. Full ecological surveys would need to be undertaken to assess impact on such interests & whether they could be mitigated against.	Whole site covered by TPO 4/94 (Area consisting of Oak, Ash, Sycamore, Beech, Maple & Hawthorn). This may severely restrict number/if any dwellings being constructed. Need to provide arboricultural report to assess woodland & potential impact of any development on woodland order.	The site comprises a dense area of trees & underlying scrub, with views into the site obscured by them. They create a distinct landscape feature & their removal would significantly change the landscape. Consider that any development of the site would result in removal of trees	Not located on open space. Cemetery & open space immediately to east of site.	Need to consult with Highway Authority. Possible highway & junction improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	350-500m from nearest bus stops.	Low - significant environmental impacts which would be difficult to mitigate.
143	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	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	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	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 improvement	The scale of development on this site will require a contribution towards primary healthcare	The scale of development on this site will impact on early years and primary school capacity	40m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.						of site, which may have potential nature conservation interests. Require appropriate ecological assessments / surveys, to assess impact on such interests & whether mitigation is appropriate.	assess health / longevity of trees & impact of removal & retention of trees. Need to include root protection zones.			s & possible highway improvements.	provision on Canvey Island to ensure sufficient 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.		
144	2007/164	Outpatient 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,	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Shopping / Residential	Not within Historic Landscape or archaeological consultation zone.	Given the site's existing developed nature, wildlife interests are likely to be confined to trees on site.	2 trees to front of site.	Landscape features limited to a few trees to the front of the site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to the 2 frontages of the site.	Not located on open space.	Transport Assessment required, consult Highway Authority. Likely to require S106 contributions towards junction / highway improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Within 150m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
145	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	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 integrate into design & layout of scheme & plan in root protection zones.	Landscape features are restricted to the trees & vegetation on site. Any development should seek to integrate & enhance such features.	Not located on open space.	CPT/84/04/ FUL was only change of use, no detailed design of highway access / junctions were considered. CPT/750/07/ FUL Highway Authority objected - restricted junction visibility, inadequate parking & turning facilities & highway encroachment. Need to consult Highway Authority on any new scheme.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Nearest bus stops directly outside / opposite site.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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 or surroundings.														
146	FC01 SITE 26	Land opposite 77-83 Maple Way, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises area of regularly mowed grass with number of young trees & 2 more established trees. Nature conservation interests likely to be confined to trees, which could provide a habitat for birds or bats.	No TPO's on site. Younger trees on site, would likely be lost as result of footprint of development, but more established trees located centrally could be retained in rear gardens of properties.	Landscape features limited to trees on site. Should seek to retain the 2 more established trees located centrally in site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to the northern boundary of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	275m to 400m from nearest bus stops.	Medium - mitigation required to ensure suitability
147	FC04 SITE 17	Land adjacent 15 Little Gypps	FRZ3 & CDA6. Site specific	Not a site previously associated	Not within vicinity of hazardous	Given potential for limited additional	Residential	Not within Historic Landscape or	Site comprises grassed	5 small, recently planted trees	Landscape features limited to	Not located on	Need to ensure adequate	Within existing urban	Within existing urban	350m from nearest	Medium - mitigation required to

**SHLAA REVIEW 2017 – 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	
		Road, Canvey 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.	s installations.	dwelling, unlikely to be any air quality issues.		archaeological consultation zone.	area which is regularly mowed. Unlikely to be any nature conservation interests.	located on site. Need to consider if some can be retained with garden areas of any development.	number of young trees on site. Should seek to integrate into development where appropriate. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to boundaries of site.	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.	t bus stops.	ensure suitability
148	FC01 SITE 4	Land adj 16 Pine Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass	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	No trees on site.	No existing landscape features. Need to consider impact of development on streetscene	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	150m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.						n interests.		e, should seek to introduce landscaping elements to frontages of site.		proposed. Standard highway conditions.	development.	development.		
149	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	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.	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	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	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	750m to 850m from nearest bus stops.	Medium - accessibility poor but within existing urban area. Limited mitigation required.

**SHLAA REVIEW 2017 – 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	
			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.						Unlikely to be any nature conservation interests.		frontages of site.		EA to pumping station.				
150	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	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 conservatio	No TPO's. Other trees removed from site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability



**SHLAA REVIEW 2017 – 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	
			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, associated with grassland habitats.								
151	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 &	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

**SHLAA REVIEW 2017 – 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	
			demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
152	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	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

**SHLAA REVIEW 2017 – 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	
			surface water flooding to site or surroundings.														
153	FC04 SITE 8	Land adj 32 Linden Way, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises grassed area which is regularly mowed. Unlikely to be any nature conservation interests.	No 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.	180m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
154	FC05 SITE 1	Land between 18 & 20 Little Gypps Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site comprises grassed area which is regularly mowed. Unlikely to be any nature conservation interests.	2 small trees planted in last few years located on site. Likely to be lost as result of footprint of any development.	Landscape features limited to 2 young trees on site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to boundaries of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	370m to 400m from nearest bus stops.	Medium - mitigation required to ensure suitability
155	FC01 SITE 19	Land adjacent 21 Cherry Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate	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	No TPO's on site. 1 tree in centre of site, not mature. 5 conifer trees have been removed from	Landscape features limited to tree on site. Need to consider	Not located on open space.	Need to ensure adequate parking provided on site commensurate	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	450m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.						within site, which could provide a habitat for birds or bats.	northern boundary of site in last year. Development should consider landscape screening to northern boundary of site.	impact of developm ent on streetscen e, should seek to introduce landscapi ng elements to the 2 frontages of the site (north & east).		te to accommodat ion proposed. Standard highway conditions.	capacity due to scale of develop ment.	capacity due to scale of develop ment.		
156	2012/31	Land between 14 & 16 Tilburg 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.	Given site is developed with building & hardsurfacin g, unlikely to be any nature conservatio n interests on site.	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.	100m to 220m from neares t bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.														
157	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	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	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	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	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 year's provision and primary school capacity on Canvey Island. A contribution towards	250m-350m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.			national threshold of 40 µg m-3.			close proximity to SSSI, SPA & Ramsar sites should be considered.				improvements, as per adjacent site (ELR02 SITE 2).		expansion of local early year's provision and primary provision on Canvey Island will be required to ensure sufficient capacity.		
158	2007/152	Admiral Jellico Public House, High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough. No air quality monitoring diffusion tubes near site.	Residential / Shopping	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given the site's existing developed nature, wildlife interests are likely to be confined to trees on site.	No TPO's, but number of trees along northern & eastern boundaries of the site.	Landscape features limited to trees to northern & eastern boundaries of site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to the 2 frontages of the site.	Not located on open space.	Need to consult Highway Authority. Possible implications with potential multiple accesses onto High Street.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Nearest bus stops directly outside / opposite site.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			water flooding to site or surroundings.														
159	FD08 SITE 4	Land between Shell Beach Road, Margaretan Avenue & Eastern Esplanade, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site comprises area of grass which is regularly mowed. Unlikely to be any nature conservation interests.	No 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 open space in the 1998 Adopted Local Plan.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Bus stops immediately outside site. However service is infrequent. Bus service improvements may be required.	Medium - mitigation required to ensure suitability



**SHLAA REVIEW 2017 – 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	
160	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 provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site comprises area of grass which is regularly mowed. Unlikely to be any nature conservation interests.	No 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 open space in the 1998 Adopted Local Plan.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Bus stops immediately outside site. However service is infrequent. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability
161	FD02 SITE 10	Land at junction of Gifhorn & Holbeck, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate	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	Residential	Not within Historic Landscape or archaeological consultation zone.	Site unoccupied by built development & is overgrown. Need to	No TPO's on site. Some trees along southern & eastern boundaries. Need	Landscape interests comprise trees to southern & eastern boundaries	Not located on open space.	Need to ensure adequate parking provided on site commensurate	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	190m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.			Borough.			consider potential for nature conservatio ns interests on site by undertaking ecological assessment s to assess impact on any potential interests & whether mitigation is appropriate.	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.	s of site. Any developm ent should seek to integrate these where appropriat e.		te to accommodat ion proposed. Standard highway conditions.	capacity due to scale of develop ment.	capacity due to scale of develop ment.		
162	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 &	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

**SHLAA REVIEW 2017 – 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	
			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.														
163	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.	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

**SHLAA REVIEW 2017 – 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	
			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.														
164	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 &	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

**SHLAA REVIEW 2017 – 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	
			resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
165	CTC/014	43 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface	Site not previously identified as potentially contaminated land, however given existing & past uses there is possibility that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of busy routes through Borough.	Residential, shopping, commercial	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Unlikely to be any impact on nature conservation interests given site is completely developed with buildings & hardsurfacing.	No 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.	70m to 90m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			water drainage, with no increase in surface water flooding to site or surroundings.														
166	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 application. EA satisfied with rationale, methodology & assumptions. No objection subject to conditions & further detailed modelling. Provision & maintenance of 19m protection zone and £100,000 indexed linked towards tidal defence improvements.	No contamination issues raised during planning application process.	Less than 10% of site within middle consultation zone, with remainder within outer consultation zone and outside of the consultation zone. HSE PADHI methodology process for planning application produced 'do not advise, on safety grounds, against granting of planning permission.	Air quality may be poor in the area. However, air quality data from nearest diffusion tubes on Thames Road show that annual mean nitrogen dioxide levels are within objective limits. Site is not on one of major road routes through Borough.	Residential & sewerage works	Site lies in area of reclaimed salt marsh, in vicinity of late Iron Age or Roman Red Hills. Further archaeological remains likely. ECC Archaeologist recommended full archaeological work and investigation condition.	Far northern part of site is LoWS CP35. 1.9km from Benfleet & Southend Marshes SSSI, SPA 7 Ramsar site. NE during planning process advise sufficient level of green space proposed. Submitted species surveys acceptable. Mitigation strategy would need to be provided.	26/96(2 groups, Almond x 3, Poplar x 14,Cypress x 6, Whitebeam x 1), 22/96(10 groups of Oak & Willow), 3/92(Poplar x 47,Willow x 25,Hawthorn x 2,Hornbeam x 4, Elm x 4). Need to design to integrate within scheme & plan in Root Protection Zones.	No impact on landscape interests.	Part of site would incorporate some of Council owned public open space. Additional open space required to offset this loss.	No objections from Highway Authority. Standard conditions & detailed technical conditions including provision of second access and junction into site. S106 requirements include protected line for Roscommon Way Phase 2 Extension, financial contribution for bus service and infrastructure 7 residential travel packs.	South East Essex Primary Care Trust (PCT) advised during planning process that financial contribution between £580 to £750 per dwelling, depending on the size.	ECC Education responding to planning application indicated sufficient primary and secondary places & no need for contribution, but did require a contribution towards early years and childcare places.	100m-700m from nearest bus stops	Medium - mitigation required to ensure suitability
167	CTC/005	West of	FRZ3 &	Phase 1	Not within	No air quality	Shopping	Not within	Site is	No trees or	No impact	Not	Conditions	No	No	0m to	Medium -

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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	
		Venebles Close, Canvey Island	CDA6. Site specific FRA & Flood Response Plan submitted with planning application. Conditions attached to consent requiring enactment of Flood Response Plan, submission, approval & implementation & maintenance of surface water drainage & submission of scheme to minimise surface water run-off during construction.	Preliminary Site Assessment submitted with planning application. Standard contamination conditions attached to consent.	vicinity of hazardous installations.	issues raised as part of planning application process.	/ education	Historic Landscape or archaeological consultation zone.	completely developed with buildings & hardsurfacing. No nature conservation interests raised as part of planning application process.	woodland on site.	on landscape interests.	located on open space.	attached to consent requiring parking to be provided, retained and suitably drained. Requirement to provide Residential Travel information packs, including 6 x 1 day travel vouchers.	contribution towards primary healthcare provision on Canvey Island requested as part of planning application process.	contribution to early years and primary school capacity on Canvey Island requested as part of planning application process.	190m from nearest bus stops.	mitigation required to ensure suitability
168	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	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	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey	The scale of development on this site will impact on early years and primary school capacity on Canvey Island.	Within 25m of 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	
			safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.										requirement for S106 contribution towards public transport infrastructure improvements.	Island to ensure sufficient capacity.	A contribution towards expansion of local early years and primary provision on Canvey Island will be required to ensure sufficient capacity.		
169	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,	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



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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.														
170	2007/115	258 Furtherwick Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water	Site identified as potentially contaminated land. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main routes in Borough.	Residential	Within archaeological consultation zone. Need to consider potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No 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.	80m to 150m from nearest bus stops.	Medium - mitigation required to ensure suitability

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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	
171	CTC/017	116-132 High Street, Canvey Island	drainage, with no increase in surface water flooding to site or surroundings. 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 main routes in Borough.	Town Centre / shopping	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site is occupied by buildings to the front & recently cleared trees & scrub. Unlikely to be any impact on nature conservation interests.	Limited vegetation / trees remaining following clearance of rear part of site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority regarding access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 130m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			surroundings.														
172	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 & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Site not previously identified as potentially contaminated land, however given existing & past uses there is possibility that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main routes in Borough.	Town Centre / shopping	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No 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.	60m to 130m from nearest bus stops.	Medium - mitigation required to ensure suitability
173	FF01 SITE 21	45 Welbeck Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required.	Not a site previously associated with potential	Not within vicinity of hazardous installations	Given potential for limited additional dwelling, unlikely to be	Residential	Not within Historic Landscape or archaeological consultation	Nature conservation interests likely to be confined to	No TPO's on site, but number of mature trees in rear garden	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	380m to 410m from nearest	Medium - mitigation required to ensure suitability

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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.	trees on site, which could provide habitat for birds or bats.	along south western boundary. Need to be integrated into any scheme & need to plan in root protection zones.		.	site commensurate to accommodation proposed. Standard highway conditions.	impact on capacity due to scale of development.	impact on capacity due to scale of development.	t bus stops.	
174	FE13 SITE 7	2 Delgada 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.	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	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	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	240m from nearest bus stops.	Medium - mitigation required to ensure suitability

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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.						birds or bats.				highway conditions.				
175	PGB	Land between Canvey Road, Roscomm on 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	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	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 &	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	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	Site within Ancient Landscape Area (1998 Local Plan). Castle Point Landscape Assessment considers parcel of land containing this site has very	Not located on open space. Open space commensurate to development and SANGS need	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	The scale of development on this site will require a contribution towards primary healthcare provision on Canvey Island to ensure sufficient	The scale of development on this site will impact on early year's provision and primary school capacity on Canvey Island. A contribut	80-350m from nearest bus stop.	Low - significant environmental impacts 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	
			facilities. Surface water needs to be managed to ensure no increase in risk of surface water flooding to site or nearby properties. Landowner indicates that a scheme can be designed to incorporate such measures, including undeveloped area adjacent to Pantile Dyke.	Team.				archaeological investigation on site to consider impacts on Listed Building & its setting, & any archaeological interest on site.	also responds to changes in management regime. Landowner surveys in 2010, 2012, 2013 identify species poor semi-improved grassland due to grazing & limited water vole, badgers & reptiles on site. Scheme should be designed to incorporate & enhance nature conservation interests on site. Further up to date ecological surveys will be required to accompany any planning application.	construction.	high landscape sensitivity and high visual sensitivity. This site may be less sensitive but development likely to have impact on other parts of the parcel of land. Significant screening & landscape design required to ensure minimal impact on surrounding landscape.	to be incorporated into scheme.	suitable access point to wider highway. Network. S106 requirements likely for new junction & public transport infrastructure improvements.	capacity.	ion towards expansion of local early year's provision and primary provision on Canvey Island will be required to ensure sufficient capacity.		
176	GB03	West Canvey Road (Frontage), Canvey Island	FRZ3 & CDA6. Site specific FRA required & consideration of sequential & exception tests. Dwellings	Not a site previously associated with potential contamination. However given existing & past commercial	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	Residential, commercial, agricultural	Within archaeological consultation zone & Grade II Listed located to north of site. Potential for archaeological interest. Should undertake historic environment	Given site's immediate proximity to Local Wildlife Site LoWS CP4, ecological surveys of site will be required. Mitigation & compensati	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	Site is highly visible, given its location adjacent to open land to its west and north. Landscape strategy	Not located on open space.	Need Transport Assessment & consult Highway Authority. New to consider access arrangements & 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.	100-200m 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	
			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.	uses on the site, Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.		within objective limits in 2009 and 2010.		assessment & archaeological investigation to consider impacts on Listed Building & its setting, & any archaeological interest on site.	on may be required as per NPPF. Consult NE.	during construction.	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.		for roundabout junction.				
177	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	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

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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	
			plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
178	CPT/596/12/FUL	27 Craven Avenue, Canvey Island	FRZ3a & CDA6. Site specific FRA submitted with planning application. Conditions on consent relating to flood response plan & flood resilience and resistance measures.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	No air quality issues raised during planning application process.	Residential	No archaeological implications raised during planning application process. Not within Historic Landscape or Conservation Areas.	No impact on wildlife interests raised during planning application process.	No impact on trees/woodland raised during planning application process.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200-300m from nearest bus stops.	Medium - mitigation required to ensure suitability
179	FG02 SITE 5	Land adjacent to Holland 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. 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	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	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 &	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	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	60m to 120m from nearest bus stops.	Medium - mitigation required to ensure suitability



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	Reference	Name	Flood Risk	Contamination	Hazardous 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.					on SAM & its setting, & any archaeological interest on site.	assessments to assess impact on any potential interests & whether mitigation is appropriate.	root protection zones planned in.	to SAM & the impact of any development on its setting should also be considered.						
180	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	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	300m-500m 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	
									assessment s/surveys.						to ensure sufficient capacity.		
181	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 risk of surface water flooding to site or adjacent properties.	Site not identified as potentially contaminated, but could be present on site given past uses. Require site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Air quality may be an issue in area. A13 runs directly through town centre & past site, & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring station & diffusion tube outside Hadleigh Library both indicate levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential areas of borough reflecting it's more urban nature.	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 / indirectly). S106 contribution towards public transport infrastructure improvement likely.	The scale of development on this site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local primary provision in Hadleigh will be required to ensure sufficient capacity.	Nearest bus stop is outside front of site.	High - limited mitigation required
182	2010/4/MR	Garden Centre, 555 London Road, Hadleigh	FRZ1 & CDA 4. Any development must deliver surface water drainage & management	Given previous commercial uses on site, there is the potential for contaminated land. Site	Not within vicinity of hazardous installations.	Air quality may be an issue in area. A13 runs directly through town centre & past site, & experiences congestion associated with 'bottlenecking'	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has become overgrown since cessation of business on site, providing the potential for nature	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	Within existing urban area. Limited impact on capacity due to scale of	Within existing urban area. Limited impact on capacity due to scale of	40m to 100m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			nt on and adjacent to the site to ensure no increase in risk of surface water flooding to site or adjacent properties.	investigation should be undertaken & mitigation measures identified where appropriate. Consult with the EA & Council's Environmental Health Team.		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 it's more urban nature.			conservation interests & trees could provide habitats for birds or bats. Ecological assessments required to assess impact on these interests & whether mitigation is appropriate.				vehicular traffic onto London Road (directly / indirectly). S106 contribution towards public transport infrastructure improvement likely.	development.	development.		
183	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
184	2013/6	20 The Avenue, Hadleigh	FRZ1 & CDA4. Need to demonstrate	Not a site previously associated with potential	Not within vicinity of hazardous installations	Given potential limited number of dwellings, unlikely to be any air quality	Residential, education	Within archaeological consultation zone. Should consider	Nature conservation interests likely to be confined to	No TPO's on site, however 2 mature trees located on site. Development	No impact on landscape interests.	Not located on open space	Need to consult Highway Authority. Need to	Within existing urban area. Limited	Within existing urban area. Limited	350m to 400m from nearest	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	contamination.	ns.	issues.		archaeological investigation prior to submission of any planning application.	existing limited trees & conifer hedge along site boundaries, which could provide a habitat for birds or bats.	should seek to integrate these into design & layout & plan in root protection zones.		.	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.	t bus stop.	
185	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
186	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

**SHLAA REVIEW 2017 – 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	
187	2013/10	Land south of Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Potential contamination issues unlikely given undeveloped nature of site.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, from potential increased number of vehicles generated by site.	Residential, agricultural, school	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Given undeveloped nature of site & proximity to Ancient Woodland & LoWS26, there is potential for nature conservation interest on the site. Full ecological surveys would need to be undertaken to assess impact on such interests & whether they could be mitigated against.	South eastern part of site is Ancient Woodland & LoWS26. This area of site not considered suitable for development. Ancient woodland also located to south of site. Remainder of site has trees limited to northern boundary & within field boundaries. Any development should seek to integrate trees within design & layout & plan in root protection zones.	Castle Point Green Belt Landscape Assessment 2010 identifies site as having a high landscape sensitivity with the woodland boundaries & ancient pattern of field enclosure contributing to strong landscape character. Development should seek to integrate & enhance such characteristics.	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including improvements to Woodmans Arms junction & public transport infrastructure improvements.	ment. The scale of development on this site will require a contribution towards primary healthcare provision in Hadleigh to ensure sufficient capacity.	ment. The scale of development on this site will impact on primary school capacity in Hadleigh. A contribution towards expansion of local early year's provision and primary provision in Hadleigh will be required to ensure sufficient capacity.	20m to 450m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Low - significant environmental impacts difficult to mitigate
188	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	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	Given site's existing undeveloped nature, appropriate ecological surveys will need to be undertaken & development designed to integrate nature conservation	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 &	Not located on open space. Additional open space & SANGS would need	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	The scale of development on this site will impact on primary school capacity in Hadleigh. A contribut	250m-500m from nearest bus stops. However service is only every 2 hours. Bus service	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			FRZ2 & FRZ3. South Essex Surface Water Management Plan 2012 identifies Prittlebrook as being within Critical Drainage Area 3 (CAS 3) & potential surface water flooding hotspot. Need to demonstrate how any development has incorporated flood resilience and resistance measures, how scheme has been designed to make space for water, & reduces risk of flooding to properties on or nearby site. Properties should be designed to be flood resistant and					application.	n interests. LoWS Review 2012 indicates site is within Hadleigh & Daws heath Complex Living Landscape Area & SSSI in close proximity to east of site. Hedgerow boundaries offer significant ecological connectivity within landscape & Prittle Brook is potentially strong ecological corridor.		enhance these landscape features.	to be provided to ensure appropriate levels of open space commensurate to level of development & to offset additional impact on adjacent SSSI. Northern parcel of land, adjacent to Prittle brook could become water compatible area of public open space.		Hadleigh to ensure sufficient capacity.	ion towards expansion of local early year's provision and primary provision in Hadleigh will be required to ensure sufficient capacity.	improvements are therefore required.	

**SHLAA REVIEW 2017 – 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	
			resilient to fluvial and surface water flooding.														
189	2012/1	20 Haresland Close, Hadleigh	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given residential use to the front of the site & undeveloped nature of the rear of the site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on 1 of major routes through Borough. No air quality monitoring diffusion tubes near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Whilst site is occupied by dwelling & its residential curtilage, it is well vegetated with significant number of mature trees & hedges which could support nature conservation interests. Need to undertake ecological assessments to assess impact on these interests & whether mitigation is appropriate.	TPO ECC 74/72 (2 Groups [3 Oak, 1 Field Maple, 1 Hawthorn] & [1 Oak, 1 Ash, 1 Willow]) located on southern & western boundaries of site. Other significant trees on site. Need to undertake arboricultural report to assess health, longevity & impact of development on the trees & how to integrate into any development.	Site is residential curtilage, which is clearly defined by trees & hedgerows. Need to retain such features to aid integration of development into landscape, & ensure development is screened from views afforded from the south.	Not located on open space.	Consult Highway Authority regarding implications for access. Existing narrow entrance to site from Haresland Close, not much scope to widen. Only access from Fairmead Avenue would be through narrow access serving electricity substation.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	520m to 580m from nearest bus stops. However service is only every 2 hours. Bus service improvements are therefore required.	Medium - mitigation required to ensure suitability
190	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	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	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	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	Removed from the existing urban area and school provision. Scale of development unlikely to impact on the	750m to 850m from nearest bus stops. However service is only every 2 hours. Bus service improv	Low - poor accessibility cannot be mitigated.

