# Castle Point Borough Council Large Site Capacity Assessment



Date: October 2018 Rev C



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# Introduction The purpose of this guidance

This report establishes an updated housing capacity assessment of a small number of large strategic sites within the Castle point Borough area. The purpose of this updated report was to provide a robust review of the potential capacity of a small number of key sites which will potentially deliver the significant majority of new housing in Borough.

The methodology for this report consisted of a high level assessment of the development potential of each site based on urban design principles informed by the overarching development constraints of each site.

A site visit and on site appraisal was undertaken for each of the selected sites. Field data was gathered and recorded which included an analysis of the overarching context of the site, including its physical characteristics and setting. The assessment used a design led approach specific to the site and considered contextual appropriateness, rather than simply applying a standard density.

The methodology also included an assessment of landscape character, setting and context, access and movement, layout and density. The methodology will ensure all analysis is consistent, appropriate, site specific and robust- based on a context led approach.

The report summarises each site in terms of character and key constraints for developing the site, as well as the main opportunities, the approximate site area, how much land is developable as a percentage of the site when taking into consideration the site constraints, the type of appropriate development for this location and an approximate number of achievable units.

Each assessment includes a location plan, any constraints and a series of site photographs taken to the industry standard guidelines.

#### Methodology

#### Stage 1: Background Research

For each of the draft allocations, a desktop review of each site was undertaken to review all relevant policy documents, guidance and adopted supplementary guidance relevant to the sites which can be used to inform the capacity studies. At this stage we will also review any historical planning applications relevant to chosen sites.

#### Stage 2: Site and Constraints Analysis

For each of the identified 'large sites' an assessment of the setting, context, access, movement, layout and density for each site has been undertaken. A summary of this analysis will identify any built environment constraints, environmental constraints (including flooding) and heritage constraints. Specialist input will be provided from heritage and ecologists consultants to substantiate and constraints and recommendations.

Site visits were undertaken for each site. Photograph analysis has been produced in accordance with the Landscape Institute guidance.

#### Stage 3: Principle Setting

Informed by our stage 1 and 2, a number of urban design principles for each site have been developed. These principles will be developed around a uniform and consistent approach which has been uniquely applied to each site rather than as a blanket approach and set out a series of key development principles and parameters. A series of urban design principles will form the development criteria for developers to use to inform any future proposals that come forward after site allocation.

#### Stage 4: Draft Report

The content of the key principles have been used to inform the recommendations of each site. Each site summary will outline any site constraints and will include an idea of the approach to landscape, setting and context, access and movement, layout and density.

#### Stage 5: Review and approval

Following a review of the draft report and subsequent amendments the final report will be issues and signed off by the client.

### Site Analysis

# Former WRVS Richmond Avenue-SH05

Site criteria	
Site:	Former WRVS Richmond Avenue
Site Ref:	SH05
Site Area