**SHLAA REVIEW 2017 – 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.						undertaken.		of development into landscape.			capacity of provision.	capacity of provision.	ements are therefore required.	
191	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
192	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	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.	Air quality may not be a 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	Given undeveloped nature of site & wooded & vegetated state, there is potential for nature conservation interest on	No TPO's on site, but site is heavily treed, many of which are mature. Need to consider retention & integration into any scheme. Require	Impacts on landscape features comprise trees across whole site. Any development needs	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed.	Adjacent to existing urban area. Limited impact on capacity due to scale of	Adjacent to existing urban area. Limited impact on capacity due to scale of	130m to 350m from nearest bus stops. However service is only	Medium - mitigation required to ensure suitability



**SHLAA REVIEW 2017 – 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	
			in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.					submission of any planning application.	the site. Full ecological surveys would need to be undertaken to assess impact on such interests & whether they could be mitigated against.	arboricultural report & root protection zones. Wooded areas may restrict number of dwellings that could be constructed.	to integrate such landscape features.			development.	development.	every 2 hours. Bus service improvements are therefore required.	
193	14/0422/PRE APP	116 Rayleigh Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site, given residential use of the site.	Not within vicinity of hazardous installations.	Air quality may be issue in area. Site is on A129 one of main routes through Borough. Air quality data from diffusion tube monitoring NOx levels in area at 320 Hart Road (near site) slightly exceeding objective limits in 2010. Traffic generated air pollution is a risk.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site, limited other trees on site. Should seek to retain appropriate trees where possible & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Consideration needs to be given to potential intensification of vehicular traffic onto Rayleigh Road (directly / indirectly). S106 contribution towards public transport infrastructure improvement likely.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 90m from nearest bus stops.	High - limited mitigation required
194	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

**SHLAA REVIEW 2017 – 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	
195	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 & 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 is heavily vegetated with scrub and a number of trees. Significant tree belt to the north east of the site. Any scheme should seek to integrate trees within the layout. This is particularly important along boundaries of site, to ensure appropriate buffers to surrounding development. Need to provide root protection zones. Promoter of site advises tree survey of site carried out by ecological consultants - identified number of trees which need to be retained but considered development yield can be achieved taking constraints into account.	Site is densely vegetated & screened to north east by mature woodland. The remainder of boundaries have a mix of trees & vegetation of various sizes & species. There are other trees within the site which make up the landscape features. Development should seek to integrate & enhance such features. Promoter of site advises indicative Masterplan presumes all trees of landscape value retained, in particular those trees	Not located on open space. Additional open space will need to be included within any scheme appropriate to the additional dwellings proposed.	Need Transport Assessment & consult Highway Authority. New to consider access arrangements onto & impacts, particularly given close proximity to primary school. Likely to require S106 for any junction changes/improvements & public transport infrastructure improvements. Promoter advises proposed access design shows how site can be satisfactorily accessed taking into account proximity of school.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	450m-750m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
									site carried out by ecological consultants - concluded site was of limited ecological value & there were no ecological constraints which could not be appropriately mitigated.		which currently provide screening of site to north and east will be retained.						
196	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	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	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including making up the unmade parts of the road, & possible public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	450m to 750m from nearest bus stops.	Low - significant environmental impacts difficult to mitigate

**SHLAA REVIEW 2017 – 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	
									integration of biodiversity. Require appropriate ecological assessment s/surveys.		trees & belts of woodland.						
197	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 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	Archaeological consultation zone immediately north of site. Given existing developed nature of site, possibly no archaeological deposits, however should consider initial investigation prior to any development & watching brief during any excavation or construction.	Site is almost completely developed. Any nature conservation impacts likely to be confined to existing trees along site boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Are a number of trees along the boundaries of the site. Need arboricultural report to establish health & longevity of trees & should seek to integrate trees within any scheme, including root protection zones.	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features, particularly to its Church Road frontage.	Open space / cemetery located directly to the north of the site.	Need Transport Assessment. Need to consult Highway Authority. Likely to require S106 contributions towards highway & junction improvements & public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	210m to 530m from nearest bus stops.	High - limited mitigation required
198	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	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	Residential, educational	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning	LoWS Review 2012 indicates site cleared of much of its vegetation, however ecological surveys should be undertaken to check condition of	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	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape	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	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	300m to 500m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			in risk of surface water flooding to site & adjacent properties.			objective limits for 2010.		application.	site & determine presence of species. A design which retains as many of the trees as possible should be sought.	zones.	features, particularly to its road frontages.		public transport infrastructure improvements.				
199	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 site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality monitoring points near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS Review 2012 identified Potential LoWS 8 which covers whole site. 2 groups of horse-grazed pastures & several blocks of woodland & scrub. Grassland species present. Period without horse grazing quality & character of grassland may allow selection as LoWS. Given undeveloped nature of site need to consider integration of biodiversity. Require appropriate	No TPO's but site is heavily wooded & forms part of wider wooded area. Need to consider retention & integration into any scheme. Require arboricultural report & root protection zones. Woodland likely to severely restrict number/if any dwellings being constructed.	Site is in elevated location & any development would be highly visible, particularly if trees are removed from site. Green Belt Landscape Assessment 2010 states that in this area the emphasis should be on conserving character of area, including maintaining hedgerows, field boundary trees & belts of woodland.	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including making up the unmade parts of the road, & possible public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	650m to 700m from nearest bus stops.	Low - significant environmental impacts difficult to mitigate

**SHLAA REVIEW 2017 – 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	
									ecological assessment s/surveys.								
200	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 year's provision and primary provision in Thundersley will be required to ensure sufficient capacity.	75m to 250m from nearest bus stops.	High - limited mitigation required
201	14/0303/PRE APP	Bowercombe, Great Burches Road, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques in	Adjacent to site with likely contamination. Need to consider potential contamination on this site. Site investigation &	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	Close to Thundersley Great Common SSSI. LoWS40 located immediately to north & east of site. Given site is wooded &	TPO 43/96 (Woodland consisting of Ash, Oak, Hawthorn, Hazel, Silver Birch). Need to consider retention & integration into any scheme. Require	Site within Great Burches Landscape Improvement Area (1998 Local Plan). Landscape features	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard	Removed from the existing urban area and healthcare provision. Scale of develop	Removed from the existing urban area and school provision. Scale of develop	850-950m from nearest bus stops.	Low - poor accessibility cannot be mitigated.

**SHLAA REVIEW 2017 – 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	
			managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.				submission of any planning application.	fairly undeveloped, nature conservation interests are likely. Detailed ecological surveys will be required to assess impact on such interest & whether mitigation is appropriate.	arboricultural report & root protection zones. Woodland may restrict number of dwellings being constructed.	mainly comprise of the trees & woodland, which need to be retained & integrated into the design & layout of any development.		highway conditions.	ment unlikely to impact on the capacity of provision.	ment unlikely to impact on the capacity of provision.		
202	PGB31	Extension to Silverdale, Thundersley	FRZ1 & CDA2 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination. Unlikely to be contamination on site given undeveloped nature of site.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality monitoring points near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	LoWS Review 2012 identified Potential LoWS 8 which covers whole site. 2 groups of horse-grazed pastures & several blocks of woodland & scrub. Grassland species present. Period without horse grazing quality & character of grassland may allow selection as LoWS. Given undeveloped nature of site need to consider	TPO 4/2011 (Oak x 1) located at boundary of site with end of Silverdale. Other parts of site heavily wooded & form part of wider wooded area. Need to consider retention & integration into any scheme. Require arboricultural report & root protection zones. Woodland may severely restrict number/if any dwellings being constructed.	Site is in elevated location & any development would be highly visible, particularly if trees are removed from site. Green Belt Landscape Assessment 2010 states that in this area the emphasis should be on conserving character of area, including maintaining hedgerows, field boundary	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements, including making up the unmade parts of the road, & possible public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	700m to 800m from nearest bus stops.	Low - significant environmental impacts and poor accessibility difficult to mitigate

**SHLAA REVIEW 2017 – 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	
									integration of biodiversity. Require appropriate ecological assessments/surveys.		trees & belts of woodland.						
203	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 geology, save a major failure.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough. There are no air quality monitoring points near site.	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Potential LoWS 8 located immediately to north of site. Given undeveloped nature of site need to consider integration of biodiversity. Require appropriate ecological assessments/surveys.	No TPO's but site is heavily wooded & forms part of wider wooded area. Need to consider retention & integration into any scheme. Require arboricultural report & root protection zones. Woodland likely to severely restrict number/if any dwellings being constructed.	Site is in elevated location & any development would be highly visible, particularly if trees are removed from site. Green Belt Landscape Assessment 2010 states that in this area the emphasis should be on conserving character of area, including maintaining hedgerows, field boundary trees & belts of woodland.	Not located on open space.	Need to consult Highway Authority. Requirement likely for residential travel packs & possible S106 contributions for highway & junctions improvements & possible public transport infrastructure improvements.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	350m to 500m from nearest bus stops.	Low - significant environmental impacts which would be difficult to mitigate.
204	PGB48	West of Bassenthwaite Road, Thundersley	FRZ1 & CDA2. Need to demonstrate integration	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	Residential, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with	Site is undeveloped & heavily vegetated with trees & scrub.	No TPO's on site, but site is heavily treed. Require arboricultural report to	Site is in elevated location & any development would	Not located on open space.	Need to ensure adequate parking provided on site	Adjacent to existing urban area. Limited	Adjacent to existing urban area. Limited	610m to 680m from nearest bus	Medium - mitigation required to ensure suitability



**SHLAA REVIEW 2017 – 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	
			of sustainable urban drainage techniques is 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.		routes through Borough. There are no air quality diffusion tubes near site.		potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	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.	assess impact of removal & retention of trees. Need to include root protection zones. Wooded area may restrict number/if any dwellings being constructed.	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.		commensurate to accommodation proposed. Standard highway conditions. Highway Authority may require improvements / making up the unmade part of the road.	impact on capacity due to scale of development.	impact on capacity due to scale of development.	stops.	
205	FN02 SITE 2	Marimba, Goldfinch Lane, Thundersley	FRZ1 & CDA5. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site &	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interest likely to be confined to existing trees & vegetation on site, the majority of which would be outside any development 'footprint'. Need to consider trees on side boundaries	TPO 6/86 (Oak, Ash & Horse Chestnut) located along western boundary of site. Need to consider proximity of any development to these trees & plan in root protection zones. TPO 25/93 (area of trees comprising Oak,	Landscape interests likely to be confined to existing trees & vegetation on site, the majority of which would be outside any development 'footprint'.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	Adjacent to existing urban area. Limited impact on capacity due to scale of development.	750m to 900m from nearest bus stops.	Low - poor accessibility cannot be mitigated.

**SHLAA REVIEW 2017 – 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	
			adjacent properties.						which could provide habitat for birds & bats.	Hawthorn, Hornbeam & Hazel) located to very rear of garden, which would likely form garden areas for any new development.							
206	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
207	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
208	CPT/148/07/FUL	131 London Road, Thundersley	FRZ1 & CDA2. No flood risk issues raised during	No contamination issues raised during planning	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	No impact on wildlife interests raised during planning	No trees on site.	No impact on landscape interests.	Not located on open space.	No objections from Highway Authority during	Within existing urban area. Limited impact	Within existing urban area. Limited impact	Nearest bus stops immediately outside	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			planning application process.	application process.				consultation zone.	application process.				planning application process. Standard highway conditions requested.	on capacity due to scale of development.	on capacity due to scale of development.	e site.	
209	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 Team.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Limited opportunities for nature conservation interests given commercial use on part of site & large area of mowed grass. Hedges & trees in rear of residential curtilage could provide habitat for birds & bats.	No TPO's on site. Should seek to integrate trees in residential garden into any development & provide root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	360m to 390m from nearest bus stops.	High - limited mitigation required
210	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	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

**SHLAA REVIEW 2017 – 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.														
211	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
212	2007/54	14 London Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Site on 1 of major road routes through Borough, where air quality may be poor at peak times. A diffusion tube monitoring air quality at Sadlers Villas, London Road indicates that nitrogen dioxide levels are just within objective levels in 2009 and 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation within residential garden, which could provide a habitat for birds or bats.	No TPO's on site. Some trees on site, which development should seek to integrate with. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority, particularly in regard to access. Previous application refused & dismissed at appeal on highway safety grounds / intensification of access on London Road. Need to explore alternative accesses including from Romsey Close or	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	80m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
													Romsey Road.				
213	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
214	2010/7	11 Highfield Avenue, Benfleet	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Within archaeological consultation zone. Need to consider potential for archaeological interest, particularly given undeveloped / treed area forming rear part of site. Should consider archaeological investigation prior to submission of any planning application.	Site is heavily vegetated with trees & scrub. Given undeveloped nature of site need to consider integration of biodiversity. Need to undertake ecological assessments to assess impact on these interests & whether mitigation is appropriate.	TPO 15/90 (area of Oak & Ash) covering the rear of the site. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Landscape interests comprise mature trees on site, which any development should seek to integrate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	160m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability
215	FB02 SITE 14	Valee Casa, 62 Hill Road, Benfleet	FRZ1 & CDA1. Need to demonstrate	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 significant trees & hedgerows	No TPO's on site, but mature trees along	Given sloping topography in this	Not located on open	Need to ensure adequate parking	Within existing urban area.	Within existing urban area.	630m to nearest bus	Medium - mitigation required to ensure

**SHLAA REVIEW 2017 – 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	
			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.	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.	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.	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.	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
216	2007/22	South Benfleet Social Club, 8 Vicarage Hill, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential / commercial	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site mainly developed with building & extensive hard surfaced frontage. Any nature conservation interests are likely to be confined to conifer hedge on part of northern boundary of site, which could provide habitat for birds & bats.	Only one conifer hedge on site, along part of northern boundary of site	No impact on landscape interests. However front of site is highly visible & any development would need to provide natural relief & screening along its frontage.	Not located on open space .	Need to consult Highway Authority. May require S106 for contribution towards public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Within 75m of nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
217	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
218	FB01 SITE 3	188 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 hedging & mature trees to rear garden & hedging to side boundaries, which could provide habitat for birds or bats.	No TPO's on site, but number of mature trees in rear garden of site, Likely to be able to be retained in rear garden of any development. Need to plan in root protection zones.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and west.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	790m from nearest bus stops.	High - limited mitigation required
219	2012/12	Land to the south east corner of School Lane Car Park,	FRZ1 & CDA1. Need to demonstrate integration of	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	Residential, car park	Site adjacent to Conservation Area & Listed Buildings. Dwellings need to be designed with regard to	Any nature conservation interests are likely to be confined to trees, which could	4 trees on site. Need to integrate these into design & layout of any scheme & plan in root	Landscape features are limited to trees on site. Development should	Not located on open space.	Need to ensure adequate parking provided on site commensurate	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	250m to 300m from nearest bus stops	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
		Benfleet	sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.			through Borough.		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.	provide habitat for birds & bats. 50m from Benfleet & Southend Marshes SSSI, need to consider impact on increased recreational pressure on the SSSI.	protection zones.	seek to retain these. Site is elevated & in prominent position in landscape . Careful design is required to integrate development into landscape .		te to accommodate ion proposed. Standard highway conditions.	capacity due to scale of development.	capacity due to scale of development.	& 160m from train station .	
220	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 water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation in rear & front garden, which could provide a habitat for birds or bats.	No TPO's on site. One tree in front garden & some mature trees in rear garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south.	Not located on open space .	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	630m from nearest bus stops.	Medium - mitigation required to ensure suitability
221	2007/21	3 Vicarage Hill, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in	Site identified as potentially contaminated land. Site investigation & remediation measures should be undertaken	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	Nature conservation interests likely to be confined to trees & vegetation mainly along boundaries, which could provide a	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	No impact on landscape interests.	Not located on open space .	Need to consult Highway Authority. May require S106 for contribution towards public transport infrastructure improvement	Within existing 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



**SHLAA REVIEW 2017 – 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	
			managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	& consult with the EA & Council's Environmental Health Team.				any planning application.	habitat for birds or bats.	protection zones.			s.				
222	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
223	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	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

**SHLAA REVIEW 2017 – 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	
			to prevent flooding on or near the site.														
224	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
225	FM04 SITE 7	116 Cumberland Avenue, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation in rear & front garden, which could provide a habitat for birds or bats.	No TPO's on site, but number of trees in rear garden, mainly to rear section. Need to plan in root protection zones.	Landscape interests comprise mature trees on site, which any development should seek to integrate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	160m to 180m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
226	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
227	FM10 SITE 4	72 Brook Road, Benfleet	FRZ2 & FRZ3 & CDA1. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation in rear garden, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees located in rear garden, mainly along rear boundary. These could be retained in rear gardens of any new development on site.	Landscape interests comprise mature trees on site, which any development should seek to integrate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	520m to 540m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
228	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 flooding to site & adjacent properties.	Site not previously identified as potentially contaminated land, however given existing & past uses could be potential for contamination. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Site completely developed, unlikely to be any nature conservation interests on site.	No 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
229	2012/28	Land between 12 & 14 Merrivale, Benfleet	FRZ3 & CDA1. Site specific FRA required. Need to demonstrate	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	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	Within existing urban area. Limited impact on capacity	Within existing urban area. Limited impact on capacity	320m to 370m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			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.						be any nature conservation interests on site.				accommodation proposed. Standard highway conditions.	due to scale of development.	due to scale of development.		
230	2012/29	Land between 37 & 45 Merrivale, Benfleet	FRZ3 & CDA1. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & 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 boundaries. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	440m to 490m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			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.														
231	2012/20	Land r/o 56-80 North Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to	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 trees on site.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority. Need to consider provision of appropriate access & junction onto North Avenue. Need to ensure adequate parking provided on site commensurate to accommodation proposed.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	360m to 500m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.										Standard highway conditions.				
232	FC03 SITE 21	62 Thisselt Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance,	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Given potential limited number of dwellings, unlikely to be any air quality issues & site not main route through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	LoWS CPT19 to rear of site, adjacent to vegetation in rear garden. Need to consider potential for nature conservation interests on site. Need to undertake ecological assessments to assess impact on these interests & whether mitigation is appropriate.	No TPO's on site, but number of trees located along front & rear boundaries of site. Need arboricultural report to assess impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	Site highly visible over long distances from the north. Design of any development should seek to minimise the landscape and visual impacts.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	450m to 520m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
233	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. 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 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.



**SHLAA REVIEW 2017 – 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	
			drainage, with no increase in surface water flooding to site or surroundings.														
234	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 & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or	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

**SHLAA REVIEW 2017 – 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	
			surroundings.														
235	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 water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & hedges on site, which could provide a habitat for birds or bats.	No TPO's on site, but a number of trees are located in the side garden of the site. Need arboricultural report to assess health & longevity of trees & impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	440m to 470m to nearest bus stops.	Medium - mitigation required to ensure suitability
236	FC06 SITE 5	46 Delfzul Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required.	Not previously identified as being potentially	Not within vicinity of hazardous installations	Air quality may not be significant issue in area. Site is not on one of	Residential	Not within Historic Landscape or archaeological consultation	Limited opportunities for nature conservation interests	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	Within existing urban area. Limited	Within existing urban area. Limited	620m to 700m from nearest	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.	contaminated.	ns.	major road routes through Borough.		zone.	on site, confined to rear garden vegetation.			.	site commensurate to accommodation proposed. Standard highway conditions.	impact on capacity due to scale of development.	impact on capacity due to scale of development.	t bus stops.	
237	FC09 SITE 14	33 Roosevelt Avenue, 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.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Limited opportunities for nature conservation interests on site, confined to front garden vegetation.	No TPO's on site. Few small trees on front boundary, may not be considered to be good specimens. Would require arboricultural report to assess health & longevity of	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.	590m to 650m to nearest bus stops.	Medium - mitigation required to ensure suitability

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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.							trees.			highway conditions.				
238	FC10 SITE 18	28 Thelma Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic &	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & hedges on site, which could provide a habitat for birds or bats.	No TPO's on site, but few trees along rear boundary of site. Need arboricultural report to assess health & longevity of trees & impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	170m to 260m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.							
239	FD06 SITE 11	10 Woodville Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge,	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site occupied by dwelling, but much of garden overgrown & has extensive vegetation to boundaries, which have potential for nature conservation interests. Need ecological assessments to assess impact on any potential interests & whether mitigation is	No TPO's on site. Other trees on site, particularly to western & northern boundaries. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them.	Landscape interests comprise trees, particularly to western boundary of site. Any development should seek to integrate these where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 230m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.						appropriate.								
240	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 refuge, flood resilience & resistance, flood response plan & demonstrate	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to existing trees & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site, but few trees located along frontage of site into Beck Road. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them.	Need to consider impact of development on streetscene, should seek to introduce landscaping elements to frontages of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	450m to 520m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			e suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
241	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 & 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.	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

**SHLAA REVIEW 2017 – 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	
			water flooding to site or surroundings.														
242	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 surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation on site, which could provide a habitat for birds or bats.	No TPO's on site. No significant trees on site, only few small ornamental trees located in front garden.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	380m to 440m from nearest bus stops.	Medium - mitigation required to ensure suitability



**SHLAA REVIEW 2017 – 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	
243	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
244	FD01 SITE 30	Land adj 15 Stevens Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing limited trees	No TPO's on site. Few trees located along northern boundary which could be retained within	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	490m to 540m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.						& vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	rear garden of any new development.			te to accommodat ion proposed. Standard highway conditions.	capacity due to scale of develop ment.	capacity due to scale of develop ment.		
245	FD07 SITE 19	44 Gafzelle Drive, 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.	Unlikely to be in any nature conservatio n interests, given site is occupied by dwelling & hardsurfacin g only.	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.	360m to 400m from neares t bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.														
246	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 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.	Nature conservation interests likely to be confined to existing trees & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Conifer trees forming hedges to front & rear boundaries of site, one other deciduous tree to northern boundary.	Landscape features limited to conifer hedges. Appropriate to retain screening to rear boundary.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	500m from nearest bus stop.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.														
247	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 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 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

**SHLAA REVIEW 2017 – 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	
			resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
248	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, flood response plan & demonstrate suitable surface	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

**SHLAA REVIEW 2017 – 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	
249	FE03 SITE 29	Land adj 63 Nevada Road, Canvey Island	water drainage, with no increase in surface water flooding to site or surroundings.														
			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.	Site is covered in scrub & a few trees, particularly to its south western corner, which has the potential for nature conservation interests. Require appropriate ecological assessments / surveys, to assess impact on such interests.	No TPO's on site, but few trees located within scrub on site.	Landscape interests limited to scrub on site. Need to consider impact of development on streetscene, should seek to introduce landscaping elements to boundaries of site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	400m to 500m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			site or surroundings.														
250	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 surroundings.	Site not previously identified as potentially contaminated land, however given existing & past uses there is possibility that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of busy routes through Borough.	Residential, commercial, shopping	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given site is completely developed with buildings & hardsurfacing.	No 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
251	FD01 SITE 17	The Manse, Woodville Road,	FRZ3 & CDA6. Site specific FRA	Not a site previously associated with	Not within vicinity of hazardous	Given potential for limited additional dwelling,	Residential	Not within Historic Landscape or archaeological	Nature conservation interests likely to be	No TPO's on site, but trees within rear & front gardens	No impact on landscape interests.	Not located on open	Need to ensure adequate parking	Within existing urban area.	Within existing urban area.	150m to 210m from	Medium - mitigation required to ensure

**SHLAA REVIEW 2017 – 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	
		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. Unlikely to be contamination on site.	installations.	unlikely to be any air quality issues.		consultation zone.	confined to trees & vegetation in gardens of site, which could provide habitat for birds or bats.	of site & straddling rear boundary of site. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them.		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
252	FE06 SITE 3	55 Heilsburg Road, 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 in rear garden, which is laid to lawn. Limited	No TPO's on site. Limited trees to front of site, some of which have had extensive work undertaken in the past.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed.	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	660m from nearest bus stops.	Medium - mitigation required to ensure suitability



**SHLAA REVIEW 2017 – 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	
			& 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.						small trees & hedges to front boundary could provide habitat for birds or bats.				Standard highway conditions.	ment.	ment.		
253	FE09 SITE 26	The Haven, Korndyk Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic	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 highway conditions.	Within existing 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

**SHLAA REVIEW 2017 – 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	
			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.														
254	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 & 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 dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Given undeveloped / overgrown nature of site, need to consider potential nature conservation interests on site. Require appropriate ecological assessments / surveys.	No TPO's on site, however some other trees present on site, some mature, mainly along the boundaries. Need to undertake arboricultural survey to assess trees. Should seek to retain trees where appropriate & plan in root protection zones.	Landscape features confined to existing trees on site. Should seek to retain trees where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 250m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
255	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, 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 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

**SHLAA REVIEW 2017 – 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	
			demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
256	2007/113/193 A	Rear of Monico Club & car park, Eastern Esplanade, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in	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

**SHLAA REVIEW 2017 – 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	
			surface water flooding to site or surroundings.														
257	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 flooding to site or nearby properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential / commercial	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to limited trees & vegetation on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees along boundaries of site.	No impact on landscape interests.	Not located on open space.	Need to consult Highway Authority. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	50m to 200m from nearest bus stop.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
258	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
259	FF03 SITE 3	2 Labworth Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate	Not a site previously associated with potential contamination. Unlikely	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	No TPO's on site, but number of trees, some well established, located along	Landscape interests comprise trees, particularly to front boundary	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	170m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.					could provide habitat for birds or bats.	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.	of site. Any developm ent should seek to integrate these where appropriat e.		te to accommodat ion proposed. Standard highway conditions.	capacity due to scale of develop ment.	capacity due to scale of develop ment.		
260	FF03 SITE 14	18 Elm 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.	Unlikely to be any impacts on nature conservatio n interests, given rear garden is laid to lawn & front is hardsurface d.	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 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.	260m to 370m from neares t bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.														
261	2007/143	Canvey Club, 162 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures.	Not a site previously associated with potential contamination. However unclear on past uses of site. Site investigation of nature & extent of potential contamination & remediation	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main road routes through Borough.	Residential, commercial	Archaeological consultation zone immediately to north of site. Given existing developed nature of site, possibly no archaeological deposits, however should consider initial investigation prior to any development & watching brief during any excavation or construction.	Site is building & hardsurfaced parking area, which is unlikely to have any nature conservation interests. However there is vegetation & trees to the rear which could provide a habitat for birds or bats.	No TPO's on site. Limited trees in rear of site. Suitability for retention in rear gardens should be assessed.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority, particularly with regard to implications of access onto High Street. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	75m to 160m from nearest bus stops.	Medium - mitigation required to ensure suitability



**SHLAA REVIEW 2017 – 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	
			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.				
262	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 & hydrostatic pressures. Need to consider	Site not previously identified as potentially contaminated land.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to hedging on boundaries of site, which could provide habitat for birds or bats.	No TPO's on site. High hedging along western, northern & eastern boundaries of site, evergreen to the north, with the remainder deciduous.	Landscape interests confined to hedging to boundaries, including the frontages to the west & north. Need to integrate into scheme where appropriate, to ensure any development does not dominate prominent corner	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	190m to 290m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.								location.						
263	FF01 SITE 24	11 Cottessmore Close, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees on site, which could provide habitat for birds or bats.	No TPO's on site, but number of trees located adjacent to south east boundary of site. Need to consider impact of any development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	550m to 590m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
264	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 & resistance, flood response plan &	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

**SHLAA REVIEW 2017 – 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	
			demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
265	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 water drainage, with no increase in	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

**SHLAA REVIEW 2017 – 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	
			surface water flooding to site or surroundings.														
266	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 site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing tree & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	Should undertake arboricultural report to assess health & longevity of tree & impacts of retaining / removing it.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	170m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
267	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
268	2012/24	Land to rear of 29-51 St Agnes Drive, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate	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 hard surfaced & occupied by garage blocks,	No trees on site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	320m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.						unlikely to be any nature conservatio n interests on site.				te to accommodat ion proposed. Standard highway conditions.	capacity due to scale of develop ment.	capacity due to scale of develop ment.		
269	2012/18	Land between 12 & 14 St Johns Crescent, 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 hazardous 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.	Given site is completely hardsurface d & occupied by garage blocks, unlikely to be any nature conservatio n interests on site.	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.	300m from neares t bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.														
270	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 hydrodynamic & hydrostatic pressures.	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



**SHLAA REVIEW 2017 – 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	
			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.														
271	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 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	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

**SHLAA REVIEW 2017 – 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	
			resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
272	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 & 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 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

**SHLAA REVIEW 2017 – 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	
273	FG09 SITE 11	1 Coniston Road, Canvey Island	water drainage, with no increase in surface water flooding to site or surroundings.														
			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. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to limited trees & vegetation on western & southern boundaries, which could provide habitat for birds or bats.	No TPO's on site. Limited trees to part of rear of site, likely to be able to be retained as part of any redevelopment of the site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	280m to 300m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
274	2010/8	Cheriton, Stroma Avenue, Canvey Island	site or surroundings. 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
275	FH05 SITE 17	Land between 15-23 Tabora 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.	Nature conservation interests likely to be confined to limited trees & vegetation on site, which could provide habitat for	No TPO's on site. Limited trees to centre of site, which could be retained in gardens of any new development. Need arboricultural survey to	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.	250m to 360m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.						birds or bats.	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.			highway conditions.				
276	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 withstand hydrodynamic &	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

**SHLAA REVIEW 2017 – 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	
			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.														
277	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 provision of safe refuge,	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

**SHLAA REVIEW 2017 – 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	
			flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
278	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 response plan & demonstrate	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

**SHLAA REVIEW 2017 – 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	
			e suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
279	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 through the layout of	Not located on open space. SANGS will need to be provided on site, in addition to open space requirements to off-set increased impact/presence on adjacent SSSI.	Access through Eastwood in Southend Borough. Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with travel vouchers & S106 contributions for passenger transport improvements.	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council to identify infrastructure	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council to identify infrastructure	250m-600m from nearest bus stops.	Medium - mitigation required to ensure suitability



**SHLAA REVIEW 2017 – 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	
											development & landscaping including the planting of new trees and hedges.			requirements.	future requirements.		
280	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 & appropriateness of mitigation required.	No TPO's on site, however site is heavily wooded to its western & eastern parts, which will restrict area available for development. Other trees, some significant, are present within properties & along boundaries of fields & edges of site. Development would need to seek to retain & integrate these. Plan in root protection zones.	Area has high landscape & visual sensitivity. Wider area is characterised by ancient woodland & small-scale land for pasture. Woodland boundary banks & ancient patterns of field enclosure contribute to strong landscape character. There is an attractive rolling topography. Some landscape impacts can be mitigated through the layout of development &	Not located on open space. SANGS will need to be provided on site, in addition to open space requirements to off-set increased impact/presure on adjacent SSSI.	Access through Eastwood in Southend Borough. Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with All Essex scratch cards & S106 contributions for passenger transport improvements.	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council to identify infrastructure requirements.	Site located within proximity of Eastwood which is in Southend Borough. Due to its location, future residents are unlikely to use the services in Castle Point, being more likely to use those provided in Southend. Southend Borough Council to identify infrastructure requirements.	550m-950m from nearest bus stops.	Low - significant environmental impacts and poor accessibility difficult to mitigate

**SHLAA REVIEW 2017 – 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	
											landscaping including the planting of new trees and hedges.				ments.		
281	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 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
282	2007/99	81 London Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be issue in area, given the A13 runs directly past site & experiences congestion associated with 'bottlenecking' during peak hours. However, both the automatic monitoring station & a diffusion tube placed outside Hadleigh	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 & alongside & rear boundaries of site. Any scheme should seek to integrate these into design & layout & should include root protection	Landscape features exist in form of trees. Any development should seek to integrate such landscape features, particularly to the site frontage.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Loss of nursery. Unclear whether this is included in existing early years & childcare calculations.	Within 150m of nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			water flooding to site & adjacent properties.			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 it's more urban nature.				zones.							
283	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
284	2013/1	Land adj 24 Windsor Gardens, Hadleigh	FRZ3 & CDA3. Need to demonstrate integration of sustainable urban 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 & occupied by garage block, unlikely to be any nature	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	Within existing urban area. Limited impact on capacity due to scale of	Within existing urban area. Limited impact on capacity due to scale of	340m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.						conservation interests on site.				proposed. Standard highway conditions.	development.	development.		
285	PGB09	Land off Kiln Road/North of The Chase, Thundersley	FRZ1 & CDA3. Would require conditions relating to foul and surface water drainage strategies & S106 requiring financial contribution towards improvements to surface water drainage system of Prittle Brook, as per GF01A site.	Contamination considered during planning application process for adjacent site GF01A & standard conditions placed on consent. Possibility that this could also affect this site. Therefore consideration needs to be given to contamination on this site.	Not within vicinity of hazardous installations.	Some western parts are in worst 10% nationally & to east the worse 20% nationally. An Air Quality Management Area may need to be designated on the A13.	Residential / Schools / College / Local Government	Essex Historic Environment Record - area may contain features associated with historical site of medieval deer park. Also potential for earlier archaeological deposits. Historic Environment Characterisation for area - potential for below ground archaeological deposits. Condition required to secure implementation of programme of archaeological works including written scheme of investigation.	LoWS's 16 & 23. Ecological surveys, impact assessments & mitigation strategy would need to be undertaken. Need to consider how biodiversity can be effectively integrated into any development to satisfy the nature conservation hierarchy in the NPPF. LoWS Review 2012 indicates any planning application should be accompanied by master plan based around strong	TPO's 19/72, 4/92, 5/92, 6/92, 8/92, 9/92, 10/92, 4/99 & some significant areas of trees which impact on biodiversity and landscape of the site. Need to consider retention and integration into any scheme. Require arboricultural report.	Mature trees and paddocks comprise the landscape. Landscaping provision and management measures need to be considered. Any development should seek to integrate into green, parkland natural environment.	Not located on existing open space. Further open space & children's play equipment needs to be provided within site commensurate with number of dwellings.	Transport Assessment required, consult Highway Authority. Likely to require provision & implementation of Residential Travel Information packs with All Essex scratch cards & S106 financial contribution for highways improvement works, including junction improvements at Kenneth Road & passenger transport improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in Thundersley to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early year's provision and primary provision in Thundersley will be required to ensure sufficient capacity.	200-500m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
									green infrastructure network.								
286	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 & adjacent properties.	Not a site previously associated with potential contamination. However given existing & past commercial uses on the site, initial site investigations may be required & possible mitigation where appropriate.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is on A129 through Borough. Air quality data from diffusion tubes monitoring NOx levels in area show that 1 near A127 at 2 Kingsley Lane is within objective limits in 2010. However this area suffers from high congestion, particularly at peak times. Traffic generated air pollution is a risk.	Residential, commercial	Front part of site within archaeological consultation zone. Archaeological field evaluation & investigation will be required.	Site mainly developed with building & extensive hardsurfaced frontage. Any nature conservation interests are likely to be confined to trees on northern boundary of site, which could provide habitat for birds & bats.	No TPO's on site, but number of trees located along northern boundary of site. Any development should seek to integrate into scheme & to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards junction improvements & public transport infrastructure improvements.	The scale of development on this site will require a contribution towards primary healthcare provision in Thundersley to ensure sufficient capacity.	The scale of development on this site will impact on primary school capacity in Thundersley. A contribution towards expansion of local early year's provision and primary provision in Thundersley will be required to ensure sufficient capacity.	65m to 175m from nearest bus stops.	High - limited mitigation required
287	2007/51	Glendale International Ltd, 533 Rayleigh Road, Thundersley	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques in managed	Not a site previously associated with potential contamination. However given existing & past commercial	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	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	No impact on landscape interests.	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. May require S106 contribution towards junction	The scale of development on this site will require a contribution towards primary healthcare	The scale of development on this site will impact on primary school capacity in	100m to 175m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			appropriate ly to ensure no increase in risk of surface water flooding to site & adjacent properties.	uses on the site, initial site investigatio ns may be required & possible mitigation where appropriate.		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.				root protection zones.			improvement s & public transport infrastructure improvement s.	re provisio n in Thunder sley to ensure sufficient capacity.	Thunder sley. A contribut ion towards expansi on of local early year's provisio n and primary provisio n in Thunder sley will be required to ensure sufficien t capacity .		
288	2007/40	343 Rayleigh Road, Thundersl ey	FRZ1 & CDA3. Need to demonstrat e 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 contaminati on. However given existing & past commercial uses on the site, initial site investigatio ns may be required & possible mitigation where appropriate.	Not within vicinity of hazardou s installatio ns.	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.	Residenti al, commerci al	Not within Historic Landscape or archaeological consultation zone.	Given site is completely developed, unlikely to be any nature conservatio n impacts.	No trees on site.	No impact on landscape interests.	Not locate d on open space .	Consult Highway Authority, including consideratio n of access arrangement s. May require S106 contribution towards junction improvement s & public transport infrastructure improvement s.	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 90m from neares t bus stops.	High - limited mitigation required
289	2007/92	201-205 Kiln Road, Thundersl	FRZ1 & CDA3. Need to	Not a site previously associated	Not within vicinity of hazardou	Possible local issues of air quality. Site on	Residenti al	Not within Historic Landscape or	Part of rear of site is LoWS	No TPO's on site, however some mature	Landschap e features limited to	Not locate d on	Need to ensure adequate	Within existing urban	Within existing urban	10m to 20m from	Medium - mitigation required to

**SHLAA REVIEW 2017 – 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	
		ey	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.	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.		archaeological consultation zone.	CPT23. LoWS's 16 & 23. Ecological surveys, impact assessments & mitigation strategy would need to be undertaken. Need to consider how biodiversity can be effectively integrated into any development to satisfy the nature conservation hierarchy in the NPPF.	trees located in rear of site. Likely to be beyond footprint of any redevelopment of site. Need to plan in root protection zones.	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. Consult Highway Authority regarding intensification of access onto classified road. Likely to require S106 contribution towards public transport infrastructure improvements.	area. Limited impact on capacity due to scale of development.	area. Limited impact on capacity due to scale of development.	nearest bus stops.	ensure suitability
290	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

**SHLAA REVIEW 2017 – 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	
291	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 arboricultural report to assess health & longevity of trees & impact of retention v removal.	No TPO's on site, but number of trees within heavily overgrown, scrubby site. Need to assess impact of any development on trees & vegetation & plan in root protection zones.	Landscape interests confined to any trees on site. Should seek to retain along frontages to Albert Road & Bartley Road where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	140m to 240m from nearest bus stops.	High - limited mitigation required
292	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	Number of parcels of land have previously been identified as potentially contaminated. Given potential contamination & existing & past commercial uses across the site, Site investigation &	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	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)	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	Castle Point Green Belt Landscape Assessment identifies site as landscape comprising old plotlands & mosaic of woodlands, pastures & grassed	Public open space located immediately to south of site. Need to provide additional public open	Significant highway considerations required for suitable access to site, & upgrade & make up existing roads & provide new roads & services. Consultation with Highway Authority essential to established	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	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	Site isolated from existing bus routes. New bus route & associated infrastructure needs to be provided to serve the	Medium - mitigation required to ensure suitability



**SHLAA REVIEW 2017 – 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	
			site & adjacent properties. Potential S106 contributions in relation to Anglian Water & Essex & Suffolk Water requirements.	remediation measures should be undertaken, in consultation with the EA & Council's Environmental Health Team.		nitrogen dioxide levels are not known.			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. There should be sufficient habitat retained to allow majority of mitigation to be on-site.	should seek to incorporate trees. LoWS CPT7 North Benfleet Hall Wood located immediately to south of site.	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 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	space commensurate to size & type of development on site. Need to include linkages through from site to adjacent open spaces.	costs & viability of highway works.	require its own healthcare centre.	that would require new early years and primary school capacity. Second ary school pupils would need to be bused to school (Appleton, King Johns or Deanes).	new development & link to existing public transport network.	

**SHLAA REVIEW 2017 – 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	
											should be on conserving character of area, including maintaining hedgerows, field boundary trees & belts of woodland. Opportunities to reinforce & strengthen existing landscape features through landscape management.						
293	2017/2	Land to the south of A127, 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	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Site is in an area which is relatively undeveloped. Site is adjacent to the strategic highway network including the A127. Future residents may well be exposed to poor air quality. However, there is no air quality data from diffusion tubes so specific nitrogen dioxide levels are not known.	Vacant greenfield, agricultural	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site heavily wooded in places, and is undeveloped, with just horse grazing present. Given nature of site ecological and arboricultural assessments will need to be undertaken to understand the impact any development	No TPO's across site, however site heavily wooded in places, including all boundaries. Full arboricultural report & assessment required to consider health & longevity of trees & impact of development.	Landscape features consist of trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features, particularly given prominent northern boundary of the site.	Not located on open space.	Significant highway considerations required for suitable access to site. Consultation with Highway Authority essential to establish costs & viability of highway works.	This site is removed from the existing urban area and services within it. Impact on services will need to be considered.	This site is removed from the existing urban area and services within it. Impact on school capacity and access to schools will need to be considered.	Site isolated from existing bus routes and any other forms of public transport.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			contributions in relation to Anglian Water & Essex & Suffolk Water requirements.						It would have on the site.								
294	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
295	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	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	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	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

**SHLAA REVIEW 2017 – 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	
			no increase in risk of surface water flooding to site & adjacent properties.						ecological assessments to assess impact on these interests & whether mitigation is appropriate.	appropriate. Need to plan in root protection zones.							
296	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
297	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	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

**SHLAA REVIEW 2017 – 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	
			site & adjacent properties.														
298	FN04 SITE 14	22 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.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Mature tree in rear garden. Unlikely to be impacted upon by any new development.	Landscape features limited to trees on site. Any development should seek to retain & integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	270m to 290m from nearest bus stops.	High - limited mitigation required
299	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
300	ELR01 SITE 1	Manor Trading Estate,	FRZ1 & CDA2. Need to	Site previously associated	Not within vicinity of hazardous	Site is not on one of major road routes	Residential, commercial	Not within Historic Landscape or	Nature conservation interests	No TPO's on site. Are number of	Landscape features consist of	Not located on	Need Transport Assessment.	Within existing urban	Within existing urban	5m to 300m from	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
		East of Armstrong Road, Thundersley	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. Given existing & past commercial uses on the site, contamination is likely. Initial site investigations & remediation required.	no installations.	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.	al, industrial	archaeological consultation zone.	likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	trees scattered within site between buildings, as well as banks of trees along Church Road frontage of site & northern & eastern boundaries. Need arboricultural report to establish trees health & longevity & should seek to integrate trees within any scheme, including root protection zones.	trees within site & along its boundaries. Any development should seek to retain and integrate such landscape features, particularly to its Church Road frontage.	open space.	Need to consult Highway Authority. Likely to require S106 contributions towards highway & junction improvements & public transport infrastructure improvements.	area. Limited impact on capacity due to scale of development.	area. Limited impact on capacity due to scale of development.	nearest bus stops.	
301	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
302	CPT/486/09/OUT	166-168 Kiln Road, Benfleet	FRZ1 & CDA3. No flood risk issued raised during planning application process. Planning conditions requiring hardsurfaced areas 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	Not within Historic Landscape or archaeological consultation zone.	No impact on wildlife interests raised during planning application process.	Trees on site proposed to be removed as part of planning consent.	Landscaping conditions attached to outline planning consent.	Not located on open space.	No objections raised by Highway Authority. Standard planning conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	130m to 175m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			be permeable.														
303	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
304	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
305	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to	Part of site identified as potentially contaminated land. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Site on 1 of major road routes through Borough, where air quality may be poor at peak times. A diffusion tube monitoring air quality at Sadlers Villas, London Road indicates that nitrogen dioxide levels are just within objective levels in 2009 and 2010.	Shopping / commercial / residential	Not within Historic Landscape or archaeological consultation zone.	Site mainly developed. Unlikely to be any nature conservation interests on site.	No 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 arrangements given close proximity to Tarpots junction. Likely to require S196 contributions	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 primary school capacity in South Benfleet. A contribution towards expansion of	Nearest bus stops are outside frontages of site.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			site & adjacent properties.										for any highway works & towards public transport infrastructure improvements.	sufficient capacity.	local primary provision in South Benfleet will be required to ensure sufficient capacity.		
306	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.	Landscaping 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
307	2007/67	Maharaja Restaurant, 358 London Road, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable	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	Residential	Not within Historic Landscape or archaeological consultation zone.	Site mainly developed with buildings & hardsurfacing. Unlikely to be any nature	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 consult Highway Authority. Need to ensure adequate parking	Within existing urban area. Limited impact on capacity	Within existing urban area. Limited impact on capacity	150m to 260m from nearest bus stops.	High - limited mitigation required



**SHLAA REVIEW 2017 – 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	
			urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.			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.			conservation interests on site.				provided on site commensurate to accommodation proposed. Standard highway conditions.	due to scale of development.	due to scale of development.		
308	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
309	FA02 SITE 7	15 Homefields Avenue, Benfleet	FRZ1 & CDA2. 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 existing hedges along boundaries of 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	Within existing urban area. Limited impact on capacity due to scale of	Within existing urban area. Limited impact on capacity due to scale of	180m to 290m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.						residential garden, which could provide a habitat for birds or bats.				proposed. Standard highway conditions.	development.	development.		
310	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
311	FA02 SITE 5	76 Homefields Avenue, Benfleet	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation within residential garden, which could provide a habitat for birds or bats.	No TPO's on site. Mature trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	430m to 560m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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.														
312	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 flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has mature trees to front & rear gardens which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of mitigation.	No TPO's on site, but number of mature trees, mainly in rear garden of site, but some in the front garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and west.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	760m from nearest bus stops.	Medium - mitigation required to ensure suitability
313	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
314	2007/8	620 High Road, Benfleet	FRZ1 & CDA2. Need to demonstrate	Not a site previously associated with	Not within vicinity of hazardous	Site on 1 of major road routes through Borough, where	Residential	Not within Historic Landscape or archaeological	Limited opportunities for nature conservation	No TPO's on site. Limited small ornamental	No impact on landscape interests.	Not located on open	Need to ensure adequate parking	Within existing urban area.	Within existing urban area.	190m from nearest bus	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			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.	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.		consultation zone.	n interests on site, given dwelling & hardsurfacing on site.	trees on site of limited wider amenity value.		space.	provided on site commensurate to accommodation proposed. Standard highway conditions. Should seek to take access from Hatley Gardens, not High Road.	Limited impact on capacity due to scale of development.	Limited impact on capacity due to scale of development.	stops.	
315	2013/3	295, 297, 297A 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.	No air quality issues raised during planning application process.	Residential	Within archaeological consultation zone. Archaeological field evaluation & investigation will be required.	Site is adjacent to Local Wildlife Site LoWS CP22. Ecological surveys of site required. Mitigation & Compensation may be required as per NPPF. Consult NE.	TPO 4/87 to north (2 trees - hornbeam & cypress. Deciduous woodland - hornbeam). Design to integrate within scheme. Plan in Root Protection Zones. May severely restrict number/if any dwellings being constructed.	Site is located on significantly elevated position. Land level drop away considerably from north to south & site would be highly visible across long views from the south. Any scheme would need to be designed to integrate into the existing landscape and to substantially screened, particularly along	Not located on open space.	Need to consult with Highway Authority. Possible implications with an intensification of access onto Benfleet Road.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	In close proximity of the existing urban area. Limited impact on capacity due to the scale of development.	1400-1500m from nearest bus stops.	Low - significant environmental impacts and poor accessibility difficult to mitigate

**SHLAA REVIEW 2017 – 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	
											the southern boundary, in order to protect the landscape features in this location.						
316	2007/199	Railway car park, School Lane, 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.	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, car park, commercial	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.	Unlikely to be any nature conservation interests given hardsurfaced nature of car park.	2 ornamental trees located along eastern boundary. Could be integrated into any scheme.	Landscape features are limited 2 ornamental trees located along eastern boundary. Development should seek to retain these. Site has sloping topography & 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.	100m to 300m from nearest bus stops & 230m from train station.	Medium - mitigation required to ensure suitability
317	2007/89	174-176 Kiln Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in	Not a site previously associated with potential contamination. Potential contamination issues unlikely given	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 confined to existing trees on site, which could provide a habitat for birds or	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 &	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. May require S106 contribution towards public	Within existing 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

**SHLAA REVIEW 2017 – 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	
			managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	existing residential uses on the site.		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.			bats.	layout & to plan in root protection zones.	particularly to the site frontage.		transport infrastructure improvements.				
318	FB03 SITE 21	21 Netherfield , Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Rear of site within archaeological consultation zone, potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Site has mature trees & vegetation which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of mitigation.	TPO 15/93 (Woodland - Oak & Willow, Atlas, Cedar X 2, Oak & Cypress). Mature trees in front & rear garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Landscape interests comprise mature trees on site, which any development should seek to integrate, particularly to the front of the site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	270m to 320m from nearest bus stops.	Medium - mitigation required to ensure suitability
319	FB03 SITE 31	62 Kiln Road, Benfleet	FRZ1 & CDA1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques	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	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of	Nature conservation interests likely to be confined to trees & vegetation mainly along boundaries, which could provide a	No TPO's on site, but mature trees present along boundaries. Arboricultural report required to assess impact of development on trees. Any development	Landscape interests comprise mature trees on site, which any development should seek to integrate, particularly	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.	0m to 90m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			is managed 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.		any planning application.	habitat for birds or bats.	should seek to integrate trees & plan in root protection zones.	y to the front of the site.		highway conditions.				
320	FB03 SITE 17	14 Hermitage Avenue, Benfleet	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site has mature trees & vegetation which have the potential for nature conservation interests. Ecological surveys should be undertaken to assess impact & appropriateness of mitigation.	No TPO's on site, but mature trees present in front & rear garden. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Landscape interests comprise mature trees on site, which any development should seek to integrate, particularly to the front of the site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 160m from nearest bus stops.	Medium - mitigation required to ensure suitability
321	2007/80	36 Kiln Road, Benfleet	FRZ1 & CDA1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques	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	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of	LoWS CPT14 to rear of site. Nature conservation interests likely to be confined to trees & vegetation at the rear of the site	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	Within existing 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

**SHLAA REVIEW 2017 – 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	
			is managed 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.		any planning application.	adjacent to the LoWS. However any built development should be sited to have it footprint some considerable distance from this area.				site commensurate to accommodation proposed. Standard highway conditions.				
322	FB05 SITE 9	60 Benfleet Road, Benfleet	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location on main route through borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation mainly along boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Limited other trees in rear garden of site, which could be retained.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority regarding access onto classified road. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	260m to 330m from nearest bus stops.	High - limited mitigation required
323	FB03 SITE 16	18 Hermitage Avenue, Benfleet	FRZ1 & CDA3. 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 mature trees & vegetation which have the potential for nature conservation interests. Ecological surveys should be	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	Landscape interests comprise mature trees on site that any development should seek to integrate, particularly	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.	150m to 180m from nearest bus stops.	Medium - mitigation required to ensure suitability



**SHLAA REVIEW 2017 – 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	
			appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.						undertaken to assess impact & appropriateness of mitigation.	should seek to integrate trees & plan in root protection zones.	y to the front of the site.		highway conditions.				
324	FB07 SITE 31	29 Kings Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation mainly along boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Limited other trees in rear garden of site, which could be retained & 1 to the front garden which any development should seek to integrate.	Landscape interests comprise tree in front garden of site, which any development should seek to integrate. Given sloping topography in this location, need to consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and west.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	290m to 330m from nearest bus stop.	Medium - mitigation required to ensure suitability
325	FB07 SITE 5	72 Underhill Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban	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	Nature conservation interests likely to be confined to trees & vegetation along boundaries	No TPO's on site. Trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection	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	Within existing urban area. Limited impact on capacity due to	1050m to 1150m from nearest bus stops.	Medium - accessibility poor but within existing urban area. Limited mitigation required.

**SHLAA REVIEW 2017 – 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	
			drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.					investigation prior to submission of any planning application.	& within rear garden of site, which could provide a habitat for birds or bats.	zone.			ion proposed. Standard highway conditions.	scale of development.	scale of development.		
326	2007/81	2 Cherrymede, Benfleet	FRZ1 & CDA1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation mainly along boundaries, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees present along boundaries adjacent to road frontages. Arboricultural report required to assess impact of development on trees. Any development should seek to integrate trees & plan in root protection zones.	Landscaping interests comprise mature trees on site, which any development should seek to integrate, particularly to the front of the site.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	60m to 80m from nearest bus stops.	High - limited mitigation required
327	FB05 SITE 2	254 Kiln Road, Benfleet	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban	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. 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	Within existing urban area. Limited impact on capacity due to	Within existing urban area. Limited impact on capacity due to	150m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			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.				parking provided on site commensurate to accommodation proposed. Standard highway conditions.	scale of development.	scale of development.		
328	FB09 SITE 39	40 St Marys Drive, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Within archaeological consultation zone. Need to consider potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation along boundaries & within rear garden of site, which could provide a habitat for birds or bats.	No TPO's on site. Trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	220m to 320m from nearest bus stops.	High - limited mitigation required
329	FB09 SITE 37	25 Greenwood Avenue, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban	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	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.	Given sloping topography in this location, need to consider impact of any new	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	215m to 290m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.						provide a habitat for birds or bats.	Need to plan in root protection zones.	development on landscape interests, particularly when viewing the site from lower ground to the south and west.		ion proposed. Standard highway conditions.	scale of development.	scale of development.		
330	FB07 SITE 35	Land adj 18 Alexandra Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation along boundaries & within rear & side garden of site, which could provide a habitat for birds or bats. Old established badger sett adjacent to northern corner of site. Consideration should be given to ecological survey to assess potential impacts.	No TPO's on site. Other trees on site mainly in rear garden & to boundaries & could be retained. Any development should seek to integrate trees to front part of side garden & plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	220m to 270m from nearest bus stops.	High - limited mitigation required
331	FB06 SITE 20	19 Grove Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable	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	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	180m to 240m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.						be any nature conservation interests on site.				accommodation proposed. Standard highway conditions.	due to scale of development.	due to scale of development.		
332	FB07 SITE 27	11 St Marys Drive, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Trees located in rear garden & on eastern boundary & front garden. Ones to rear can be retained in any redevelopment. Need arboricultural survey to assess health & longevity of other trees & whether any worthy of retention. Should be integrated into any development, including root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	70m to 160m from nearest bus stops.	High - limited mitigation required
333	FM01 SITE 7	66 Wavertree Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage	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,	TPO 5/84 (32 Oaks) located partly along rear boundary of site. Unlikely to be affected by development. Other mature trees located	Landscape interests comprise mature trees on site, which any development should seek to	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	310m to 440m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			techniques 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.	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.	integrate.		proposed. Standard highway conditions.	development.	development.		
334	FA10 SITE 16	195-201 Oakfield Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No trees on No.201. No TPO's on No.195, but are mature trees in front & rear garden, as well as alongside boundaries. Need arboricultural survey to assess health & longevity of other trees & whether any worthy of retention. Should be integrated into any development, including root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	210m to 250m from nearest bus stops.	High - limited mitigation required
335	FM01 SITE 15	44 Uplands Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration	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	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing	No TPO's on site, but number of significant mature trees in rear garden.	Given sloping topography in this location, need to	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	490m to 510m from nearest bus	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	on.		routes through Borough.			trees on site, which could provide a habitat for birds or bats.	Should retain within rear gardens of any new development & plan in root protection zones.	consider impact of any new development on landscape interests, particularly when viewing the site from lower ground to the south and east.		commensurate to accommodation proposed. Standard highway conditions.	on capacity due to scale of development.	on capacity due to scale of development.	stops.	
336	FM04 SITE 8	122 Cumberland Avenue, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & vegetation in rear & front garden, which could provide a habitat for birds or bats.	No TPO's on site, but number of trees in rear garden, mainly to rear section. Need to plan in root protection zones.	Landscape interests comprise mature trees on site, which any development should seek to integrate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 140m from nearest bus stops.	High - limited mitigation required
337	2007/20	R/o 81-87 High Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is	Not a site previously associated with potential contamination. However given existing & past uses of site, initial site investigation	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential, commercial, shopping	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Unlikely to be any nature conservation interests given hardsurfaced nature of car park & servicing area.	No 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.	40m to 70m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			managed appropriately in order to prevent flooding on or near the site.	ns may be required & possible mitigation where appropriate.													
338	FA10 SITE 15	187 Oakfield Road, Benfleet	FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees in rear garden. These should be integrated into any redevelopment of site.	Landscape interests comprise mature trees on site, which any development should seek to integrate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	170m from nearest bus stops.	High - limited mitigation required
339	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	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



**SHLAA REVIEW 2017 – 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	
340	FM12 SITE 20	40 Hall Farm Road, Benfleet	properties. FRZ1 & CDA1. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	No contamination issues raised during planning application process.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Within archaeological consultation zone. Need to consider potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & vegetation in gardens, which could provide a habitat for birds or bats.	No TPO's on site, but some mature trees along rear boundary. Will not be within footprint of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	240m to 260m from nearest bus stops.	High - limited mitigation required
341	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	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

**SHLAA REVIEW 2017 – 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	
			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.														
342	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	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

**SHLAA REVIEW 2017 – 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	
			response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
343	2007/175	302-304 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage,	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Traffic generated air pollution may be a risk, given site's location on busy road through borough, which suffers some congestion during peak hours.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing hedges which are located in patches on southern & eastern boundaries of site, which could provide a habitat for birds or bats.	No 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. Consult Highway Authority regarding access onto Long Road, preference would be for access from Maple Way.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	30m to 120m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			with no increase in surface water flooding to site or surroundings.														
344	FC03 SITE 11	78 Thisselt Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	LoWS CPT19 to rear of site, adjacent to vegetation & 2 large, mature Willow trees in rear garden. Need to consider potential for nature conservation interests on site. Need to undertake ecological assessments to assess impact on these interests & whether mitigation is appropriate.	No TPO's on site, but number of mature trees located along rear boundaries of site. Need arboricultural report to assess impact of development on trees. Any development should seek to integrate trees where appropriate & plan in root protection zones.	Site highly visible over long distances from the north. Design of any development should seek to minimise the landscape and visual impacts.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to consider implications of access from unmade road to rear.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	560m to 580m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
345	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 & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for only one additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be in any nature conservation interests, given that frontage of site is completely hardsurfaced & the small rear garden is only laid to lawn.	No 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
346	FC10 SITE 28	18 Sydervelt Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. 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	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing	No TPO's on site, but few trees in rear garden along rear boundary. Need to plan 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	360m to 410m from nearest bus	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.	ed.		routes through Borough.			trees & vegetation on site, which could provide a habitat for birds or bats.	root protection zones.			commensurate to accommodation proposed. Standard highway conditions.	on capacity due to scale of development.	on capacity due to scale of development.	stops.	
347	FD04 SITE 20	57 Point Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception	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	Unlikely to be any impact on nature conservation interests given limited vegetation to front of site & remainder of site	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	Within existing 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

**SHLAA REVIEW 2017 – 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	
			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.	occupied by building & hardsurfacing.				conditions.				
348	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	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

**SHLAA REVIEW 2017 – 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	
			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.														
349	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	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



**SHLAA REVIEW 2017 – 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	
			resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
350	FD06 SITE 5	234 High Street, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Traffic generated air pollution a risk, given site's location adjacent to main route through this part of borough.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn & whole of frontage is hardsurfaced.	No 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.	90m to 150m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			surface water drainage, with no increase in surface water flooding to site or surroundings.														
351	FD01 SITE 27	29 Geylen Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing tree & vegetation on site, mainly to the boundaries, which could provide a habitat for birds or bats.	No TPO's on site, but tree located along frontage of site. Should undertake arboricultural report to assess health & longevity of tree & impacts of retaining / removing it.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	440m to 520m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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 or surroundings.														
352	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 withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not previously identified as being potentially contaminated.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site is not on one of major road routes through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn.	No 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
353	FD09 SITE 20	46 Marine Avenue, Canvey	FRZ3 & CDA6. Site specific	Not a site previously associated	Not within vicinity of hazardous	Given potential for limited additional	Residential	Not within Historic Landscape or	Given site is hardsurfaced to the	No trees on site.	No impact on landscape	Not located on	Need to ensure adequate	Within existing urban	Within existing urban	100m to 130m	Medium - mitigation required to

**SHLAA REVIEW 2017 – 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	
		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.	frontage, occupied by a dwelling & has a small lawn area to the rear, unlikely to be any nature conservation interests.		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. However service is infrequent. Bus service improvements may be required.	ensure suitability
354	FD06 SITE 28	58 Hope 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 impact on nature conservation interests given residential garden is mainly laid	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	Within existing urban area. Limited impact on capacity due to scale of	Within existing urban area. Limited impact on capacity due to scale of	330m to 390m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.						to lawn.				proposed. Standard highway conditions.	development.	development.		
355	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	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 improvement	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.													s may be required.	
356	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	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

**SHLAA REVIEW 2017 – 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	
			safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
357	FD09 SITE 25	3 Marine Avenue, Carvey 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.	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

**SHLAA REVIEW 2017 – 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	
			plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
358	FD09 SITE 26	28 Station Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no	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.	260m from nearest bus stops.	Medium - mitigation required to ensure suitability



**SHLAA REVIEW 2017 – 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	
			increase in surface water flooding to site or surroundings.														
359	FD01 SITE 15	10 Yamburg Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Site is hardsurfaced to the frontage. Nature conservation interests likely to be confined to trees to rear of site, which could provide habitat for birds or bats.	No TPO's on site, but trees straddling rear boundary of site. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	150m to 210m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
360	FE03 SITE 20	11 Miltis Avenue, Carvey 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.	110m to 160m from nearest bus stops.	Medium - mitigation required to ensure suitability
361	2007/122/123	204-206 Furtherwick Road, Carvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate	Not a site previously associated with potential contamination. Unlikely	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 &	No TPO's on site. Other trees located within rear & front gardens & along boundaries of	Landscape features exist in form of trees. Any development should	Not located on open space.	Need to ensure adequate parking provided on site commensurate	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	140m to 180m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			e developme 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.	to be contamination on site.					hedging on site & along boundaries of site, which could provide a habitat for birds or bats.	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.	seek to integrate such landscape features, particularly to the site frontage.		te to accommodate ion proposed. Standard highway conditions. Need to consult Highway Authority regarding potential intensification of accesses onto main road.	capacity due to scale of development.	capacity due to scale of development.		
362	FF04 SITE 19	58 Leigh Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests &	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	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 &	Landscape features exist in form of trees & hedges. 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.	150m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.	impacts of retaining/removing them. For those retained need to plan in root protection zones.	particularly to southern & eastern boundaries.						
363	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.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing limited trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees on site, generally small in size. Should undertake arboricultural report to assess health & longevity of trees & impacts of retaining/removing them. For those retained need to plan in root protection zones.	Landscape features exist in form of limited small trees. Need to consider whether worthy of protection.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	190m to 230m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.														
364	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 &	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location adjacent to main road through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees within garden & along boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site. Trees located within site, mainly along boundaries of site. Likely that can be retained within gardens of any new development. Need to plan in root protection zones.	Landscape features exist in form of trees. Any development should seek to integrate such landscape features, where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 160m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
365	FF01 SITE 1	85 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on main road through Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & hedges along boundaries of northern part of site, which could provide a habitat for birds or bats.	No TPO's on site. Trees located along boundaries of site, likely can be retained within gardens of any new development. Need to plan in root protection zones.	Landscape features exist in form of trees & hedges. Any development should seek to integrate such landscape features, particularly to the northern part of site adjacent to Long Road.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	110m to 130m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
366	FG09 SITE 5	20 Rose Road, Canvey Island	water drainage, with no increase in surface water flooding to site or surroundings.														
			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. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing limited trees & hedging on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees on site, which can be retained in rear gardens of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	250m to 380m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			site or surroundings.														
367	FF04 SITE 25	Rear gardens of 31 & 33 Marine Approach, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees & vegetation along southern boundary of site, which could provide a habitat for birds or bats.	No TPO's on site, however southern boundary of site heavily vegetated with trees & shrubs. Need to integrate into any scheme & need to plan in root protection zones. Need to consider carefully access into site, which will avoid the removal of extensive parts of the vegetated boundary.	Landscape features relate to vegetated southern boundary. Any development needs to limit the impact on streetscene, so development should seek to retain / integrate where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	400m to 440m from nearest bus stops.	Medium - mitigation required to ensure suitability
368	2007/118	2 Meynell Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA	Not a site previously associated with	Not within vicinity of hazardous	Given potential for limited additional dwelling,	Residential	Not within Historic Landscape or archaeological	Nature conservation interests likely to be	No TPO's on site. Mainly conifer trees forming a	Landscape features exist in form of	Not located on open	Need to ensure adequate parking	Within existing urban area.	Within existing urban area.	40m from nearest bus	Medium - mitigation required to ensure



**SHLAA REVIEW 2017 – 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	
			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. Unlikely to be contamination on site.	installations.	unlikely to be any air quality issues.		consultation zone.	confined to existing trees & hedging along northern & western boundaries of site, which could provide a habitat for birds or bats.	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.	trees & hedging, particularly along western boundary adjacent to Furtherwick Road. Any development should seek to integrate such landscape features in order to minimise impact of development on this streetscene.	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
369	FF01 SITE 20	29 Welbeck Road, 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.	Nature conservation interests likely to be confined to existing trees on rear garden boundaries, which could provide a	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.	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	360m to 380m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			& 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.						habitat for birds or bats.				Standard highway conditions.	ment.	ment.		
370	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	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing limited trees & hedging on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees on site, which can be retained in rear gardens of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	260m to 390m from nearest bus stops.	Medium - mitigation required to ensure suitability

## SHLAA REVIEW 2017 – 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	
			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.														
371	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	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

**SHLAA REVIEW 2017 – 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	
			refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
372	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 &	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

**SHLAA REVIEW 2017 – 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	
			demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
373	FF01 SITE 16	4 Welbeck Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impact on nature conservation interests given residential garden is mainly laid to lawn & front garden is hardsurfaced.	No 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.	270m to 290m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			surface water flooding to site or surroundings.														
374	FF01 SITE 11	6 Westwood Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on rear boundary, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees on rear boundary which could be retained in rear gardens of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	310m to 330m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
375	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. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Unlikely to be any impacts on nature conservation interests, given rear garden is laid to lawn & front is hardsurfaced.	No 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
376	FE12 SITE 3	Land between 5 & 7 Oxford Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate	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,	No TPO's on site. Limited trees within site mainly confined to boundaries. Need to	Landscape features limited to trees & hedging. Should seek to	Not located on open space.	Need to ensure adequate parking provided on site commensurate	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	140m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.						with vegetation, hedging & a few trees within the site & along boundaries. Potential for nature conservatio n interests within existing trees & vegetation on site, which could provide a habitat for birds or bats.	consider integration into any scheme where appropriate & to plan in root protection zones.	integrate where appropriat e.		te to accommodat ion proposed. Standard highway conditions.	capacity due to scale of develop ment.	capacity due to scale of develop ment.		
377	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	No contaminati on issues raised during planning application process on adjacent site. Close proximity to sewerage works may require	Located within middle consultati on zone. HSE PADHI methodol ogy advises, on safety grounds, against granting	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	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. 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	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).	No impact on landscape interests.	Not locate d on open space .	No objections from Highway Authority. Standard conditions & detailed technical conditions including provision of second access and	If take same approac h as adjacent site, South East Essex Primary Care Trust (PCT) would	The scale of develop ment on this site will impact on early years and primary school capacity on	500m- 1200m from neares t bus stops	Low - risk posed by hazardous installation and poor accessibility difficult to mitigate



**SHLAA REVIEW 2017 – 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	
			on adjacent site. A satisfied with rationale, methodology & assumptions. No objection subject to conditions & further detailed modelling. Provision & maintenance of 19m protection zone and financial contribution (indexed linked) would be required towards tidal defence improvements.	investigation of contamination on site.	of planning permission.	road routes through Borough.			species surveys given close proximity to LoWS CP35. Mitigation strategy would need to be provided.	Need to design to integrate within scheme & plan in Root Protection Zones.			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.	require financial contribution between £580 to £750 per dwelling, depending on the size.	Canvey Island. A contribution towards expansion of local early year's provision and primary provision on Canvey Island will be required to ensure sufficient capacity.		
378	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 issues raised during planning application process.	Part of site within outer consultation zone for adjoining hazardous installations. S106 required provision of bund wall along eastern boundary of site constructed to requirements.	No air quality issues raised during planning application process.	Residential, hazardous installations & 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

**SHLAA REVIEW 2017 – 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	
					nts of the HSE.												
379	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 & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees, hedging & vegetation on site, which could provide habitat for birds or bats.	No TPO's on site. Are number of trees at points along boundaries of site. Need arboricultural report to establish trees health & longevity & should seek to integrate where appropriate.	Landscape interests comprise trees. Any development should seek to integrate these where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Access should be from St Marks Road as existing, not from Canvey Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	10m to 60m from nearest bus stops.	Medium - mitigation required to ensure suitability
380	FG05 SITE 4	393 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required.	Not a site previously associated with potential	Not within vicinity of hazardous installations	Air quality may be poor in the area. Air quality data from the nearest	Residential / doctors surgery	Not within Historic Landscape or archaeological consultation	Nature conservation interests likely to be confined to	No TPO's on site. Few trees located in rear part of site which could be	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	10m to 100m from nearest bus	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.	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.		zone.	trees on site, which could provide habitat for birds or bats.	retained within rear garden of any new development.		.	site commensurate to accommodation proposed. Standard highway conditions. Need to consult Highway Authority regarding access onto main road.	impact on capacity due to scale of development.	impact on capacity due to scale of development.	stops.	
381	2007/167	Whiteways , 1 Thorney Bay Road, 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 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	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	120m to 160m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.				
382	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 &	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. Access should be from Deepwater Road as	Within existing 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

**SHLAA REVIEW 2017 – 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	
			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.										existing, not from Long Road.				
383	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,	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

**SHLAA REVIEW 2017 – 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	
			flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.														
384	FG08 SITE 1	211 Long Road, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate development can pass Sequential & Exception tests & properties can withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area, given site's location on one of main routes in Borough.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to trees & hedging on site, which could provide habitat for birds or bats.	No TPO's on site. Few trees located along northern & western boundaries. Need to consider impact of any development on these trees, including planning in root protection zones.	Landscape interests comprise hedging to the northern boundary of the site. Any development should seek to integrate this where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Access should be from Matlock Road as existing, not from Long Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 90m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
385	2007/195	1a Hawkesbury Road, Canvey Island	e suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential / education	Not within Historic Landscape or archaeological consultation zone.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No 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 90m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			water flooding to site or surroundings.														
386	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 withstand hydrodynamic & hydrostatic pressures. Need to consider provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Air quality may be poor in the area. Air quality data from the nearest diffusion tubes on the corner of Canvey Rd and Northwick Rd show that annual mean nitrogen dioxide levels are just within objective limits in 2009 and 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Whole site is developed with buildings & hardsurfacing, therefore unlikely to be any impact on nature conservation interests.	No 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



**SHLAA REVIEW 2017 – 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	
387	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 provision of safe refuge, flood resilience & resistance, flood response plan & demonstrate suitable surface water drainage, with no increase in surface water flooding to site or surroundings.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests are likely to be limited to 1 tree, which could provide a habitat for birds or bats.	No TPO's on site. 1 tree along centrally alongside 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
388	FH03 SITE 3	Adj to Syringa, Somnes Avenue, Canvey Island	FRZ3 & CDA6. Site specific FRA required. Need to demonstrate	Site not identified as potentially contaminated, but could be present on	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	Residential	Not within Historic Landscape or archaeological consultation zone.	Majority of site is developed with buildings & hardsurfacing, however	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	Within existing urban area. Limited impact on	Within existing urban area. Limited impact on	10m to 140m from nearest bus stops.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			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.	site given existing uses. Require site investigatio n of nature & extent of contaminati on & remediation measures.		Borough.			there are conifer trees to rear boundary which could provide a habitat for birds or bats.				of access onto classified road. 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.		
389	2010/6	25-31 & 37-39 Scrub Lane, Hadleigh	FRZ1 & CDA1. Need to demonstrat e integration of sustainable urban drainage techniques in managed appropriate	Not a site previously associated with potential contaminati on. Potential contaminati on issues unlikely given existing residential	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 Borough.	Residenti al	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	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	Landscap e features exist in form of trees & vegetation . Any developm ent should seek to retain and integrate such landscape	Not locate d on open space .	Consult Highway Authority with regards to creation of new junction onto Scrub Lane. Possible requirement for residential travel packs, including all	The scale of develop ment on this site will require a contribut ion towards primary healthca re provisio	The scale of develop ment on this site will impact on primary school capacity in Hadleig h. A	150m to 350m from neares t bus stops. Howev er service is only every 2 hours.	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
			ly to ensure no increase in risk of surface water flooding to site & adjacent properties.	uses on the site.					conservation interest. Impact of any development on such interests should be assessed through appropriate ecological & arboricultural surveys / reports.	scheme should seek to integrate these into layout & roof protection zones should be planned in.	features, particularly to the site frontage.		Essex scratch cards to be provided.	n in Hadleigh to ensure sufficient capacity.	contribution towards expansion of local early year's provision and primary provision in Hadleigh will be required to ensure sufficient capacity.	Nearest bus stops with regular services are 500m to 700m from site.	
390	2012/5/MR	1-3 Park Chase, Hadleigh	FRZ1 & CDA4. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be an issue in area. A13 runs directly through town centre & past site, & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring station & diffusion tube outside Hadleigh Library both indicate levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced	Residential / shopping	Within archaeological consultation zone. Need to consider potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be confined to trees & hedging mainly along the boundaries of site, which could provide habitat for birds or bats.	No TPO's on site, but number of trees located mainly along boundaries. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, if such trees exist these should be integrated into any development & root protection zones planned in.	Landscape features exist in form of trees & hedging. Any development should seek to retain and integrate such landscape features, particularly to the site frontage, which is a prominent corner location.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 240m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
						in residential areas of borough reflecting it's more urban nature.											
391	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 water flooding to site & adjacent properties.	Site not previously identified as potentially contaminated land, however given existing & past uses there is possibility that contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Air quality may be an issue in area. A13 runs directly through town centre & past site, & experiences congestion associated with 'bottlenecking' during peak hours. However, both automatic monitoring station & diffusion tube outside Hadleigh Library both indicate levels of NOx do not exceed national threshold. Levels of NOx in this area are however higher than those experienced in residential areas of borough reflecting it's more urban nature.	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 contribution towards public transport infrastructure improvement likely.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	110m to 200m from nearest bus stops.	High - limited mitigation required
392	PE/00010/2014	Land to rear of 50 & 52 Seymour Road, Hadleigh	FRZ1 & CDA4. Need to demonstrate integration of sustainable urban drainage	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	No TPO's on site, but some other trees located on site. Should seek to retain appropriate trees where possible & plan in root	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	600m to 650m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.						habitat for birds or bats.	protection zones.			proposed. Standard highway conditions.	development.	development.		
393	2007/41	394-402 Rayleigh Road, Hadleigh	FRZ1 & adjacent to CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Site not previously identified as potentially contaminated land, however given past commercial uses contamination could be present. Site investigation & remediation measures should be undertaken & consult with the EA & Council's Environmental Health Team.	Not within vicinity of hazardous installations.	Site is on A129, a main route through Borough. Air quality data from three diffusion tubes monitoring NOx levels in area show that one at 127 Daws Heath Road is within objective limits as is the tube near the A127 at 2 Kingsley Lane. The third tube at 320 Hart Road (near junction with Rayleigh Road) was slightly exceeding objective limits in 2010.	Residential	Not within Historic Landscape or archaeological consultation zone.	Trees on site recently removed. Unlikely to be any impacts on nature conservation interests.	No TPO's on site, other trees on site recently removed.	Landscape features exist in form of trees & vegetation. Any development should seek to retain and integrate such landscape features, particularly to the site frontage.	Not located on open space.	Consult Highway Authority. May require consolidation of existing vehicular crossovers on Rayleigh Road &/or access to only be taken from Asquith Gardens. Possible requirement for residential travel packs, including all Essex scratch cards to be provided.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	100m to 150m from nearest bus stops.	High - limited mitigation required
394	FP01 SITE 22	73 Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface	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	Nature conservation interests likely to be confined to existing trees & hedging on site, which could provide a habitat for birds or	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	Landscape features exist in form of mature trees & hedges. Any development should seek to integrate such	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.	140m to 190m from nearest bus stops. However service is only every 2	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			water is managed appropriately in order to prevent flooding on or near the site.					application.	bats.	should seek to integrate trees where appropriate & plan in root protection zones.	landscape features, particularly to northern & southern boundaries.		conditions.			hours. Bus service improvements are therefore required.	
395	FP03 SITE 14	284 Rayleigh Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may be issue in area. Site is on A129 one of main routes through Borough. Air quality data from diffusion tube monitoring NOx levels in area at 320 Hart Road (near site) slightly exceeding objective limits in 2010. Traffic generated air pollution is a risk.	Residential	Adjacent to archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be related to existing trees in rear of site & adjacent to southern boundary, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees in rear garden, which could be retained in gardens of any new development. These should be integrated into any redevelopment of site. Need to plan in root protection zones for trees adjacent to southern boundary of site.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Need to consult Highway Authority regarding additional access onto main road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 160m from nearest bus stops.	High - limited mitigation required
396	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	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	Within existing 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	Medium - mitigation required to ensure suitability

**SHLAA REVIEW 2017 – 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	
									requiring ecological survey, including mitigating measures attached to planning consent for 2 dwellings, but none attached to current 1 for 1 replacement dwelling consent.				consent for 1 for 1 replacement dwelling.			ed as being required as part of planning applications processes.	
397	FP04 SITE 1	419 Daws Heath Road, Hadleigh	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Air quality may not be significant issue in area. Site not on a major route through Borough.	Residential	Within archaeological consultation zone. Potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.	Nature conservation interests likely to be related to existing trees in rear of site & adjacent to northern, southern & eastern boundaries, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees in rear garden, which could be retained in gardens of any new development. These should be integrated into any redevelopment of site. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	70m from nearest bus stops. Bus service improvements are therefore required.	High - limited mitigation required
398	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	Within existing 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	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
													received.			2 hours. Bus service improvements are therefore required.	
399	FA11 SITE 18	141 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 related to existing trees & vegetation in rear garden of site, which could provide a habitat for birds or bats.	No TPO's on site. Trees in rear garden, could be retained in rear garden of new development. Need to plan in root protection zone.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	860m from nearest bus stops.	High - limited mitigation required
400	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	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.	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



**SHLAA REVIEW 2017 – 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	
			site & adjacent properties.			3rd tube at 320 Hart Road (near junction with Rayleigh Road) slightly exceeding objective limits in 2010. Traffic generated air pollution is a risk.											
401	FN11 SITE 9	37 Kiln 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.	Possible local issues of air quality as site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees in rear garden & 1 tree & high conifer hedging to front boundary, which could provide a habitat for birds or bats.	No TPO's on site, but mature trees present in the rear garden and beyond the rear boundary. These can be retained in rear gardens of any development. TPO 6/94 (Hawthorn x 3, Spruce x 1, Oak x 1, Silver Birch x 1) located adjacent to eastern boundary. Would not be located close to any new building footprint.	No impact on landscape interests.	Not located on open space.	Consult Highway Authority with regard to access onto classified road. Does have in and out driveway with 2 vehicular crossovers. Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	80m to 200m from nearest bus stops.	Medium - mitigation required to ensure suitability
402	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	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	Residential	Not within Historic Landscape or archaeological consultation zone.	Rear gardens are heavily treed & vegetated. Nature conservation interests likely to be present in these	No TPO's on site, however number of mature trees within. Any scheme should seek to integrate these into design & layout & should include root	Landscape features exist in form of trees. Any development should seek to integrate such landscape	Not located on open space.	Consult Highway Authority, including consideration of access arrangements. Need to relocate 3 garages serving	Within existing 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

**SHLAA REVIEW 2017 – 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	
			in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.			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.			habitats. Ecological surveys would need to be undertaken & consideration given to the potential impact on these interests & whether mitigation is appropriate.	protection zones.	features.		properties in Parkfields.	ment.	ment.		
403	FJ08 SITE 7	243 Hart Road, Thundersley	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Whilst site not on main route, it is on busy road, which suffers congestion during peak hours. Traffic generated air pollution may be a risk.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees on rear boundary of site, which could provide a habitat for birds or bats.	No TPO's on site, however trees located to rear of site, some mature, likely to be able to be retained in rear gardens of any new development.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 290m from nearest bus stops.	High - limited mitigation required
404	FJ07 SITE 14	68 The Chase, 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.	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	No TPO's on site, but mature trees in rear & front garden, which could be retained in gardens of any new development. These should	Landscape features limited to trees along front boundary of site. Any development should seek to	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 development.	Within existing urban area. Limited impact on capacity due to scale of development.	370m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			in managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.						habitat for birds or bats.	be integrated into any redevelopment of site. Need to plan in root protection zones.	retain and integrate such landscape features.		Standard highway conditions.	ment.	ment.		
405	FJ08 SITE 5	205 Hart Road, Thundersley	FRZ1 & CDA3. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately to ensure no increase in risk of surface water flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Whilst site not on main route, it is on busy road, which suffers congestion during peak hours. Traffic generated air pollution may be a risk.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees in rear & front garden & high evergreen hedging along front & side boundaries, which could provide a habitat for birds or bats.	No TPO's on site. Trees located within front & rear gardens. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones.	Landscape features limited to trees & hedging on site. Any development should seek to retain and integrate such landscape features where appropriate.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	40m to 150m from nearest bus stops.	High - limited mitigation required
406	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	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.	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	Within existing 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

**SHLAA REVIEW 2017 – 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.			However this area suffers from high congestion, particularly at peak times. Traffic generated air pollution is a risk.							Road as existing, not from Rayleigh Road.				
407	2007/85	1 Warren 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.	Possible local issues of air quality. Site on A13 one of major road routes through Borough, where air quality may be poor at peak times. Nitrogen oxide data from nearby diffusion tubes on A13 (outside Council offices), where nitrogen dioxide has exceeded objective levels in both 2009 & 2010. In 2011 nitrogen dioxide levels were just below national threshold. Air Quality Management Area may need to be designated on A13.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site, however number of mature trees located along front & side boundaries & 1 within rear garden of site. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones.	Landscape features limited to trees on site, particularly along front & side boundaries. Any development should seek to retain & integrate such landscape features, particularly to southern & eastern boundaries on this prominent corner location.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions. Access should be from Warren Chase as existing, not from Kiln Road.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	0m to 20m from nearest bus stops.	High - limited mitigation required
408	FJ04 SITE 14	R/o 4-5 Deerpark Close, Thundersley	FRZ1. Need to demonstrate integration of sustainable urban drainage techniques is managed appropriately	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	No TPO's, but number of trees along western & eastern boundaries of the site. Any development should seek to integrate trees within development &	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	Within existing 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

**SHLAA REVIEW 2017 – 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	
			ly to ensure no increase in risk of surface water flooding to site & adjacent properties.						provide a habitat for birds or bats.	plan in root protection zones.			highway conditions.				
409	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 risk of surface water flooding to site or adjacent properties.	Site identified as potentially contaminated as result of past uses. Require site investigation of nature & extent of contamination & remediation measures.	Not within vicinity of hazardous installations.	Site on 1 of major road routes through Borough, where air quality may be poor at peak times. A diffusion tube monitoring air quality at Sadlers Villas, London Road indicates that nitrogen dioxide levels are just within objective levels in 2009 and 2010.	Residential / shopping	Not within Historic Landscape or archaeological consultation zone.	Site mainly developed. Unlikely to be any nature conservation interests on site.	No TPO's on site. No significant vegetation within residential curtilage.	No impact on landscape interests.	Not located on open space.	Need to produce Transport Assessment & consult Highway Authority. Consideration needs to be given to access arrangements given close proximity to Tarpots junction. Likely to require S106 contributions for any highway works & towards public transport infrastructure improvements.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	Within 100m of nearest bus stops.	High - limited mitigation required
410	FK10 SITE 28	12 Ivy Road, Thundersley	FRZ1 & CDA2. 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.	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	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

**SHLAA REVIEW 2017 – 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	
			no increase in risk of surface water flooding to site & adjacent properties.							impact on tree in front garden.							
411	FK08 SITE 4	Formosa, Roseberry Avenue, Thundersley	FRZ1 & CDA2. Need to demonstrate integration of sustainable urban drainage techniques to ensure surface water is managed appropriately in order to prevent flooding on or near the site.	Not a site previously associated with potential contamination. Unlikely to be contamination on site.	Not within vicinity of hazardous installations.	Given potential for limited additional dwelling, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be confined to existing trees on site, which could provide a habitat for birds or bats.	No TPO's on site. Limited trees along southern & western boundaries of site. Any scheme should seek to include root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	200m to 220m from nearest bus stops.	High - limited mitigation required
412	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
413	FN10 SITE 5	64 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	No TPO's on site, but trees located along western, southern & northern boundaries & 2 in front garden. Development	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 accommodation	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.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
			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.	can be designed to incorporate these. Need to plan in root protection zones.	integrate such landscape features, particularly those to front of site.		ion proposed. Standard highway conditions.	scale of development.	scale of development.		
414	FN10 SITE 12	164 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.	TPO 2/81 (Area of Sycamore, Silver Birch, London Plane, Oak, Fir, Hornbeam & Chestnut) & TPO 7/82 (Hornbeam, Sweet Chestnut) located adjacent to northern boundary of site. Extensive other trees along southern boundary & in rear garden. Need arboricultural survey to assess health & longevity of trees & whether any worthy of retention, & should be integrated into any development, including root protection zones.	Landscape features comprise trees on site. Any development should seek to retain & integrate such landscape features.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	90m to 110m from nearest bus stops.	Medium - mitigation required to ensure suitability
415	FN09 SITE 25	Birchwood,	FRZ1 &	Not a site	Not within	Given potential	Residential	Not within	Nature	No TPO's on	Landscape	Not	Need to	Within	Within	200m	High - limited

**SHLAA REVIEW 2017 – 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	
		Thundersley Grove, Thundersley	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.	previously associated with potential contamination.	vicinity of hazardous installations.	for limited additional dwellings, unlikely to be any air quality issues.	al	Historic Landscape or archaeological consultation zone.	conservation interests likely to be related to existing trees & hedging on site, which could provide a habitat for birds or bats.	site. TPO 3/84 (Hornbeam x 2, Oak x 2) located adjacent to western boundary. Mature trees present along northern boundary of site. Need arboricultural survey to assess health & longevity of trees & impact of development. Should be integrated into any development, including root protection zones.	features limited to hedging along frontage of site & trees along north boundary of site. Any development should seek to retain & integrate such landscape features.	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 250m from nearest bus stops.	mitigation required
416	FN10 SITE 3	18 Coombeswood 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
417	2007/68	Benfleet Dental Clinic, 3	FRZ1 & CDA2. Need to	Not a site previously associated	Not within vicinity of hazardous	Site is on A13 a major road route through	Residential	Not within Historic Landscape or	Site is almost completely	No trees on site.	No impact on landscape	Not located on	Need to ensure adequate	Within existing urban	Within existing urban	250m to 370m	High - limited mitigation required



**SHLAA REVIEW 2017 – 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	
		Downer Road North, 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.	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.		archaeological consultation zone.	developed with building & hardsurfacing. Unlikely to be any nature conservation impacts.		interests.	open space.	parking provided on site commensurate to accommodation proposed. Standard highway conditions. Access should be from Downer Road North as existing, not from London Road.	area. Limited impact on capacity due to scale of development.	area. Limited impact on capacity due to scale of development.	from nearest bus stops.	
418	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 flooding to site & adjacent properties.	Not a site previously associated with potential contamination.	Not within vicinity of hazardous installations.	Given potential for limited additional dwellings, unlikely to be any air quality issues.	Residential	Not within Historic Landscape or archaeological consultation zone.	Nature conservation interests likely to be related to existing trees & hedging on boundaries of site, which could provide a habitat for birds or bats.	No TPO's on site. Some trees along eastern & southern boundaries of site. Need to plan in root protection zones.	No impact on landscape interests.	Not located on open space.	Need to ensure adequate parking provided on site commensurate to accommodation proposed. Standard highway conditions.	Within existing urban area. Limited impact on capacity due to scale of development.	Within existing urban area. Limited impact on capacity due to scale of development.	230m to 280m from nearest bus stops.	High - limited mitigation required

**SHLAA REVIEW 2017 – 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	
1	16/0573/FUL	316 London Road, Benfleet	Flats only	Poor	Good	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	FA11 SITE 14	12 Avondale Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
5	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
6	CPT/129/10/FUL	679 High Road, Benfleet	Flats only	Not viable	Poor	N/A	Achievable now
7	CPT/97/99/FUL	Land north of Romsey Drive, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
8	15/0892/FUL	Site adjacent 26 Gifford Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
9	PGB05	Land between Felstead Road and Catherine Road, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
10	2013/2	Wall Wood & 291 Benfleet Road, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation; woodland preservation	Not Achievable
11	PGB08	Land to south of Essex Way, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation; extensive piling required	Achievable now
12	PGB36	396-408 London Road, Benfleet	Mixed no sheltered	Good	Good	Potential contamination	Achievable now
13	2012/10	44 Badger Hall Avenue, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
14	14/0389/FUL	140 Shipwrights Drive, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
15	15/0501/FUL	84 Vicarage Hill, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
16	2007/18	240-244 High Road, Benfleet	Mixed no sheltered	Good	Good	Contamination, highway works.	Achievable now
17	PGB44	Land between 24-34 Crescent Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
18	CPT/599/13/FUL	Land to rear of 17 & 19 Downer Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
19	2013/4	87-97 High Street, Benfleet	Flats only	Good	Good	Flood risk mitigation (Benfleet)	Achievable now
20	14/0604/FUL	48 High Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
21	15/0957/FUL	74 Essex Way, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
22	15/0911/FUL	Land adjacent 2 Wensley Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
23	PGB30(C)	Land South of Jotmans Lane, Benfleet	Mixed no sheltered	Excellent	Excellent	Ecological mitigation; Drainage improvements to enable connection.	Achievable now
24	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
25	16/0266/PREAPP	65 Thundersley Park Road, 1 & 1a Clarence Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
26	16/0765/FUL	71 Watlington Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
27	16/0494/FUL	1 Wincoat Close, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
28	15/0022/FUL	44 Kents Hill Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
29	CPT/46/07/REN	12 Melcombe Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
30	15/0952/FUL	117-123 London Road, Benfleet	Flats only	Poor	Good	N/A	Achievable now
31	CPT/522/13/FUL	47 Paarl Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
32	FC09 SITE 20	120-122 Lionel Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
33	CPT/684/12/FUL	Land between 117 & 123 Lionel Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
34	CPT/446/13/FUL	Land adjacent 134 Cedar Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
35	FC07 SITE 6	70 Paarl Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
36	14/0095/PREAPP	Land R/o 3 Vaagen Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
37	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
38	CPT/315/13/FUL	Land to East of Wall Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
39	FD05 SITE 6	9 Aalten Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
40	FD03 SITE 2	Site adjacent 55 Hannett Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
41	CTC/019	125-127 High Street, Canvey Island	Flats only	Good	Good	Potential contamination	Achievability doubtful
42	2007/145	R/O 149-153 High Street, Canvey Island	Flats only	Good	Good	Potential contamination	Achievable now
43	14/0015/FUL	19 Larup Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now

**SHLAA REVIEW 2017 – 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	
44	FE09 SITE 11	61 Mornington Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
45	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
46	CPT/484/12/FUL & CPT/671/12/FUL	Thames Court, Western Esplanade, Canvey Island	Flats only	Poor	Poor	N/A	Achievability doubtful
47	14/0016/FUL	23 May Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
48	FE13 SITE 18	11 Rosbach Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
49	CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	Flats only	Poor	Poor	N/A	Achievable now
50	GB02	East of Canvey Road, Canvey Island	Mixed no sheltered	Good	Good	Ecological Mitigation; Historic mitigation - SAM.	Achievable now
51	CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	Flats only	Poor	Good	N/A	Achievability doubtful
52	CPT/498/12/FUL	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	Flats only	Poor	Good	N/A	Achievability doubtful
53	FH01 SITE 8	75 Central Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
54	16/0504/FUL	King Canute PH & Land Adjacent Canvey Road, Canvey Island	Mixed no sheltered	Good	Good	N/A	Achievable now
55	17/0071/FUL	29 Denham Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
56	16/0053/FUL	34 Gafzelle Drive, Canvey Island	Houses only	Good	Good	N/A	Achievable now
57	16/0051/FUL	1 Northfalls Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
58	14/0465/FUL	7 Kollum Road, Canvey	Houses only	Good	Good	N/A	Achievable now
59	16/0786/FUL	19 Holbek Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
60	16/0783/FUL	Land adj 64 Winterswyk Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
61	15/0400/FUL	21 Brandenburg Road, Canvey	Houses only	Good	Good	N/A	Achievable now
62	15/0423/FUL	58 Central Wall Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
63	14/0644/FUL	8 Heideburg Road, Canvey	Houses only	Good	Good	N/A	Achievable now
64	16/0646/FUL	2 Harvest Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
65	15/0595/FUL	109 Long Road, Canvey Island	Flats only	Poor	Poor	N/A	Achievable now
66	15/0987/OUT	40 Roggel Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
67	15/0562/FUL	100 High Street, Canvey Island	Flats only	Poor	Good	N/A	Achievable now
68	15/0563/FUL	100 High Street, Canvey Island	Houses only	Good	Good	N/A	Achievable now
69	14/0446/FUL	25 Craven Avenue, Canvey	Houses only	Good	Good	N/A	Achievable now
70	14/0733/FUL	Rear Of Silver Jubilee, Hilton Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
71	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	Flats only	Poor	Poor	N/A	Achievable now
72	16/0045/FUL	112 Central Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
73	16/0087/FUL	4a Champlain Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
74	GF02B	Land off Scrub Lane, Hadleigh	Houses only	Excellent	Excellent	Three part scheme including re-build of 3FE Junior School	Achievable now
75	2013/8	The Island Site, High Street / London Road, Hadleigh	Flats only	Good	Good	Re-provision of public library	Achievable in the Future
76	CPT/193/07/FUL	4-12 Park Chase, Hadleigh	Flats only	Good	Good	N/A	Achievable now
77	2012/2	21 Lynton Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
78	2007/111	Tower Radio, 573-581 London Road, Hadleigh	Flats only	Good	Good	N/A	Achievable now
79	CPT/99/08/FUL	325-339 London Road, Hadleigh	Flats only	Good	Good	Potential contamination	Achievable in the future
80	15/0858/FUL	106 Rectory Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
81	16/0057/FUL	14 St Marks Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
82	15/0273/FUL	70 Church Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
83	15/0495/FUL	R/O 25 St Johns Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
84	16/0589/FUL	643-645 London Road, Hadleigh	Flats only	Poor	Good	N/A	Achievable now
85	15/0793/FUL	363 London Road, Hadleigh	Flats only	Poor	Good	N/A	Achievable now
86	CPT/600/12/FUL	121 Church Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
87	15/0715/CPA	82 High Street, Hadleigh	Flats only	Poor	Good	N/A	Achievable now

# SHLAA REVIEW 2017 – 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	
88	16/0069/FUL	231 London Road, Hadleigh	Flats only	Poor	Good	N/A	Achievable now
89	14/0028/FUL	Land Rear Of Holbrook House, Church Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
90	16/0190/CPA	387 London Road, Hadleigh	Flats only	Poor	Good	N/A	Achievable now
91	16/0492/FUL	76 High Street, Hadleigh	Flats only	Poor	Good	Japanese Knotweed survey and potential eradication / control.	Achievable now
92	16/0527/CPA & 16/0729/FUL	88 High Street, Hadleigh	Flats only	Poor	Good	N/A	Achievable now
93	16/0914/FUL	Land Adjacent to 17 Alma Close, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
94	16/0014/FUL	2A Castle Road, Hadleigh	Flats only	Poor	Good	N/A	Achievable now
95	16/0088/CPA	80 High Street, Hadleigh	Flats only	Poor	Good	Japanese Knotweed survey and potential eradication / control.	Achievable now
96	16/0533/FUL	2A Castle Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
97	GB06	Land East of Rayleigh Road & North of Daws Heath Road, Hadleigh	Mixed no sheltered	Excellent	Excellent	Potential contamination; Ecological mitigation	Achievable now
98	PGB40	Brook Farm (east of Daws Heath Road), Hadleigh	Mixed no sheltered	Excellent	Excellent	Potential contamination; Ecological mitigation	Achievable now
99	2012/7	Solby Wood Farm, Daws Heath Road, Hadleigh	Mixed no sheltered	Excellent	Excellent	Potential contamination; Ecological mitigation	Achievable now
100	PGB45	Nashlea Farm, Poors Lane North, Hadleigh	Houses only	Excellent	Excellent	Potential contamination; Ecological mitigation; woodland preservation	Achievable now
101	FP03 SITE 3	60 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
102	FP04 SITE 6	Land r/o 14-28 Moorcroft Avenue, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
103	15/0698/PREAPP	450 Rayleigh Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
104	CPT/556/09/FUL	81 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable in the future
105	16/0605/FUL	41 Templewood Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
106	2012/27	Land between 64 & 68 Kingsmere, Hadleigh	Flats only	Poor	Good	N/A	Achievable in the future
107	16/0039/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
108	CPT/655/11/FUL	Land adj 49 Hall Crescent, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
109	16/0038/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
110	16/0684/FUL	Land Adjacent 270 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
111	GF01B	Land at Kiln Road, Thundersley (Long Term Housing Site Site B)	Mixed no sheltered	Excellent	Excellent	Potential contamination, ecological mitigation.	Achievable now
112	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
113	PGB09C	Nursery North of The Chase, Thundersley	Houses only	Excellent	Excellent	Potential contamination; ecological mitigation; Tree preservation and/or replacement	Achievable now
114	2017/1	277-279 & 283 Rayleigh Road, Benfleet	Houses only	Good	Good	Ecological mitigation; tree preservation orders & LoWS CPT23	Achievable now
115	16/0913/FUL	Land at rear of 219 Kiln Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
116	2013/5	Weir House, Arterial Road, Thundersley	Mixed no sheltered	Excellent	Excellent	N/A	Achievable now
117	15/1026/FUL	Land East of Swanley, Swale Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
118	FJ01 SITE 12	20-22 Kingsley Lane, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
119	16/0418/FUL	271 Rayleigh Road, Thundersley	Flats only	Poor	Good	N/A	Achievable now
120	GB07	Land West of Glebelands, Thundersley	Mixed including sheltered	Excellent	Excellent	Ecological Mitigation; Noise buffering.	Achievable now
121	2012/30	Land adj to Lawns Court, Thundersley	Sheltered only	Excellent	Excellent	N/A	Achievable now
122	16/0983/FUL	50 Albert Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
123	PGB14	Brickfields, Great Burches Road, Thundersley	Houses only	Excellent	Excellent	Potential contamination; Ecological mitigation	Achievable now
124	PGB24	Whitegate, Goldfinch Lane, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
125	PGB28	R/o 122 Stanley Road, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
126	16/0513/FUL	14 Downer Road North, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
127	FN09 SITE 20	58 Rhoda Road North, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now

**SHLAA REVIEW 2017 – 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	
128	14/0151/FUL	7 The Sorrells, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
129	2010/2/MR	Beaver Doors, 211-213 London Road, Thundersley	Flats only	Poor	Good	N/A	Achievable now
130	2007/66	331 London Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
131	16/0547/FUL	Land adjacent 5 Shrewsbury Drive, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
132	16/0954/FUL	40 Park Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
133	CPT/197/13/FUL	Rear of 179-181 Church Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
134	16/0649/FUL	412a Kents Hill Road North, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
135	PGB30 (A)	Land south east of Sadlers Farm, Benfleet	Houses only	Excellent	Excellent	Potential contamination; Allotment re-provision; Noise buffering; Drainage improvements.	Achievable now
136	2014/6	Ellis House, Felstead Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
137	2012/3	Benfleet Police Station, 90-92 High Road, Benfleet	Flats only	Good	Good	N/A	Achievable now
138	PGB32	Wheelers Takeaway, 458 London Road, Benfleet	Flats only	Good	Good	Potential contamination	Achievable now
139	PGB30(B)	Land North of Jotmans Lane, Benfleet	Mixed including sheltered	Excellent	Excellent	Potential contamination; Ecological mitigation; drainage improvements to enable connection.	Achievable now
140	CPT/205/11/FUL	36 Brook Road, Benfleet	Flats only	Poor	Good	N/A	Achievable in the Future
141	CPT/3/11/FUL	Rear of 3 Hope Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
142	2014/4	Land East of Downer Road North, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation; Tree preservation and/or replacement	Achievable now
143	CTC/001	Lake Link Block Waarden Road / Furtherwick Road / Knightswick Road, Canvey Island	Flats only	Poor	Poor	Potential contamination	Achievability doubtful
144	2007/164	Outpatients centre, Long Road, Canvey Island	Mixed including sheltered	Good	Good	Alternative location for x-ray machine to be identified.	Achievable now
145	CTC/009	South of Haron Close, Canvey Island	Mixed no sheltered	Good	Good	Ecological mitigation	Achievable now
146	FC01 SITE 26	Land opposite 77-83 Maple Way, Canvey Island	Houses only	Good	Good	N/A	Achievable now
147	FC04 SITE 17	Land adj 15 Little Gypps Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
148	FC01 SITE 4	Land adj 16 Pine Close, Canvey Island	Houses only	Good	Good	N/A	Achievable now
149	2012/25	Land adjacent 2 Cedar Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
150	FG04 SITE 13	Adjacent to 10 Green Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
151	FC04 SITE 11	Land adj 13 Linden Way, Canvey Island	Houses only	Good	Good	N/A	Achievable now
152	FC01 SITE 23	Land adj 38 Maple Way, Canvey Island	Houses only	Good	Good	N/A	Achievable now
153	FC04 SITE 8	Land adj 32 Linden Way, Canvey Island	Houses only	Good	Good	N/A	Achievable now
154	FC05 SITE 1	Land between 18 & 20 Little Gypps Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
155	FC01 SITE 19	Land adj 21 Cherry Close, Canvey Island	Houses only	Good	Good	N/A	Achievable now
156	2012/31	Land between 14 & 16 Tilburg Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
157	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
158	2007/152	Admiral Jellico Public House, High Street, Canvey Island	Houses only	Good	Good	N/A	Achievable now
159	FD08 SITE 4	Land between Shell Beach Road, Margaretan Avenue & Eastern Esplanade, Canvey Island	Houses only	Good	Good	N/A	Achievable now
160	FD08 SITE 3	173 Eastern Esplanade, Canvey Island	Houses only	Good	Good	N/A	Achievable now
161	FD02 SITE 10	Land at junction of Gifhorn & Holbeck, Canvey Island	Houses only	Good	Good	N/A	achievable now
162	2012/26	Land between 20 & 26 Marine Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
163	FE09 SITE 13	9 Goirle Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
164	2014/7	Timber Yard, R/O 149-153 High Street, Canvey Island	Flats only	Poor	Good	Potential contamination	Achievable in the future

**SHLAA REVIEW 2017 – 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	
165	CTC/014	43 High Street, Canvey Island	Flats only	Poor	Good	Potential contamination	Achievability doubtful
166	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
167	CTC/005	West of Venebles Close, Canvey Island	Flats only	Poor	Poor	Potential contamination	Achievable now
168	CTC/011	Haystack car park, Long Road, Canvey Island	Flats only	Poor	Poor	Potential contamination	Achievability doubtful
169	CTC/012	Job Centre, 140 Furtherwick Road, Canvey Island	Flats only	Poor	Good	N/A	Achievability doubtful
170	2007/115	258 Furtherwick Road, Canvey Island	Flats only	Poor	Good	Potential contamination	Achievability doubtful
171	CTC/017	116-132 High Street, Canvey Island	Flats only	Poor	Poor	Potential contamination	Achievability doubtful
172	CTC/016	108-112 High Street & 2 Florence Road, Canvey Island	Flats only	Poor	Good	Potential contamination	Achievability doubtful
173	FF01 SITE 21	45 Welbeck Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
174	FE13 SITE 7	2 Delgada Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
175	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
176	GB03	West Canvey Road (Frontage), Canvey Island	Residential Institution	Good	Good	Potential contamination; Ecological mitigation	Achievable now
177	2012/32	Land adj 31 St Christopher's Close, Canvey Island	Houses only	Good	Good	N/A	Achievable now
178	CPT/596/12/FUL	27 Craven Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable in the future
179	FG02 SITE 5	Land adj 7 Holland Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
180	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
181	2013/9	244-258 London Road (Garston Block), Hadleigh	Flats only	Good	Good	N/A	Achievable in the future
182	2010/4/MR	Garden Centre, 555 London Road, Hadleigh	Flats only	Good	Good	Potential contamination; Ecological mitigation	Achievable in the future
183	2012/4	Hadleigh Police Station, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
184	2013/6	20 The Avenue, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
185	PE/00039/2013	296 London Road, Hadleigh	Flats only	Good	Good	Potential contamination	Achievable in the future
186	CPT/430/12/FUL	391-391a London Road, Hadleigh	Flats only	Poor	Good	N/A	Achievable in the Future
187	2013/10	Land south of Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation; woodland preservation	Achievable now
188	PGB10	Oak Tree Farm (North field) and Southfield Close Extension, Hadleigh	Houses only	Excellent	Excellent	Flood risk mitigation (Benfleet); Ecological mitigation	Achievable now
189	2012/1	20 Haresland Close, Hadleigh	Houses only	Excellent	Excellent	Tree Preservation and/or replacement	Achievable now
190	PGB21	Land east of 174 Bramble Road, Hadleigh	Houses only	Excellent	Excellent	Potential contamination; Ecological mitigation	Achievable now
191	PGB22(B)	164-240 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
192	2016/1	Land adjoining 451 & 469 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
193	14/0422/PREAPP	116 Rayleigh Road, Hadleigh	Flats only	Good	Good	N/A	Achievable now
194	CPT/389/11/FUL	Land r/o 491-493 Rayleigh Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable in the future
195	2014/2	Land East of Manor Trading Estate, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation; tree preservation and/or replacement; Noise buffering.	Achievable now
196	PGB46	North of Grasmere, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation; tree preservation and/or replacement	Achievable now
197	ELR01 SITE 3	Manor Trading Estate, West of Fulton & Armstrong Road, Thundersley	Mixed no sheltered	Poor	Good	Potential contamination	Achievable in the future

**SHLAA REVIEW 2017 – 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	
198	PGB20	Land west of Keswick Road, Thundersley	Mixed no sheltered	Good	Good	Ecological mitigation	Achievable now
199	PGB47	Junction of Grasmere Road & Thirlmere Road, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Not Achievable
200	FN06 SITE 16	Canvey Supply, 223 London Road, Thundersley	Flats only	Poor	Good	Potential contamination	Achievable in the future
201	14/0303/PREAPP	Bowercombe, Great Burches Road, Thundersley	Houses only	Excellent	Excellent	Potential contamination; Ecological mitigation	Achievable now
202	PGB31	Extension to Silverdale, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation; tree preservation and/or replacement	Achievable now
203	2014/5	Land to the West of Borrowdale Road, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
204	PGB48	West of Bassenthwaite Road, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
205	FN02 SITE 2	Marimba, Goldfinch Lane, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
206	2012/14	34 Linden Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
207	FN10 SITE 14	Land adj 2 Thundersley Grove, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
208	CPT/148/07/FUL	131 London Road, Thundersley	Flats only	Good	Good	N/A	Achievable in the future
209	FA08 SITE 4	6 Merton Road, Benfleet	Houses only	Excellent	Excellent	Potential contamination	Achievable now
210	FA10 SITE 13	110 Kents Hill Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
211	FA11 SITE 2	83 Thundersley Park Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
212	2007/54	14 London Road, Benfleet	Flats only	Poor	Good	N/A	Achievable in the future
213	FA09 SITE 20	39 Felstead Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
214	2010/7	11 Highfield Avenue, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
215	FB02 SITE 14	Valee Casa, 62 Hill Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
216	2007/22	South Benfleet Social Club, 8 Vicarage Hill, Benfleet	Flats only	Good	Good	N/A	Achievable now
217	FB01 SITE 10	162 Thundersley Park Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
218	FB01 SITE 3	188 Thundersley Park Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
219	2012/12	Land to the south east corner of School Lane Car Park, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
220	FB11 SITE 11	70 St Marys Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
221	2007/21	3 Vicarage Hill, Benfleet	Flats only	Poor	Good	N/A	Achievable in the future
222	FB09 SITE 31	Land adj 41 Greenwood Avenue, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
223	FB07 SITE 34	19 Hillside Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
224	2007/15	Benfleet Tavern Public House (formerly Appleton Arms), High Road, Benfleet	Flats only	Good	Good	N/A	Achievable in the future
225	FM04 SITE 7	116 Cumberland Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
226	2007/23	Willow Funeral Services, 61 High Road, Benfleet	Flats only	Poor	Good	Potential Contamination	Achievable in the future
227	FM10 SITE 4	72 Brook Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
228	2007/10	Benfleet Clinic, 513 High Road, Benfleet	Flats only	Poor	Good	Potential contamination	Achievable in the future
229	2012/28	Land between 12 & 14 Merrivale, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
230	2012/29	Land between 37 & 45 Merrivale, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
231	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
232	FC03 SITE 21	62 Thisselt Road, Canvey Island	Houses only	Good	Good	Ecological mitigation	Achievable now
233	FC03 SITE 8	174 Waarden Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
234	FC10 SITE 26	65 Lionel Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
235	FC10 SITE 14	52 Vaagen Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
236	FC06 SITE 5	46 Delfzul Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
237	FC09 SITE 14	33 Roosevel Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
238	FC10 SITE 18	28 Thelma Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
239	FD06 SITE 11	10 Woodville Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now

**SHLAA REVIEW 2017 – 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	
240	FD12 SITE 15	34 Beck Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
241	FD10 SITE 4	36 Holbek Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
242	FD06 SITE 25	61 Taranto Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
243	FD06 SITE 37	29 St. Annes Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
244	FD01 SITE 30	Land adj 15 Stevens Close, Canvey Island	Houses only	Good	Good	N/A	Achievable now
245	FD07 SITE 19	44 Gafzelle Drive, Canvey Island	Houses only	Good	Good	N/A	Achievable now
246	FD05 SITE 8	Land north 42 Zelham Drive, Canvey Island	Houses only	Good	Good	N/A	Achievable now
247	FD04 SITE 11	4 Buren Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
248	FD12 SITE 16	11 Northfalls Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
249	FE03 SITE 29	Land adj 63 Nevada Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
250	CTC/013	11-23 High Street, Canvey Island	Flats only	Poor	Good	Potential contamination	Achievability doubtful
251	FD01 SITE 17	The Manse, Woodville Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
252	FE06 SITE 3	55 Heilsburg Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
253	FE09 SITE 26	The Haven, Korndyk Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
254	FD01 SITE 20	84 Westerland Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
255	FF03 SITE 6	17 Poplar Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
256	2007/113/193A	Rear of Monico Club & car park, Eastern Esplanade, Canvey Island	Flats only	Poor	Good	Potential contamination	Achievable in the future
257	2012/15	2-6 May Avenue, Canvey Island	Flats only	Poor	Poor	N/A	Achievability doubtful
258	2007/126	2 Elm Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
259	FF03 SITE 3	2 Labworth Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
260	FF03 SITE 14	18 Elm Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
261	2007/143	Canvey Club, 162 High Street, Canvey Island	Houses only	Good	Good	Potential contamination	Achievable now
262	FE08 SITE 40	1 Bramble Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
263	FF01 SITE 24	11 Cottessmore Close, Canvey Island	Houses only	Good	Good	N/A	Achievable now
264	FE08 SITE 41	2 Bramble Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
265	CTC/015	78-88 High Street, Canvey Island	Flats only	Poor	Good	Potential contamination	Achievability doubtful
266	FE12 SITE 8	25 Florence Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
267	FE13 SITE 1	22 Odessa Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
268	2012/24	Land to rear of 29-51 St Agnes Drive, Canvey Island	Houses only	Good	Good	N/A	Achievable now
269	2012/18	Land between 12 & 14 St Johns Crescent, Canvey Island	Houses only	Good	Good	N/A	Achievable now
270	2012/19	Land to rear of 12-18 St Peters Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
271	2012/22	Land to rear of 3-15 St Davids Walk, Canvey Island	Houses only	Good	Good	N/A	Achievable now
272	2012/23	Land to rear of 25-37 St Marks Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
273	FG09 SITE 11	1 Coniston Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
274	2010/8	Cheriton, Stroma Avenue, Canvey Island	Houses only	Good	Good	Ecological mitigation	Achievable now
275	FH05 SITE 17	Land between 15-23 Tabora Avenue, Canvey Island	Houses only	Poor	Good	N/A	Achievable in the future
276	2012/16	Land to rear of 187-209 Link Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
277	2012/17	Land between 43 & 45 Benderloch, Canvey Island	Houses only	Good	Good	N/A	Achievable now
278	2012/8	Garage court at Brindles, Canvey Island	Houses only	Good	Good	N/A	Achievable now
279	2014/1	Land South of Eastwood Old Road, Eastwood	Houses only	Excellent	Excellent	Potential contamination; ecological mitigation; Tree preservation and/or replacement	Achievable now
280	2013/11	Land north of Eastwood Old Road, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now



**SHLAA REVIEW 2017 – 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	
281	2012/11	Land adj 430 & 460 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
282	2007/99	81 London Road, Hadleigh	Flats only	Poor	Good	N/A	Achievable in the future
283	2007/96	Thames Loose Leaf, 289 Kiln Road, Hadleigh	Flats only	Good	Good	Potential contamination	Achievable in the future
284	2013/1	Land adj 24 Windsor Gardens, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
285	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
286	2007/52	Halfords, 543-557 Rayleigh Road, Thundersley	Flats only	Good	Good	Potential contamination	Achievable in the future
287	2007/51	Glendale International Ltd, 533 Rayleigh Road, Thundersley	Flats only	Good	Good	Potential contamination	Achievable in the future
288	2007/40	343 Rayleigh Road, Thundersley	Flats only	Good	Good	N/A	Achievable in the future
289	2007/92	201-205 Kiln Road, Thundersley	Flats only	Poor	Good	Ecological mitigation	Achievable in the future
290	2012/5	Land to rear of 125-139 Roseberry Avenue, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
291	FK10 SITE 16	Adj 6 Albert Road, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
292	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
293	2017/2	Land to the south of A127, Thundersley	Houses only	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
294	ELR01 SITE 2	Manor Trading Estate, West of Armstrong Road, Thundersley	Flats only	Poor	Good	Potential contamination	Achievable in the future
295	FN09 SITE 18	49-51 Rhoda Road North, Thundersley	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
296	FN04 SITE 9	18 Grasmere Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
297	FN07 SITE 2	45 Manor Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
298	FN04 SITE 14	22 Borrowdale Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
299	FN06 SITE 20	30 Linden Road, Thundersley	Houses only	Excellent	Excellent	Potential contamination	Achievable in the future
300	ELR01 SITE 1	Manor Trading Estate, East of Armstrong Road, Thundersley	Mixed no sheltered	Poor	Good	Potential contamination	Achievable in the future
301	CPT/147/07/FUL	11 Clifton Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable in the Future
302	CPT/486/09/OUT	166-168 Kiln Road, Benfleet	Flats only	Good	Good	N/A	Achievable in the future
303	FH09 SITE 27	19-23 Third Avenue, Canvey Island	Flats only	Poor	Good	N/A	Achievability doubtful
304	CPT/24/05/FUL	320 London Road, Hadleigh	Flats only	Poor	Good	Potential contamination	Achievable in the future
305	2007/TC/TP	High Road, Tarpots Town Centre, Benfleet	Flats only	Poor	Good	Potential contamination	Achievable in the future
306	FA05 SITE 12	286 London Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
307	2007/67	Maharaja Restaurant, 358 London Road, Benfleet	Flats only	Poor	Good	N/A	Achievable in the future
308	FA08 SITE 11	23 Clifton Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
309	FA02 SITE 7	15 Homefields Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
310	FA11 SITE 15	30 Avondale Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
311	FA02 SITE 5	76 Homefields Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now

**SHLAA REVIEW 2017 – 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	
312	FA11 SITE 24	179 Thundersley Park Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
313	FA01 SITE 17	19 Romsey Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
314	2007/8	620 High Road, Benfleet	Flats only	Poor	Good	N/A	Achievable in the future
315	2013/3	295, 297, 297A Benfleet Road, Benfleet	Houses only	Excellent	Excellent	Ecological mitigation: Tree preservation and/or replacement	Achievable now
316	2007/199	Railway car park, School Lane, Benfleet	Flats only	Poor	Good	N/A	Achievable in the future
317	2007/89	174-176 Kiln Road, Benfleet	Flats only	Poor	Good	N/A	Achievable in the future
318	FB03 SITE 21	21 Netherfield, Benfleet	Houses only	Excellent	Excellent	Tree Preservation and/or replacement	Achievable now
319	FB03 SITE 31	62 Kiln Road, Benfleet	Flats only	Poor	Good	N/A	Achievable in the future
320	FB03 SITE 17	14 Hermitage Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
321	2007/80	36 Kiln Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
322	FB05 SITE 9	60 Benfleet Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
323	FB03 SITE 16	18 Hermitage Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
324	FB07 SITE 31	29 Kings Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
325	FB07 SITE 5	72 Underhill Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
326	2007/81	2 Cherrymeade, Benfleet	Flats only	Poor	Good	N/A	Achievable in the future
327	FB05 SITE 2	254 Kiln Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
328	FB09 SITE 39	40 St Marys Drive, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
329	FB09 SITE 37	25 Greenwood Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
330	FB07 SITE 35	Land adj 18 Alexandra Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
331	FB06 SITE 20	19 Grove Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
332	FB07 SITE 27	11 St Marys Drive, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
333	FM01 SITE 7	66 Wavertree Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
334	FA10 SITE 16	195-201 Oakfield Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
335	FM01 SITE 15	44 Uplands Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
336	FM04 SITE 8	122 Cumberland Avenue, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
337	2007/20	R/o 81-87 High Road, Benfleet	Flats only	Poor	Good	Potential Contamination	Achievable in the future
338	FA10 SITE 15	187 Oakfield Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
339	FM12 SITE 11	16 Green Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
340	FM12 SITE 20	40 Hall Farm Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
341	FM10 SITE 3	R/o 36-38 Hope Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
342	2007/155/56/57	54 Long Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
343	2007/175	302-304 Long Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
344	FC03 SITE 11	78 Thisselt Road, Canvey Island	Houses only	Good	Good	Ecological mitigation	Achievable now
345	FC02 SITE 16	64 Urmond Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
346	FC10 SITE 28	18 Sydervelt Road, Canvey Island	Houses only	Good	Good	N/A	achievable now
347	FD04 SITE 20	57 Point Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
348	FD11 SITE 17	7 Park Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
349	FD05 SITE 7	31 Aalten Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
350	FD06 SITE 5	234 High Street, Canvey Island	Houses only	Good	Good	N/A	Achievable now
351	FD01 SITE 27	29 Geylen Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
352	FD06 SITE 7	16 Hope Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
353	FD09 SITE 20	46 Marine Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
354	FD06 SITE 28	58 Hope Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
355	FD09 SITE 3	38 Weel Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
356	FD05 SITE 10	11 Chapman Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
357	FD09 SITE 25	3 Marine Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
358	FD09 SITE 26	28 Station Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
359	FD01 SITE 15	10 Yamburg Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
360	FE03 SITE 20	11 Miltsin Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now

**SHLAA REVIEW 2017 – 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	
361	2007/122/123	204-206 Furtherwick Road, Canvey Island	Flats only	Poor	Good	N/A	Achievable in the future
362	FF04 SITE 19	58 Leigh Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
363	FF05 SITE 34	23-25 Meynell Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
364	2007/120	1 Marine Approach, Canvey Island	Houses only	Good	Good	N/A	Achievable now
365	FF01 SITE 1	85 Long Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
366	FG09 SITE 5	20 Rose Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
367	FF04 SITE 25	Rear gardens of 31 & 33 Marine Approach, Canvey Island	Houses only	Good	Good	N/A	Achievable now
368	2007/118	2 Meynell Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
369	FF01 SITE 20	29 Welbeck Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
370	FG09 SITE 4	22 Rose Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
371	2007/150	1 Gafzelle Drive, Canvey Island	Houses only	Good	Good	N/A	Achievable now
372	FF02 SITE 27	176 Furtherwick Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
373	FF01 SITE 16	4 Welbeck Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
374	FF01 SITE 11	6 Westwood Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
375	FE12 SITE 15	19 Juliers Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
376	FE12 SITE 3	Land between 5 & 7 Oxford Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
377	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
378	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
379	2007/189	186 Canvey Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
380	FG05 SITE 4	393 Long Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
381	2007/167	Whiteways, 1 Thorney Bay Road, Canvey Island	Houses only	Good	Good	N/A	Not Achievable
382	2007/178	Canvey Village Surgery, 391 Long Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
383	2007/181	1 Village Hall Close, Canvey Island	Houses only	Good	Good	N/A	Achievable now
384	FG08 SITE 1	211 Long Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
385	2007/195	1a Hawkesbury Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
386	2007/196	Doctors Surgery, 409 Long Road, Canvey Island	Houses only	Good	Good	N/A	Achievable now
387	FH05 SITE 16	Rosary, Tabora Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
388	FH03 SITE 3	Adj to Syringa, Somnes Avenue, Canvey Island	Houses only	Good	Good	N/A	Achievable now
389	2010/6	25-31 & 37-39 Scrub Lane, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
390	2012/5/MR	1-3 Park Chase, Hadleigh	Flats only	Poor	Good	N/A	Achievable in the future
391	2010/3/MR	683-687 London Road, Hadleigh	Flats only	Poor	Good	N/A	Achievable in the future
392	PE/00010/2014	Land to rear of 50 & 52 Seymour Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
393	2007/41	394-402 Rayleigh Road, Hadleigh	Flats only	Poor	Good	N/A	Achievable in the future
394	FP01 SITE 22	73 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
395	FP03 SITE 14	284 Rayleigh Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
396	CPT/174/07/FUL	319 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	Ecological mitigation	Not Achievable
397	FP04 SITE 1	419 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
398	CPT/70/13/OUT	80 Daws Heath Road, Hadleigh	Houses only	Excellent	Excellent	N/A	Achievable now
399	FA11 SITE 18	141 Thundersley Park Road, Benfleet	Houses only	Excellent	Excellent	N/A	Achievable now
400	2007/46/47	477-489 Rayleigh Road, Thundersley	Flats only	Poor	Good	N/A	Achievable in the future

**SHLAA REVIEW 2017 – 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	
401	FN11 SITE 9	37 Kiln Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable in the future
402	2007/94	Rear of 221-229 Kiln Road, Thundersley (previously known as 221-235 Kiln Road, Thundersley)	Houses only	Excellent	Excellent	Ecological mitigation	Achievable now
403	FJ08 SITE 7	243 Hart Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
404	FJ07 SITE 14	68 The Chase, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
405	FJ08 SITE 5	205 Hart Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
406	2007/50	529 Rayleigh Road, Thundersley	Flats only	Poor	Good	N/A	Achievable in the future
407	2007/85	1 Warren Chase, Thundersley	Flats only	Poor	Good	N/A	Achievable in the future
408	FJ04 SITE 14	R/o 4-5 Dehurst Close, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
409	2007/58	101 & 105 London Road & 1 Rushbottom Lane, Thundersley	Flats only	Good	Good	N/A	Achievable in the future
410	FK10 SITE 28	12 Ivy Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
411	FK08 SITE 4	Formosa, Roseberry Avenue, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
412	2007/79	Ex Social services building, 535 London Road, Thundersley	Flats only or Sheltered only	Good	Good	N/A	Achievable in the future
413	FN10 SITE 5	64 Kenneth Road, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
414	FN10 SITE 12	164 Kenneth Road, Thundersley	Houses only	Excellent	Excellent	Tree Preservation and/or replacement	Achievable now
415	FN09 SITE 25	Birchwood, Thundersley Grove, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
416	FN10 SITE 3	18 Coombewood Drive, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
417	2007/68	Benfleet Dental Clinic, 3 Downer Road North, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now
418	FN04 SITE 5	1 Langford Crescent & r/o 27 & 29 Raymonds Drive, Thundersley	Houses only	Excellent	Excellent	N/A	Achievable now

**SHLAA REVIEW 2017 – 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	
1	16/0573/FUL	316 London Road, Benfleet	Single Landowner	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	16/0233/BR - last inspection 23/11/2016 - steel beams. 16/0573/FUL - approved 23/09/2016 - Construction of 2 storey building with children's nursery at ground floor & 1 flat at first floor.	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 28/03/2017 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. 15/0887/CDNA - approval of discharge of materials (Con3) & landscaping (Con7) - 04/07/2016. 16/0498/BR - Plans rejected 27/09/2016. (northern part of SHLAA site). 15/0891/FUL - 1 detached house - expires 04/01/2021. 15/0891/CDNA - approved discharge of materials - 04/07/2016. (southern part of SHLAA site). 16/0507/BR - plans rejected 27.09.2016.	0 to 5 years
4	FA11 SITE 14	12 Avondale Road, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	16/0479/FUL - approved 11/08/2016 to demolish existing detached garage & construct 1 house. Site visit 28/03/2017 - garage demolished.	0 to 5 years
5	FA05 SITE 10	Land adj 17 St. Clements Crescent, Benfleet / Site Opposite 14 St Clements Crescent, Benfleet	Other Developer	Under construction	Residential garden	Residential Design Guidance	None	Achievable now	16/0028/FUL - 1 detached house - expires 17/03/2021 (middle part of SHLAA site). 16/0468/BR - last inspection 06/03/2017 - dpc.	0 to 5 years
6	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 - 13.05.2015 - 1st fixings for flats.	0 to 5 years
7	CPT/97/99/FUL	Land north of Romsey Drive, Benfleet	Single Landowner	Under construction	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 (commenced 25/05/1999). (1 detached house constructed under CPT/242/07/FUL). 2 houses remaining under this planning consent to now being constructed under 16/0408/FUL approved 26/07/2016 & 16/0575/BR - last inspections Plot 1 01/11/2016 ground floor joists, Plot 2 01/11/2016 dpc.	0 to 5 years
8	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. 16/0481/BR - plans rejected 22.09.2016. 15/0892/CDNA - approval of discharge of condition 3 - surface water drainage - 13/07/FUL. 16/0563/NMA - Non-material amendment approved 22/08/2016 to change store to study.	0 to 5 years
9	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	Housebuilder continues to pursue release of site from GB for residential purposes. 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
10	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
11	PGB08	Land to south of Essex Way, Benfleet	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. Previous pre-application discussions with housebuilder. Could submit planning application now.	0 to 5 years
12	PGB36	396-408 London Road, Benfleet	Multiple landowners - legal agreement	Under construction	In use - use high value	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. 15/0703/VAR approved to vary CPT/25/13/FUL - split site up. Middle section of site - Block A (24 flats) completed 28/10/2015 & one dwelling to rear also completed. Western part of site - car sales still in	0 to 5 years

**SHLAA REVIEW 2017 – 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	
									operation. 14/0668/FUL approved 19/04/2016 - 22 flats (will replace flats approved under CPT/25/13/FUL). 17/0097/BR - decision due 12/04/2017. 16/0787/CDN refused for discharge of condition 11 (Japanese Knotweed) - conflicting survey recommendations - & no timescales provided - 06/12/2016. 16/0926/CDN discharge of condition 9 (remedial methodology) approved 16/01/2017, Partial discharge of condition 21 (surface water drainage) - details ok, but not demonstrated. 16/0952/CDN - partial discharge of condition 11 (Japanese Knotweed) - details ok, but not implemented 17/01/2017. Eastern part of site - 15/0696/FUL - approved 20/04/2016 for 37 flats in 5 blocks (will replace 8 dwellings proposed under CPT/25/13/FUL). 16/0304/CDN - approved discharge of Con2 (materials) 15/06/2016. 16/0835/NMA - Non-material amendment to 15/0696/FUL (additional rooflights - & changes to external finishes - & side windows) approved 25/11/2016. Therefore total net number of dwellings proposed on site =80. 25 completed therefore 55 remaining.	
13	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
14	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 - Plot 1 completed 03/10/2016. Plot 5 completed 31/01/2017. Plot 2 completed 13/02/2017. Plot 6 complete 14/03/2017. Last inspections - Plot 3 22/09/2015 roof trusses, Plot 4 19/12/2016 roof trusses, Plot 7 09/11/2016 completion not signed off as outstanding matters to resolve.	0 to 5 years
15	15/0501/FUL	84 Vicarage Hill, Benfleet	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	15/0501/FUL approved 28/04/2016 to demolish existing dwelling - & construct 3 x 4 bed houses.	0 to 5 years
16	2007/18	240-244 High Road, Benfleet	Other Developer	Under construction	In use - use high value	Town Centre / Shopping / Residential Design Guidance	S106 requiring £211,800 affordable housing contribution.	Achievable now	17/0089/BR - commenced 17/03/2017. Site visit 28/03/2017 - buildings demolished, site cleared - & construction hoardings up. 15/0710/FUL - 18 flats, 1 retail shop & 1 detached house - approved 08/12/2016.	0 to 5 years
17	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). 16/0344/FUL - 1 house approved 07/07/2016 (part of 14/0758/FUL). 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
18	CPT/599/13/FUL	Land to rear of 17 & 19 Downer Road, Benfleet	Single Landowner	Under construction	Vacant Greenfield	Green Belt / Residential Design Guidance	S106 requires road to be made up across frontage of site.	Achievable now	16/0735/BR last inspection for northern plot 24/03/2017 - dpc. 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). 16/0699/CDN - discharge of condition 2 (landscaping) - & Condition 5 (materials) partial approval 02/11/2016 (details only provided for plot 2.). 16/0732/FUL - revised application for plot 1 of CPT/599/13/FUL Approved 22/11/2016.	0 to 5 years
19	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. 16/0200/FUL approved 05/07/2016 to extend - & change use of existing building for MOT testing. Site visit 28/03/2017 - not implemented.	0 to 5 years

**SHLAA REVIEW 2017 – 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	
20	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 - 04/09/2015 - drainage, Plot 2 - completed 10/11/2016.	0 to 5 years
21	15/0957/FUL	74 Essex Way, Benfleet	Other Developer	Under construction	Vacant Greenfield	Residential Design Guidance	None	Achievable now	16/0465/IN - initial notice received 25/07/2016. Site visit 28/03/2017 - construction underway - shell completed including roof & dormers. 15/0957/FUL approved 04/05/2016 for 1 x 2 bed chalet. 16/0384/CDN discharge of condition No.2 (ground floor levels) approved 17/08/2016.	0 to 5 years
22	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. 16/0409/BR - plans rejected 17/08/2016.	0 to 5 years
23	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. Housebuilder continues to pursue release of site from GB for residential purposes.	0 to 5 years
24	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
25	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	16/0940/FUL - Demolition of 1 & 1a Clarence Road and erection of 14 No. apartments. Extensions and alterations to 65 Thundersley Park Road to create 3 No. apartments - decision due 04/04/2017.	0 to 5 years
26	16/0765/FUL	71 Watlington Road, Benfleet	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	16/0765/FUL approved 15/12/2016. 15/0339/FUL refused 07/09/2015, appeal allowed 19/04/2016. Council Tax advise existing dwelling demolished 24/11/2016.	0 to 5 years
27	16/0494/FUL	1 Wincoat Close, Benfleet	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	16/0494/FUL approved 26/09/2016.	0 to 5 years
28	15/0022/FUL	44 Kents Hill Road, Benfleet	Single Landowner	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	15/0653/BR - last inspection 23/02/2017 - roof insulation. Council Tax confirm existing dwelling demolished 08/02/2016.	0 to 5 years
29	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, 15/0138/BR commenced 20/04/2015, last inspection 20/04/2015 - commencement & drainage. Site visit 28/03/2017 existing property still on site and occupied. 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
30	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
31	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	14/0114/BR - commenced all plots 10/03/2015. Plot 3 completed 13/05/2016, Plot 6 completed 16/05/2016, Last inspections - Plot 1 - 25.11.2016 foundation reinforcements, Plot 2 - 08/12/2016 excavations, Plot 4 - 14/11/2016 foundation reinforcements, Plot 5 - 14/11/2016 foundation reinforcements. Council Tax confirmed 18.04.2015 existing dwelling demolished.	0 to 5 years

**SHLAA REVIEW 2017 – 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	
32	FC09 SITE 20	120-122 Lionel Road, Canvey Island	Other Developer	Under construction	In use - use high value / Vacant PDL / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	17/0062/BR - Last inspection 22/02/2017 - plot 1 drainage, plots 2 & 3 not commenced. 17/0001/DEM - Demolition of 120 Lionel Road - decision due 15/03/2017.	0 to 5 years
33	CPT/684/12/FUL	Land between 117 & 123 Lionel Road, Canvey Island	Other Developer	Under construction	Vacant Greenfield	Residential Design Guidance / Flood Risk	None	Achievable now	15/0603/BR - last inspections roof trusses Plot 1 23/01/2017 & Plot 2 16/01/2017. Plot 2 now being constructed under separate planning consent 17/0073/FUL.	0 to 5 years
34	CPT/446/13/FUL	Land adjacent 134 Cedar Road, Canvey Island	Single Landowner	Application Expired	Vacant Greenfield	Residential Design Guidance / Flood Risk	None	Achievable now	CPT/446/13/FUL expired 05/11/2016. Site visit 28/03/2017 - empty, overgrown site, enclosed by metal fencing. 17/0031/BR - plans rejected 08/03/2017. 16/0615/CDN - partial discharge approval 03/10/2016 of CPT/446/13/FUL Condition 2 (materials), 3 (surface water), 4 (hardsurfacing), 8 (vehicle crossover), 14 & 15 (flood response plan) - 2 & 14 full discharge, 3 partial discharge (not provided), 4 & 8 refused discharge (not provided) & 15 refused (in perpetuity). Site is overgrown with grass & is enclosed by metal construction fencing with obscure material screening attached to it.	0 to 5 years
35	FC07 SITE 6	70 Paarl Road, Canvey Island	Single Landowner	Under construction	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	16/0293/BR - last inspections 03/03/2017 insulation both plots. Council Tax confirmed existing dwelling demolished 24/05/2016.	0 to 5 years
36	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 & approved (normally 8 weeks) & Building Regulations approval needed (normally 8 weeks).	0 to 5 years
37	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
38	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 being constructed together under 14/0201/BR - Plot 1 (CPT/315/13/FUL) no progress, Plot 2, 3 (CPT/315/13/FUL), 4 & 5 (CPT/314/13/FUL) - all complete.	0 to 5 years
39	FD05 SITE 6	9 Aalten Avenue, Canvey Island	Other Developer	Under construction	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	16/0410/BR - last inspection Plot 1 23/03/2017 -drainage.	0 to 5 years
40	FD03 SITE 2	Site adjacent 55 Hannett Road, Canvey Island	Other Developer	Under construction	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	SHLAA Site now just northern garden area - 16/0706/FUL - approved 07/12/2016 - 2 x dormer bungalows. 17/0139/BR - last inspection 06/03/2017 - excavations both plots.	0 to 5 years
41	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. 17/0168/NMA - Non-material amendment (internal layout & fenestration) approved 24/03/2017. Building Regulations 14/0053/BR - Plans rejected 22/05/2014 - insufficient information. Site visit 28/03/2017 - No work commenced, existing businesses still on site.	0 to 5 years



**SHLAA REVIEW 2017 – 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	
42	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. 15/0070/CDN - Discharge of conditions 5, 7, 8 & 10 - partial approval 27.03.2015 (materials, noise mitigation, refuse storage & flood plan). 15/0506/VAR - approved 12/08/2015 for conditions 5, 7, 10, 12 - prior to construction of raft rather than prior to development. 15/0673/CDN - Conditions 5 (materials), 7 (noise) & 10 (flood response plan) full discharge approved 23/06/2016, Condition 12 (hydrostatic & hydrodynamic pressures) - details ok, but need to demonstrate have been provided.	0 to 5 years
43	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. Site visit 28/03/2017 - dwelling still standing, site overgrown & metal construction fencing round site.	0 to 5 years
44	FE09 SITE 11	61 Mornington Road, Canvey Island	Other Developer	Under construction	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	16/0444/BN - last inspections - Plot 1 24/03/2017 roof trusses, Plot 2 12/10/2016 ground floor joists.	0 to 5 years
45	GB05 (A1)	Thorney Bay Park East, Thorney Bay Road, Canvey Island (Traditional homes) Phase 1	Single Landowner	Application made	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	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
46	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	16/0644/FUL - 3rd floor containing 2 flats - approved 13/10/2016. CPT/671/12/FUL - 2 flats - Expired 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
47	14/0016/FUL	23 May Avenue, Canvey Island	Other Developer	Under construction	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. 16/0397/IN received 21.06.2016. 8/08/2015. Site visit 28/03/2017 - both dwellings under construction, up to roof level. Previous reference CPT/131/05/RES expired. 15/0674/VAR - approved for condition 2 (Brick colour) 20/10/2015. 15/1043/FUL - 3 houses refused 07/06/2016.	0 to 5 years
48	FE13 SITE 18	11 Rosbach Road, Canvey Island	Other Developer	Under construction	In use - high use value	Residential Design Guidance / Flood Risk	None	Achievable now	16/0313/BR - last inspection both plots 07/03/2017 - roof trusses. Council Tax confirm demolition 20/10/2015.	0 to 5 years
49	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. Site visit 28/03/2017 - residential element not evident.	0 to 5 years
50	GB02	East of Canvey Road, Canvey Island	Housebuilder	Application made	Vacant Greenfield	Green Belt / Residential Design Guidance/Flood	S106 contributions likely. Heads of Terms have	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

**SHLAA REVIEW 2017 – 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	been submitted with planning application, including matters related to highways, affordable housing, open space & landscaping, education, waste & flood risk.			
51	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. 14/0112/BR rejected 22/05/2014. Site visit 28/03/2017 - existing dwelling still standing.	0 to 5 years
52	CPT/498/12/FUL	Land adjacent Briars Cottage, Leige Avenue, Canvey Island	Single Landowner	Application Expired	Residential Garden	Residential Design Guidance / Flood Risk	None	Achievability doubtful	CPT/498/12/FUL expired 29/05/2016. Building Regulations 14/0112/BR - plans rejected - insufficient information 22/05/2014. Site visit 28/03/2017 - site overgrown, fencing falling down.	0 to 5 years
53	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 - last inspection Plot 1 02/03/2017 - 1st fixing -& plumbing complete, Plot 2 18/01/2017 - roof trusses.	0 to 5 years
54	16/0504/FUL	King Canute PH & Land Adjacent Canvey Road, Canvey Island	Other Developer	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	16/0504/FUL approved 09/09/2016. 16/0920/CDN discharge of Condition 19 (air conditioning units) approved 18/01/2017. 16/0927/NMA - non-material amendment (location of air conditioning units, gas storage unit, replace windows with fire exit) approved 18/01/2017. 17/0013/FUL - approved 14/02/2017 - ATM, bollards, satellite dish, plant equipment -& compound, cycle hoops.	0 to 5 years
55	17/0071/FUL	29 Denham Road, Canvey Island	Other Developer	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	17/0071/FUL - expires 19/03/2022.	0 to 5 years
56	16/0053/FUL	34 Gafzelle Drive, Canvey Island	Other Developer	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	16/0053/FUL approved 13/05/2016 to demolish existing dwelling & construct 2 detached houses. Council Tax confirm existing dwelling demolished 23/02/2017.	0 to 5 years
57	16/0051/FUL	1 Northfalls Road, Canvey Island	Other Developer	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	16/0051/FUL approved 10/08/2016. - Demolish existing dwelling & construct 2 x semi-detached 2 bed houses. Site visit 28/03/2017 - Old rundown property still on site -& site overgrown. Initial Notice received 17/0197/IN.	0 to 5 years
58	14/0465/FUL	7 Kollum Road, Canvey	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	14/0465/FUL - Expires 08/10/2019. 16/0283/NMA - Non-material amendment to 14/0465/FUL for additional bedroom approved 08/06/2016. Site visit 28/03/2017 - Existing property still on site.	0 to 5 years
59	16/0786/FUL	19 Holbek Road, Canvey Island	Other Developer	Full	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	16/0786/FUL - Approved 12/12/2016 - pair semi-detached houses. Site visit 28/03/2017 - existing dwelling demolished, site overgrown & enclosed by metal fencing. 16/0234/FUL - Refused 22/06/2016 - pair semi-detached dwellings. 15/1010/FUL - Refused 03/02/2016 & 15/0500/FUL - Refused 26/08/2015 - pair semi-detached dwellings.	0 to 5 years
60	16/0783/FUL	Land adj 64 Winterswyk Avenue, Canvey Island	Other Developer	Full	Vacant PDL	Residential Design Guidance / Flood Risk	None	Achievable now	16/0783/FUL - approved 07/12/2016.	0 to 5 years

**SHLAA REVIEW 2017 – 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	
61	15/0400/FUL	21 Brandenburg Road, Canvey	Other Developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	16/0063/BR - last inspections all plots 31/03/2017 - Plot 1 - floor insulation, Plot 2 - 1st fixings, plot 3 - roof trusses, plot 4 - stud walls. Council Tax confirm existing dwelling demolished 25/07/2016.	0 to 5 years
62	15/0423/FUL	58 Central Wall Road, Canvey Island	Single Landowner	Under construction	In use - use high value	Residential Design Guidance / Flood Risk	None	Achievable now	16/0727/BR - last inspections both plots 20/03/2017 - dpc. Council Tax confirm existing dwelling demolished 07/10/2016.	0 to 5 years
63	14/0644/FUL	8 Heideburg Road, Canvey	Single Landowner	Under construction	In use - use high value / Residential garden	Residential Design Guidance	None	Achievable now	15/0355/BR - last inspections Plot 1 24/02/2017 - floor insulation, Plot 2 30/11/2016 - 1st fixings.	0 to 5 years
64	16/0646/FUL	2 Harvest Road, Canvey Island	Other Developer	Full	Vacant Greenfield	Residential Design Guidance / Flood Risk	None	Achievable now	17/0050/BR - conditionally approved 23/03/2017. Site visit 28/03/2017 - site being cleared, fences & vegetation gone. 16/0646/FUL - approved 13/10/2016 - 1 detached house. 16/0326/FUL - refused 23/06/2016 - 1 detached house (EC", RDG1, RDG2 - short plot depth, inadequate isolation space, mean & cramped).	0 to 5 years
65	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. 17/0025/BR - plans rejected 27/02/2017. 16/0757/CDN - discharge of conditions 2 (materials), 5 (hydrostatic & hydrodynamic pressures), 11 (ecological survey) to 15/0595/FUL approved 29/11/2016.	0 to 5 years
66	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. 16/0789/RES - reserved matters approved 02/12/2016. 17/0130/BR - conditionally approved 23/03/2017. Existing dwelling recorded as demolished 29/03/2016. 16/0846/CDN - discharge of condition 3 (hydrostatic & hydrodynamic pressures) approved 15/12/2016. 14/0426/FUL - Refused 03/10/2014 - 2 x 3 bed link-detached houses - EC2, RDG2, RDG3 & RDG5.	0 to 5 years
67	15/0562/FUL	100 High Street, Canvey Island	Single Landowner	Under construction	In use - use high value	Residential Design Guidance / Flood Risk	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 18.05.2016 - few outstanding matters before can sign off complete.	0 to 5 years
68	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 - last inspection 31/05/2016 - drainage.	0 to 5 years
69	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. Site visit 28/03/2017 - dwelling still standing, but boarded up and fenced in.	0 to 5 years
70	14/0733/FUL	Rear Of Silver Jubilee, Hilton Road, Canvey Island	Other developer	Under construction	In use - low use value	Residential Design Guidance / Flood Risk	None	Achievable now	16/0255/BR - last inspections Plot 1 23/03/2017 - floor insulation, Plots 2, 3 & 4 10/03/2017 - floor insulation.	0 to 5 years
71	15/0250/FUL	Site Adjacent to Pauls Court, Meppel Avenue, Canvey Island	Other Developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	Expires 11/06/2020. Site visit 28/03/2017 - construction hoardings round site, existing dwelling in process of being demolished. 17/0106/CDN - Discharge of conditions 2 (materials) & 9 (hydrostatic & hydrodynamic pressures) approved 22/03/2017.	0 to 5 years
72	16/0045/FUL	112 Central Avenue, Canvey Island	Other Developer	Under construction	Vacant PDL	Residential Design Guidance / Flood Risk	None	Achievable now	16/0384/BR - last inspections both plots 22/03/2017 - 1st fixings in progress. 16/0045/FUL approved 19/04/2016.	0 to 5 years
73	16/0087/FUL	4a Champlain Avenue, Canvey Island	Other Developer	Under construction	Vacant Greenfield	Residential Design Guidance / Flood Risk	None	Achievable now	16/0087/FUL approved 04/05/2016. 16/0430/BN - last inspection 20/02/2017 roof insulation.	0 to 5 years

**SHLAA REVIEW 2017 – 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	
74	GF02B	Land off Scrub Lane, Hadleigh	Pre-application submission	Pre-application	Vacant Greenfield	Residential Design Guidance. Long term residential	None	Achievable now	ECC working with Housebuilders to deliver scheme of 3 phases - 1. provide residential development on vacant piece of land to north of infants school (GF02B), 2. relocation & build of junior school, 3. redevelop existing junior school site with residential development (GF02A). Policy compliant planning application would need to be submitted & approved (normally 13 weeks) & Building Regulations approval needed (normally 8 weeks).	0 to 5 years
75	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
76	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. Metal fencing surround site now, with overgrown vegetation. CPT/327/11/FUL - S106 signed 23rd November 2015. 16/0897/FUL - revised application - Part three/part five storey building containing 25 No. apartments - decision due 15/05/2017.	0 to 5 years
77	2012/2	21 Lynton Road, Hadleigh	Other Developer	Under construction	Vacant PDL / Vacant Greenfield	Residential Design Guidance	None	Achievable now	Council tax confirm existing dwelling demolished 18/05/2016. 16/0529/IN - received 28/06/2016. Site visit 28/03/2017 construction hoardings round site. 16/0164/FUL - Demolition of existing dwelling & construction of 4 detached chalet bungalows - approved 29/04/2016. 15/0950/FUL - demolish existing dwelling & construct 4 detached chalets - refused 24/02/2016. CPT/308/11/OUT - allowed on appeal 18/01/2012 - No reserved matters received within 3 years (by 18.01.2015).	0 to 5 years
78	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 - approved 10/05/2016. 17/0003/DEM - decision due - 11.04.2017. 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
79	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) site visit 28/03/2017 confirmed 7 flats completed (this part of site now removed). 15/0734/FUL (No.333 London Road) - 1st & 2nd floor rear extension to form additional flat - refused 27/01/2016, appeal allowed 23/06/2016. 17/0129/BN - commenced 27/03/2017. 15/0555/FUL (No.323-325 London Road) 6 flats. 16/0710/BR rejected 22/12/2016. Site visit 28/03/2017 - building demolished, site cleared & hoardings up round site. No.327 London Road still in commercial use. Therefore remainder of site capable of delivering 13 additional dwellings.	0 to 5 years
80	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. 16/0407/BR - conditionally approved 29.07.2016. 16/0454/CDN - discharge of Condition 4 (materials) approved 22/08/2016. 16/0893/FUL - approved 10/01/2017 - extend vehicular crossover.	0 to 5 years
81	16/0057/FUL	14 St Marks Road, Hadleigh	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	16/0057/FUL approved 29/07/2016. 16/0837/FUL approved 19/12/2016. Site visit 28/03/2017 - existing property still standing, side garden now separated from dwelling & hoardings up. 17/0114/FUL - 1 detached House (side garden of No.14) - approved 29/03/2017.	0 to 5 years
82	15/0273/FUL	70 Church Road, Hadleigh	Single Landowner	Under construction	Residential garden	Residential Design Guidance	None	Achievable now	15/0591/BR - last inspection 03/11/2016 - damp proof course.	0 to 5 years
83	15/0495/FUL	R/O 25 St Johns Road, Hadleigh	Single Landowner	Under construction	Residential garden	Residential Design Guidance	None	Achievable now	15/0495/FUL - approved 15/09/2015 - new detached bungalow - expires 15/09/2020. 16/0716/BN - 14/03/2017 - roof trusses.	0 to 5 years

**SHLAA REVIEW 2017 – 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	
84	16/0589/FUL	643-645 London Road, Hadleigh	Other Developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	16/0589/FUL - approved 29/09/2016. 17/0145/IN received 03/03/2017. Site visit 28/03/2017 - hoardings up and work underway.	0 to 5 years
85	15/0793/FUL	363 London Road, Hadleigh	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	15/0793/FUL - Conversion of 1st & 2nd floor to 4 flats with roof terrace, single storey side extension & external alterations. Retention of retail unit & creation of undercroft parking at ground floor - refused 30/11/2015, appeal allowed 23/06/2016. Site visit 28/03/2017 - ground floor is still a shop, 1st floor some lights on, no evidence of activity at 2nd floor.	0 to 5 years
86	CPT/600/12/FUL	121 Church Road, Hadleigh	Single Landowner	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	16/0375/IN - received 01/06/2016. Site visit 28/03/2017 - dwellings under construction, roof timbers going up. Council Tax confirm dwelling demolished 13/07/2015.	0 to 5 years
87	15/0715/CPA	82 High Street, Hadleigh	Other developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	15/0715/CPA - Change of use B1(a) office to C3 residential (five units) - prior approval not required - 27/10/2015. 16/0375/CPA - Change of use B1(a) office to C3 residential (five units) - prior approval not required - 08/07/2016. 16/0107/FUL - Raise roof, roof extension to rear & roof lights to front to form self-contained flat - approved 26/04/2017. 16/0323/IN - received 11/05/2016. Site visit 28/03/2017 - work underway.	0 to 5 years
88	16/0069/FUL	231 London Road, Hadleigh	Other Developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	17/0088/BR - commenced 21/02/2017. 16/0069/FUL - Conversion of existing 1st floor to form 4 x 1 bed flats & lowering of existing main roof & construction of 2nd floor to form 2 x 1 bed flats. Alterations to ground floor including access/egress from flats, cycle storage, plant room & bin storage together with associated alterations to shop front & rear elevation refused 12/04/2016, appeal allowed 01/12/2016.	0 to 5 years
89	14/0028/FUL	Land Rear Of Holbrook House, Church Road, Hadleigh	Other Developer	Under construction	In use - use low value	Residential Design Guidance	None	Achievable now	16/0089/IN received 01/02/2016 (1 bungalow), 16/0367/IN received 03/06/2016 (2 bungalows). Site visit 28/03/2017 - dwelling being constructed, shell complete including roof. 14/0028/FUL allowed on appeal, expires 06/05/2018. 14/0028/CDNA - Condition 3 (materials) discharge approved 19/07/2016.	0 to 5 years
90	16/0190/CPA	387 London Road, Hadleigh	Other Developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	16/0190/CPA - prior approval granted 09/05/2016. Site visit 28/03/2017 - recruitment company still in use on ground floor, sign up advertising offices to let.	0 to 5 years
91	16/0492/FUL	76 High Street, Hadleigh	Single Landowner	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	17/0033/BR - last inspection 24/02/2017 - internal foundations. 16/0492/FUL - Change of use B1(a) to C3 (4 flats) & rear Extension & loft conversion - approved 22/08/2016.	0 to 5 years
92	16/0527/CPA & 16/0729/FUL	88 High Street, Hadleigh	Single Landowner	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	16/0527/CPA - prior approval not required for change of use from B1(a) to C3 (1 bed flat) 06/09/2016. 16/0729/FUL - change of use & extensions to create 5 flats - approved 15/12/2016. 17/0060/IN - received 26/01/2017. Site visit 28/03/2017 - extensions & COU underway.	0 to 5 years
93	16/0914/FUL	Land Adjacent to 17 Alma Close, Hadleigh	Single Landowner	Full	Vacant Greenfield	Residential Design Guidance	None	Achievable now	16/0914/FUL approved 16/01/2017.	0 to 5 years
94	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. Site visit 28/03/2017 - building vacant & boarded up, land to rear hoardings now up.	0 to 5 years
95	16/0088/CPA	80 High Street, Hadleigh	Other Developer	Under construction	In use - use high value	Residential Design Guidance	None	Achievable now	16/0613/IN - Initial Notice received 23/09/2016. Site visit 28/03/2017 - work started on site. 16/0088/CPA - prior approval not required 04/04/2016 for COU from office (B1a) to 3 flats. 16/0424/CPA - prior approval not required 26/07/2016 (same form of development as 16/0088/CPA). 16/0438/FUL - demolish existing garage & construct 2 storey rear extension & raising of roof with front rooflights & rear dormer - approved 22/08/2016. 16/0865/CDN - discharge of Condition 2 (Japanese knotweed) partial approved 19/12/2016 (not demonstrated implementation).	0 to 5 years
96	16/0533/FUL	2A Castle Road, Hadleigh	Other developer	Full	In use - use high value	Residential Design Guidance	None	Achievable now	16/0533/FUL - approved 04/10/2016. - 1 house. 17/0071/IN received 01/02/2017. Site visit 28/03/2017 - building vacant & boarded up, land to rear hoardings now up.	0 to 5 years

**SHLAA REVIEW 2017 – 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	
97	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
98	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 continues to pursue release of site from GB for residential purposes & requesting site be considered for development. Indicative site layout & some technical studies undertaken, including landscape and ecological. Public consultation on possible development opportunity Spring 2017.	0 to 5 years
99	2012/7	Solby Wood Farm, Daws Heath Road, Hadleigh	Single Landowner	Approval awaiting S106	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 - approved at Planning Committee 06/12/2016 subject to S106 agreement.	0 to 5 years
100	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
101	FP03 SITE 3	60 Daws Heath Road, Hadleigh	Housebuilder	Full	In use - use high value / residential garden	Residential Design Guidance	None	Achievable now	15/0526/FUL - 1 detached bungalow in rear garden - approved 07/10/2015. 16/0984/FUL - 2 detached bungalow in rear garden - approved 03/03/2017. Multiple landowners to remainder of site, with no legal agreement or engagement 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.	0 to 5 years
102	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. 31/03/2017 - no applications received.	0 to 5 years
103	15/0698/PREAPP	450 Rayleigh Road, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	16/0350/FUL approved 03/08/2016. 16/0603/IN received 16/09/2016. Site visit 24/03/2017 - work to existing bungalow underway, site cleared to rear, but no construction work started for new dwellings.	0 to 5 years
104	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 expired 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. Site visit 28/03/2017 - lorries & diggers on site. 16/0300/FUL - revised scheme for Plot 2 of CPT/267/13/FUL - approved 08/07/2016. 17/0017/IN received 03/01/2017.	0 to 5 years
105	16/0605/FUL	41 Templewood Road, Hadleigh	Single Landowner	Under construction	Vacant Greenfield	Residential Design Guidance	None	Achievable now	16/0677/BR - last inspections 17/02/2017 - pitch roof trusses. 16/0605/FUL - approved 12/10/2016 (1 detached house & 1 detached bungalow).	0 to 5 years
106	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
107	16/0039/APA	Oak Tree Farm, Sherwood Crescent, Hadleigh	Single Landowner	Full	In use - use low value	Residential Design Guidance	None	Achievable now	16/0039/APA - Prior Approval not required for Change of use from agricultural building to dwelling - 15/03/2016.	0 to 5 years
108	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 B/164/13/BRA commenced 2014/ 2015. Last inspection 16/12/2016 - roof construction.	0 to 5 years

**SHLAA REVIEW 2017 – 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	
109	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
110	16/0684/FUL	Land Adjacent 270 Daws Heath Road, Hadleigh	Single Landowner	Full	Vacant PDL	Residential Design Guidance	None	Achievable now	16/0684/FUL approved 31/10/2016. Site visit 28/03/2017 - no work started.	0 to 5 years
111	GF01B	Land at Kiln Road, Thundersley (Long Term Housing 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 & development under construction. 16/0913/FUL - far southern part of site - approved 16/02/2017 - demolish existing buildings & construct 5 x houses (this is under a separate SHLAA reference 16/0913/FUL).	0 to 5 years
112	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 (including landscape and visual appraisal's & Green Belt review) & could submit planning application.	0 to 5 years
113	PGB09C	Nursery North of The Chase, 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 technical studies & could submit planning application.	0 to 5 years
114	2017/1	277-279 & 283 Rayleigh Road, Benfleet	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield / In use - use high value	Residential Design Guidance	None	Achievable now	Landowner promoting site for redevelopment for residential development. No ecological, arboricultural studies undertaken, no further engagement with the planning system for redevelopment of whole site. 14/0529/FUL (middle part of site) - Demolition of existing stabling and construction of replacement stabling with tack room and store and construction of replacement all-weather ménage - Ménage allowed on appeal, all other parts dismissed at appeal - 17/09/2015. 15/0938/FUL (middle section of site) - approved 15/01/2016 - Demolition of existing sectional building. Construction of replacement stabling with tack/ rug room, feed/ fodder store and machinery/tool store.	0 to 5 years
115	16/0913/FUL	Land at rear of 219 Kiln Road, Thundersley	Other Developer	Full	Vacant greenfield	Residential Design Guidance	None	Achievable now	16/0913/FUL - approved 16/02/2017. (Site was previously part of SHLAA site GF01B).	0 to 5 years
116	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 approved 24/07/2013. 16/0314/RES - reserved matters (appearance & materials) to CPT/218/13/OUT approved 09/09/2016. Existing building still on site as of March 2017.	0 to 5 years
117	15/1026/FUL	Land East of Swanley, Swale Road, Benfleet	Other Developer	Under construction	Vacant Greenfield	Residential Design Guidance	None	Achievable now	16/0445/BR - last inspections - Plot 1 04/01/2017 1st fixing, Plot 2 14/12/2016 roof trusses, Plot 3 07/03/2017 floor insulation, Plot 4 01/03/2017 wall insulation, Plot 5 28/02/2017 1 roof trusses. 15/1026/FUL approved 26/04/2016.	0 to 5 years
118	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. Construction/demolition hoardings being placed round site of No.22. No.20 still occupied. No indication that landowners have legal agreement in place or have engaged with planning process for redevelopment of the site as a whole.	0 to 5 years
119	16/0418/FUL	271 Rayleigh Road, Thundersley	Other Developer	Full	Vacant PDL	Residential Design Guidance	None	Achievable now	16/0418/FUL approved 15/09/2016. 16/0722/CDN - discharge of Condition 2 (construction management plan) approved 02/11/2016. February 2017 existing building demolished.	0 to 5 years

**SHLAA REVIEW 2017 – 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	
120	GB07	Land West of Glebelands, Thundersley	Other Developer	Refused	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Housebuilder continues to pursue release of site from GB for residential purposes. 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
121	2012/30	Land adj to Lawns Court, Thundersley	Single Landowner	Full	In use - use low value	Residential Design Guidance	Council owned land - EX758188	Achievable now	Council owned land (garages), 16/0720/FULCLC approved 07/12/2016 - 2 semi-detached bungalows. 16/0720/BR - conditionally approved 18/01/2017.	0 to 5 years
122	16/0983/FUL	50 Albert Road, Thundersley	Single Landowner	Full	Vacant greenfield	Residential Design Guidance	None	Achievable now	16/0983/FUL - approved 27/02/2017. Site visit 28/03/2017 - garage still on site.	0 to 5 years
123	PGB14	Brickfields, Great Burches Road, Thundersley	Housebuilder	Under construction	Soon to be vacant PDL & Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	15/0541/IN - received 30.09.2015. Now under construction (1 dwelling completed in this period). CPT/358/12/FUL expires 16/12/2016. Whole site has area of 5.41ha, but only 1.16ha is going to be developed. 16/0986/FUL - approved 30/01/2017 - earth works to create slope.	0 to 5 years
124	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 - dwelling completed 14/03/2017.	0 to 5 years
125	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
126	16/0513/FUL	14 Downer Road North, Thundersley	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	16/0513/FUL approved 01/09/2016.	0 to 5 years
127	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 13/01/2017 - external drainage (development nearing completion).	0 to 5 years
128	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
129	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 28/03/2017 buildings still standing but vacant and boarded up.	0 to 5 years
130	2007/66	331 London Road, Thundersley	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	16/0577/FUL approved 27/09/2016 - 1 detached house. CPT/236/13/FUL - Erection of 2 storey side extension to form annexe with bay window & dormer to front - Expired 18/09/2016.	0 to 5 years
131	16/0547/FUL	Land adjacent 5 Shrewsbury Drive, Thundersley	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	16/0547/FUL approved 18/10/2016.	0 to 5 years
132	16/0954/FUL	40 Park Road, Benfleet	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	16/0954/FUL - approved 17/01/2017. 16/0754/FUL - refused 06/12/2016.	0 to 5 years
133	CPT/197/13/FUL	Rear of 179-181 Church Road, Thundersley	Single Landowner	Full	Residential Garden	Residential Design Guidance	None	Achievable now	Expired 31/07/2016. Site visit 28/03/2017 - site still overgrown grass, no evidence of work commencing. 16/0300/IN received 28/04/2016. B/445/13/BRA refused 14/02/2014. 15/0169/CDN - Discharge of conditions refused 06/05/2015 - condition 4 (hardsurfacing) - inadequate details. CPT/197/13/CDN - Discharge of conditions refused 03/07/2014 - condition 4 (hardsurfacing) - inadequate details.	0 to 5 years



**SHLAA REVIEW 2017 – 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	
									15/0169/CDN - Discharge of conditions refused 06.05.2015 - condition 4 (hardsurfacing) - inadequate details submitted.	
134	16/0649/FUL	412a Kents Hill Road North, Thundersley	Single Landowner	Full	In use - use high value	Residential Design Guidance	None	Achievable now	16/0649/FUL approved 24/10/2016. 17/0087/NMA - non-material amendment (internal layout & external alterations) - approved 21/02/2017. Site visit 28/03/2017 - existing workshop demolished.	0 to 5 years
135	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
136	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
137	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. Site visit 28/03/2017 - all windows & doors boarded up. No engagement in planning process to redevelop site.	5 to 10 years
138	PGB32	Wheeler's Takeaway, 458 London Road, Benfleet	Single Landowner	SHLAA / NLP Representation	In use - Use high value	Green Belt / Residential Design Guidance	None	Achievable now	Landowner 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
139	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. Housebuilder continues to pursue release of site from GB for residential purposes.	5 to 10 years
140	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 - refused 08/08/2016	5 to 10 years
141	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
142	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 (woodland) & how they could be overcome.	5 to 10 years
143	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
144	2007/164	Outpatients centre, Long Road, Canvey	Single Landowner	SHLAA / NLP Representation	In use - use high value	Residential Design Guidance /	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

**SHLAA REVIEW 2017 – 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	
		Island				Flood Risk / Local Government Building.				
145	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
146	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
147	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
148	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
149	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
150	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
151	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
152	FC01 SITE 23	Land adj 38 Maple Way, Canvey Island	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Residential Design Guidance / Flood Risk	Council owned land - EX749182 (2)	Achievable now	Council 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
153	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
154	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

**SHLAA REVIEW 2017 – 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	
155	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
156	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
157	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
158	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
159	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
160	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
161	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
162	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
163	FE09 SITE 13	9 Gairle Avenue, Canvey Island	Not promoted	No engagement to date	In use - use high value / Residential garden	Residential Design Guidance / Flood Risk	None	Achievable now	CPT/275/10/FUL - Construction of detached garage & associated driveway - 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.	5 to 10 years
164	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
165	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

**SHLAA REVIEW 2017 – 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	
166	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
167	CTC/005	West of Venebles Close, Canvey Island	Landowner for south western part of site. Canvey Town Centre Masterplan for remainder of site.	Full	Vacant previously developed land	Town Centre/Shopping / Residential Design Guidance / Flood Risk	None	Achievable now	Site is mainly occupied by a builders yard & retail unit, with a takeaway & bank on either side. 16/0987/OUT - demolish existing structures & construct 3 storey building for 10 flats - approved 08/03/2017 (this forms south western part of SHLAA site). 16/0212/OUT - Demolish all buildings & construct two blocks of 24 flats with 2 retail shops at ground floor - decision due 30/06/2017 (application site is most of SHLAA site - excluding bank & south western part of site).	5 to 10 years
168	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 previously used as car park for public house on the opposite side of road and as a taxi waiting area. Site visit 28/03/2017, site enclosed by metal construction fencing, unclear what use for. Site is included in Canvey Town Centre Masterplan, indicated for redevelopment for residential development.	5 to 10 years
169	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
170	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
171	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
172	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
173	FF01 SITE 21	45 Welbeck Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	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
174	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
175	PGB	Land between Canvey Road, Roscommon Way &	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance/Flood	S106 for CPT/56/96/OUT has clause which prevents	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

**SHLAA REVIEW 2017 – 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	
		Northwick Road (Triangle Site), Canvey Island				Risk	this site (known as the Triangle site) being used for purposes inconsistent with the GB.			
176	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 pursuing 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
177	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
178	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	Site visit 28/03/2017 - dwelling still standing. 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
179	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 - refused 04/05/2016 (mainly land to rear, but part of application site includes this SHLAA site)	5 to 10 years
180	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 & approved (normally 13 weeks) & Building Regulations approval needed (normally 8 weeks).	5 to 10 years
181	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
182	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 landowner's intentions for site.	5 to 10 years
183	2012/4	Hadleigh Police Station, Hadleigh	Single Landowner	No engagement to date	Vacant PDL	Residential Design Guidance	None	Achievable now	Site is vacant police station, which could be redeveloped now (rebuild or conversion). Cars using frontage for parking. For sale boards outside site (28/03/2017). No indication of any pre-application work being undertaken & no engagement in planning process for redevelopment of site.	5 to 10 years
184	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
185	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
186	CPT/430/12/FUL	391-391a London Road, Hadleigh	Single Landowner	Full	In use - use high value	Residential Design Guidance / Town Centre /	None	Achievable in the Future	CPT/430/12/FUL expired 04/09/2015. Site visit 28/03/2017 - windows & doors all boarded up, no evidence of work being done.	5 to 10 years

**SHLAA REVIEW 2017 – 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	
						Shopping				
187	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
188	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 continues to pursue release of site from GB for residential purposes, and 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
189	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
190	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
191	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
192	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. 16/0218/OUT - 1 detached dwelling & garage - Refused 25/05/2016 (New building in Green Belt is inappropriate development, no very special circumstances to justify, detrimental to its openness and strategic function). Appeal dismissed 02/03/2017.	5 to 10 years
193	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
194	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
195	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, particularly adjacent to the proposed employment development.	5 to 10 years
196	PGB46	North of Grasmere, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant Greenfield	Green Belt / Residential Design Guidance	None	Achievable now	Landowner continues to pursue release of site from GB for residential purposes & 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

**SHLAA REVIEW 2017 – 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	
197	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
198	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
199	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
200	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
201	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
202	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
203	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
204	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
205	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
206	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
207	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
208	CPT/148/07/FUL	131 London Road, Thundersley	Single Landowner	Application Expired	In use - use high value	Town Centre / shopping / Residential Design Guidance	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
209	FA08 SITE 4	6 Merton Road, Benfleet	Not promoted	No engagement to date	In use - use high value / Residential	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	10 to 15 years

**SHLAA REVIEW 2017 – 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	
					garden / Vacant greenfield				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.	
210	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
211	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
212	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
213	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
214	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
215	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
216	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
217	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
218	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
219	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
220	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
221	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



**SHLAA REVIEW 2017 – 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	
222	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
223	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
224	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
225	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
226	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
227	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
228	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
229	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
230	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
231	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 - completed 05/12/2016 - Remainder of site comprises area of grass which is regularly mowed.	10 to 15 years
232	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
233	FC03 SITE 8	174 Waarden Road, Canvey Island	Single Landowner	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. 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 process.	10 to 15 years
234	FC10 SITE 26	65 Lionel Road, Canvey Island	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

**SHLAA REVIEW 2017 – 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	
						Flood Risk				
235	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
236	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
237	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
238	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
239	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
240	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
241	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
242	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
243	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
244	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
245	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
246	FD05 SITE 8	Land north 42 Zelham Drive, 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. Landowner has not promoted site & there is no indication of developer/housebuilder interest.	10 to 15 years
247	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

**SHLAA REVIEW 2017 – 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	
248	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
249	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
250	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 - Now implemented. 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
251	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
252	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
253	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
254	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
255	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
256	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
257	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
258	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
259	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

**SHLAA REVIEW 2017 – 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	
260	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
261	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
262	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
263	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
264	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
265	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
266	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
267	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
268	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
269	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
270	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
271	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
272	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

**SHLAA REVIEW 2017 – 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	
273	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
274	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
275	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
276	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
277	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
278	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
279	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
280	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
281	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 & land is available now for development, but no other engagement in planning process or any indication of any pre-application works, including ecological & tree survey works & implications of constraints & how could be overcome.	10 to 15 years
282	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
283	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
284	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
285	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 whole site & no indication of any engagement with housebuilders or developers. Potential to result in piecemeal development, and unlikely to lead to appropriate form of development across whole site and could prejudice any community or infrastructure requirements.	10 to 15 years

**SHLAA REVIEW 2017 – 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	
286	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
287	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
288	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
289	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
290	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
291	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
292	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
293	2017/2	Land to the south of A127, Thundersley	Single Landowner	SHLAA / NLP Representation	Vacant greenfield, agricultural	Green Belt / Residential Design Guidance	None	Achievability doubtful	Single landowner, promoting site as part of New Local Plan consultation. Wishes site to be included in SHLAA site PGB42 (NW Thundersley), but does not directly adjoin this area. Utilities infrastructure would need to be extended into area. Ecological issues to resolve. ECC Highway Authority will need to be engaged with regard to how to access the site.	10 to 15 years
294	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
295	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
296	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
297	FN07 SITE 2	45 Manor 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
298	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

**SHLAA REVIEW 2017 – 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	
299	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
300	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 +
301	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/BR. Site visit 28/03/2017, but no further progress. Existing dwelling still on site & occupied.	Stalled
302	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
303	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
304	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
305	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
306	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
307	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
308	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
309	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
310	FA11 SITE 15	30 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
311	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
312	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

**SHLAA REVIEW 2017 – 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	
313	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
314	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
315	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
316	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 unit's v long term revenue from parking bays).	Not available
317	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
318	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
319	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
320	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
321	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
322	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
323	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
324	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 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.	Not available
325	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
326	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
327	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



**SHLAA REVIEW 2017 – 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	
328	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
329	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
330	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
331	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
332	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
333	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
334	FA10 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
335	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
336	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 - approved 14/04/2016. Commenced under Building Regulations 16/0424/BN 13/12/2016. Landowner not engaged with planning process to redevelop site.	Not available
337	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
338	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
339	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
340	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
341	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

**SHLAA REVIEW 2017 – 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	
342	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 15/04/2016 - floor insulation.	Not available
343	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 31/03/2017 - steel beams. No evidence of agreement between landowners or engaged with planning process to redevelop site.	Not available
344	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
345	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 - completed under 15/0189/BN 21/02/2017.	Not available
346	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
347	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
348	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
349	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
350	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
351	FD01 SITE 27	29 Geylen Road, Canvey Island	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance / Flood Risk	None	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 & there is no indication of developer/housebuilder interest.	Not available
352	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
353	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
354	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

**SHLAA REVIEW 2017 – 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	
355	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
356	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
357	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. B/621/06/BN - 2 storey side extension & alterations - completed 15/08/2016. 15/0300/BN - structural works to roof completed 16/10/2015. Landowner not engaged with planning process to redevelop site.	Not available
358	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
359	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
360	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
361	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
362	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
363	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
364	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
365	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
366	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
367	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

**SHLAA REVIEW 2017 – 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	
368	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
369	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
370	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
371	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
372	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
373	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
374	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
375	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
376	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
377	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
378	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
379	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
380	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

**SHLAA REVIEW 2017 – 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	
381	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
382	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 doctor's surgery which is still in use. No current plans to relocate surgeries in this part of the Island.	Not available
383	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
384	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
385	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 doctor's 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
386	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 doctor's surgery which is still in use. No current plans to relocate surgeries in this part of the Island.	Not available
387	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
388	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
389	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
390	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
391	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 engagement in process to redevelop site.	Not available
392	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
393	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 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

**SHLAA REVIEW 2017 – 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	
394	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. Vehicle crossover approved 24/10/2016. Landowner not engaged further with planning process to redevelop site.	Not available
395	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
396	CPT/174/07/FUL	319 Daws Heath Road, Hadleigh	Single Landowner	Application Expired	In use - use high value	Residential Design Guidance	None	Not Achievable	Council Tax confirm existing dwelling demolished 14/12/2016. 17/0134/IN - received 28/02/2017. Site visit 28/03/2017 - dwelling demolished & workmen on site. 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. Builder's rubble & skip to side of dwelling.	Not available
397	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
398	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 expired 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
399	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
400	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
401	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
402	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
403	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
404	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
405	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
406	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

**SHLAA REVIEW 2017 – 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	
407	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
408	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
409	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). 1 commercial property is vacant, the other 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
410	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
411	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
412	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
413	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
414	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
415	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
416	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
417	2007/68	Benfleet Dental Clinic, 3 Downer Road North, Thundersley	Not promoted	No engagement to date	In use - use high value	Residential Design Guidance	None	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
418	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 2017 – VOLUME 2 - SCHEDULE G – SHLAA SITES ADDED SINCE 2016 REVIEW

Row	Reference	Name	Town	Ward	Size (ha)	Capacity (Average)	Comments
1	15/0501/FUL	84 Vicarage Hill, Benfleet	Benfleet	Boyce	0.28	2	15/0501/FUL approved 28/04/2016 to demolish existing dwelling & construct 3 x 4 bed houses.
2	15/0957/FUL	74 Essex Way, Benfleet	Benfleet	Boyce	0.03	1	16/0465/IN - initial notice received 25/07/2016. Site visit 28/03/2017 - construction underway - shell completed including roof & dormers. 15/0957/FUL approved 04/05/2016 for 1 x 2 bed chalet. 16/0384/CDN discharge of condition No.2 (ground floor levels) approved 17/08/2016.
3	16/0504/FUL	King Canute PH & Land Adjacent Canvey Road, Canvey Island	Canvey Island	Canvey Island Central	0.3	3	16/0504/FUL approved 09/09/2016. 16/0920/CDN discharge of Condition 19 (air conditioning units) approved 18/01/2017. 16/0927/NMA - non-material amendment (location of air conditioning units, gas storage unit, replace windows with fire exit) approved 18/01/2017. 17/0013/FUL - approved 14/02/2017 - ATM, bollards, satellite dish, plant equipment & compound, cycle hoops.
4	16/0053/FUL	34 Gafzelle Drive, Canvey Island	Canvey Island	Canvey Island East	0.04	1	16/0053/FUL approved 13/05/2016 to demolish existing dwelling & construct 2 detached houses. Council Tax confirm existing dwelling demolished 23/02/2017.
5	16/0051/FUL	1 Northfalls Road, Canvey Island	Canvey Island	Canvey Island East	0.04	1	16/0051/FUL approved 10/08/2016. - Demolish existing dwelling & construct 2 x semi-detached 2 bed houses. Site visit 28/03/2017 - Old rundown property still on site & site overgrown. Initial Notice received 17/01/197/IN.
6	16/0786/FUL	19 Holbek Road, Canvey Island	Canvey Island	Canvey Island East	0.03	1	16/0786/FUL - Approved 12/12/2016 - pair semi-detached houses. Site visit 28/03/2017 - existing dwelling demolished, site overgrown & enclosed by metal fencing. 16/0234/FUL - Refused 22/06/2016 - pair semi-detached dwellings. 15/1010/FUL - Refused 03/02/2016 - pair semi-detached dwellings. 15/0500/FUL - Refused 26/08/2015 - pair semi-detached dwellings.
7	16/0783/FUL	Land adj 64 Winterswyk Avenue, Canvey Island	Canvey Island	Canvey Island East	0.02	1	16/0783/FUL - approved 07/12/2016.
8	16/0646/FUL	2 Harvest Road, Canvey Island	Canvey Island	Canvey Island North	0.03	1	17/0050/BR - conditionally approved 23/03/2017. Site visit 28/03/2017 - site being cleared, fences & vegetation gone. 16/0646/FUL - approved 13/10/2016 - 1 detached house. 16/0326/FUL - refused 23/06/2016 - 1 detached house (EC", RDG1, RDG2 - short plot depth, inadequate isolation space, mean & cramped).
9	16/0045/FUL	112 Central Avenue, Canvey Island	Canvey Island	Canvey Island Winter Gardens	0.06	2	16/0384/BR - last inspections both plots 22/03/2017 - 1st fixings in progress. 16/0045/FUL approved 19/04/2016.
10	16/0087/FUL	4a Champlain Avenue, Canvey Island	Canvey Island	Canvey Island Winter Gardens	0.03	1	16/0087/FUL approved 04/05/2016. 16/0430/BN - last inspection 20/02/2017 roof insulation.
11	15/1026/FUL	Land East of Swanley, Swale Road, Benfleet	Thundersley	Cedar Hall	0.3	5	16/0445/BR - last inspections - Plot 1 04/01/2017 1st fixing, Plot 2 14/12/2016 roof trusses, Plot 3 07/03/2017 floor insulation, Plot 4 01/03/2017 wall insulation, Plot 5 28/02/2017 1 roof trusses. 15/1026/FUL approved 26/04/2016.
12	16/0418/FUL	271 Rayleigh Road, Thundersley	Thundersley	Cedar Hall	0.08	6	16/0418/FUL approved 15/09/2016. 16/0722/CDN - discharge of Condition 2 (construction management plan) approved 02/11/2016. February 2017 existing building demolished.
13	16/0513/FUL	14 Downer Road North, Thundersley	Thundersley	St Peters	0.12	1	16/0513/FUL approved 01/09/2016.
14	16/0547/FUL	Land adjacent 5 Shrewsbury Drive, Thundersley	Thundersley	St Peters	0.04	1	16/0547/FUL approved 18/10/2016.
15	16/0649/FUL	412a Kents Hill Road North, Thundersley	Thundersley	St Peters	0.01	1	16/0649/FUL approved 24/10/2016. 17/0087/NMA - non-material amendment (internal layout & external alterations) - approved 21/02/2017. Site visit 28/03/2017 - existing workshop demolished.
16	16/0088/CPA	80 High Street, Hadleigh	Hadleigh	St James	0.01	3	16/0613/IN - Initial Notice received 23/09/2016. Site visit 28/03/2017 - work started on site. 16/0088/CPA - prior approval not required 04/04/2016 for COU from office (B1a) to 3 flats. 16/0424/CPA - prior approval not required 26/07/2016 (same form of development as 16/0088/CPA). 16/0438/FUL - demolish existing garage & construct 2 storey rear extension & raising of roof with front rooflights & rear dormer - approved 22/08/2016. 16/0865/CDN - discharge of Condition 2 (Japanese knotweed) partial approved 19/12/2016 (not demonstrated implementation).
17	16/0190/CPA	387 London Road, Hadleigh	Hadleigh	St James	0.02	4	16/0190/CPA - prior approval granted 09/05/2016. Site visit 28/03/2017 - recruitment company still in use on ground floor, sign up advertising offices to let.
18	16/0057/FUL	14 St Marks Road, Hadleigh	Hadleigh	St James	0.1	2	16/0057/FUL approved 29/07/2016. 16/0837/FUL approved 19/12/2016. Site visit 28/03/2017 - existing property still standing, side garden now separated from dwelling & hoardings up. 17/0114/FUL - 1 detached House (side garden of No.14) - approved 29/03/2017.
19	16/0492/FUL	76 High Street, Hadleigh	Hadleigh	St James	0.02	4	17/0033/BR - last inspection 24/02/2017 - internal foundations. 16/0492/FUL - Change of use B1 (a) to C3 (4 flats) & rear Extension & loft conversion - approved 22/08/2016.



# SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE G – SHLAA SITES ADDED SINCE 2016 REVIEW

Row	Reference	Name	Town	Ward	Size (ha)	Capacity (Average)	Comments
20	16/0527/CPA & 16/0729/FUL	88 High Street, Hadleigh	Hadleigh	St James	0.02	5	16/0527/CPA - prior approval not required for change of use from B1 (a) to C3 (1 bed flat) 06/09/2016. 16/0729/FUL - change of use & extensions to create 5 flats - approved 15/12/2016. 17/0060/IN - received 26/01/2017. Site visit 28/03/2017 - extensions & COU underway.
21	16/0589/FUL	643-645 London Road, Hadleigh	Hadleigh	St James	0.06	2	16/0589/FUL - approved 29/09/2016. 17/0145/IN received 03/03/2017. Site visit 28/03/2017 - hoardings up and work underway.
22	16/0533/FUL	2A Castle Road, Hadleigh	Hadleigh	St James	0.01	1	16/0533/FUL - approved 04/10/2016. - 1 house. 17/0071/IN received 01/02/2017. Site visit 28/03/2017 - building vacant & boarded up, land to rear hoardings now up.
23	16/0494/FUL	1 Wincoat Close, Benfleet	Benfleet	St Marys	0.06	1	16/0494/FUL approved 26/09/2016.
24	16/0765/FUL	71 Watlington Road, Benfleet	Benfleet	St Marys	0.1	2	16/0765/FUL approved 15/12/2016. 15/0339/FUL refused 07/09/2015, appeal allowed 19/04/2016. Council Tax advise existing dwelling demolished 24/11/2016.
25	16/0605/FUL	41 Templewood Road, Hadleigh	Hadleigh	Victoria	0.09	2	16/0677/BR - last inspections 17/02/2017 - pitch roof trusses. 16/0605/FUL - approved 12/10/2016 (1 detached house & 1 detached bungalow).
26	16/0684/FUL	Land Adjacent 270 Daws Heath Road, Hadleigh	Hadleigh	Victoria	0.03	1	16/0684/FUL approved 31/10/2016. Site visit 28/03/2017 - no work started.
27	16/0954/FUL	40 Park Road, Benfleet	Thundersley	St Peters	0.03	1	16/0954/FUL - approved 17/01/2017. 16/0754/FUL - refused 06/12/2016.
28	16/0914/FUL	Land Adjacent to 17 Alma Close, Hadleigh	Hadleigh	St James	0.02	1	16/0914/FUL approved 16/01/2017.
29	16/0069/FUL	231 London Road, Hadleigh	Hadleigh	St James	0.04	6	17/0088/BR - commenced 21/02/2017. 16/0069/FUL - Conversion of existing 1st floor to form 4 x 1 bed flats & lowering of existing main roof & construction of 2nd floor to form 2 x 1 bed flats. Alterations to ground floor including access/egress from flats, cycle storage, plant room & bin storage together with associated alterations to shop front & rear elevation refused 12/04/2016, appeal allowed 01/12/2016.
30	16/0913/FUL	Land at rear of 219 Kiln Road, Thundersley	Thundersley	Cedar Hall	0.35	5	16/0913/FUL - approved 16/02/2017. (Site was previously part of SHLAA site GF01B).
31	16/0983/FUL	50 Albert Road, Thundersley	Thundersley	St Georges	0.02	1	16/0983/FUL - approved 27/02/2017. Site visit 28/03/2017 - garage still on site.
32	15/0793/FUL	363 London Road, Hadleigh	Hadleigh	St James	0.05	4	15/0793/FUL - Conversion of 1st & 2nd floor to 4 flats with roof terrace, single storey side extension & external alterations. Retention of retail unit & creation of undercroft parking at ground floor - refused 30/11/2015, appeal allowed 23/06/2016. Site visit 28/03/2017 - ground floor is still a shop, 1st floor some lights on, no evidence of activity at 2nd floor.
33	17/0071/FUL	29 Denham Road, Canvey Island	Canvey Island	Canvey Island Central	0.05	2	17/0071/FUL - expires 19/03/2022.
34	16/0573/FUL	316 London Road, Benfleet	Benfleet	Appleton	0.12	1	16/0233/BR - last inspection 23/11/2016 - steel beams. 16/0573/FUL - approved 23/09/2016 - Construction of 2 storey building with children's nursery at ground floor & 1 flat at first floor.
35	2017/1	277-279 & 283 Rayleigh Road, Benfleet	Thundersley	Cedar Hall	1.42	20	Landowner promoting site for redevelopment for residential development. No ecological, arboricultural studies undertaken, no further engagement with the planning system for redevelopment of whole site. 14/0529/FUL (middle part of site) - Demolition of existing stabling and construction of replacement stabling with tack room and store and construction of replacement all-weather ménage - Ménage allowed on appeal, all other parts dismissed at appeal - 17/09/2015. 15/0938/FUL (middle section of site) - approved 15/01/2016 - Demolition of existing sectional building. Construction of replacement stabling with tack/ rug room, feed/ fodder store and machinery/tool store.
36	2017/2	Land to the south of A127, Thundersley	Thundersley	St Peters	3.82	20	Single landowner, promoting site as part of New Local Plan consultation. Wishes site to be included in SHLAA site PGB42 (NW Thundersley), but does not directly adjoin this area. Utilities infrastructure would need to be extended into area. Ecological issues to resolve. ECC Highway Authority will need to be engaged with regard to how to access the site.

# SHLAA REVIEW 2017 – VOLUME 2 - SCHEDULE H – SHLAA SITES REMOVED SINCE 2016 REVIEW

Row	Reference	Name	Town	Ward	Size (ha)	Capacity (Average)	Comments
1	FA01 SITE 2	44 London Road, Benfleet (previously 44-54 London Road)	Benfleet	Appleton	0.28	13	COMPLETED under Initial Notice 15/0332/IN - 20/05/2016.
2	15/0249/FUL	Land Adjacent To 12 Whernside Avenue, Canvey Island	Canvey Island	Canvey Island North	0.02	1	COMPLETED under Building Regulations 15/0576/BN - 08/12/2016.
3	FN05 SITE 10	230 Church Road, Thundersley	Thundersley	St Peters	0.11	7	COMPLETED under Initial Notice 15/0596/IN - 12/01/2017.
4	14/0487/FUL	Fernleigh, Wensley Road, Benfleet	Thundersley	Cedar Hall	0.1	1	COMPLETED under Building Regulations 15/0279/BN - 02/12/2016.
5	FF02 SITE 5	19 Clifton Road, Canvey Island	Canvey	South	0.05	1	COMPLETED under Building Regulations -15/0616/BN - 03/11/2016.
6	FD05 SITE 21	51 Chapman Road, Canvey Island	Canvey	East	0.16	3	COMPLETED under Building Regulations - 15/0129/BR - 01/11/2016.
7	FD05 SITE 13	32 Chapman Road, Canvey Island	Canvey	East	0.03	1	COMPLETED under Building Regulations 15/0343/BR - 04/10/2016.
8	2012/21	Land to rear of 37-46 St Christopher's Close, Canvey Island	Canvey	West	0.13	3	COMPLETED under Building Regulations 15/0235/BR - Plots 1 & 3 - 08/09/2016, Plot 2 - 13/09/2016.
9	14/0589/FUL	109-111 High Road, Benfleet	Benfleet	St Marys	0.06	7	COMPLETED under Building Regulations 14/0131/BR - 30/06/2016 (residential), 01/08/2016 (commercial).
10	CPT/314/13/FUL	Land to East of Wall Road, Canvey Island	Canvey	East	0.06	1	COMPLETED under 14/0201/BR - (Plots 4 & 5) - 28/04/2016. CPT/315/13/FUL & CPT/314/13/FUL being constructed together under 14/0201/BR.
11	2012/13	Brook Road / Hall Farm Road, Benfleet	Benfleet	St Marys	0.25	14	COMPLETED under Building Regulations B/286/13/BR - 11/05/2016
12	14/0022/FUL	Land Adjacent to Wealone, Wensley Road, Benfleet	Thundersley	Cedar Hall	0.04	1	COMPLETED under Building Regulations 14/0489/BR - 31/05/2016.
13	15/0264/FUL	14 Paarl Road, Canvey Island	Canvey Island	Canvey Island Central	0.08	3	COMPLETED under Building Regulations 15/0479/BN - 16/05/2016.
14	CPT/515/12/FUL	Land adj 69 Waarden Road, Canvey Island	Canvey	Central	0.02	1	COMPLETED under Building Regulations 14/0115/BR - 25/04/2016.
15	15/0572/FUL	23 Fleet Road, Benfleet	Benfleet	St Marys	0.06	1	COMPLETED under Building Regulations 15/0580/BR - 26/04/2016.
16	2012/9	45 Fleet Road, Benfleet	Benfleet	St Marys	0.11	2	COMPLETED under Initial Notice 15/0631/IN - 20/06/2016.
17	GF01A	Land at Kiln Road, Thundersley (Long Term Housing Site A)	Thundersley	Cedar Hall	7.1	11	COMPLETED under Initial Notice B/297/12/IN - 23/05/2016.
18	FM03 SITE 10	68 Cumberland Avenue, Benfleet	Benfleet	St Marys	0.11	1	COMPLETED under Initial Notice 15/0592/IN 21/10/2016.
19	CPT/20/13/OUT & CPT/46/14/FUL	178 High Road, Benfleet	Benfleet	Boyce	0.04	1	REMOVE - COMPLETED.
20	15/0930/FUL	Flutes, 9-15 High Street, Benfleet	Benfleet	Boyce	0.02	1	REMOVE - Council Tax confirm dwelling registered 07/11/2016.
21	15/0847/CPA	206 High Road, Benfleet	Benfleet	Boyce	0.02	1	REMOVE - Council Tax has new dwelling registered 26/06/2016.
22	16/0109/FUL	164 Eversley Road, Thundersley	Thundersley	St Georges	0.03	1	REMOVE COMPLETED - site visit confirmed March 2017.
23	2007/16	308-314 High Road, Benfleet	Benfleet	St Marys	0.14	10	REMOVE COMPLETED - 16/0580/IN - Initial Notice, 15/0346/FUL - convenience store.
24	CPT/686/13/FUL	18-32 High Road, Benfleet	Benfleet	Boyce	0.16	3	REMOVE - COMPLETED under Initial Notice 15/0177/IN.
25	15/0766/OUT	Carningle, The Common, Benfleet	Benfleet	St Peters	0.11	2	REMOVE - Planning consent 15/1046/FUL - 1 detached house (replacement dwelling) being implemented under Initial Notice 16/0531/IN. Outline consent for net additional dwellings not now being pursued.
26	2010/9	R/O 106 Rectory Road, Hadleigh	Hadleigh	St James	0.1	1	REMOVE - COMPLETE - Council Tax have property registered.
27	14/0320/CPA	358 London Road, Hadleigh	Hadleigh	St James	0.01	2	REMOVE - COMPLETE - Council Tax have both properties registered.
28	CPT/140/13/FUL	71 High Street, Canvey Island	Canvey	North	0.09	4	REMOVE - COMPLETE - flats now occupied.
29	14/0003/FUL	Pandoras Box, 300 Long Road, Canvey Island	Canvey	Central	0.04	1	REMOVE - COMPLETE - both properties now occupied.
30	GB04	Former Castle View School, Meppel Avenue, Canvey Island	Canvey	Winter Gardens	0.95	50	REMOVE - Site to remain in educational use - 16/0917/FUL - Change of use from D1 (non-residential institution) to C2 (residential institution) and form dormitory accommodation in the first floor - approved 08/02/2017.
31	CPT/271/13/FUL	9 Hernen Road, Canvey Island	Canvey	North	0.06	1	REMOVE - COMPLETE under 14/0546/BR - 29/03/2017.
32	15/0961/FUL	Land adjacent 1 Norwood Drive, Benfleet	Benfleet	Boyce	0.03	1	REMOVE - COMPLETED - 16/0277/BN - inspection for completion 13/03/2017 - no access. Council Tax registered dwelling 01/01/2017.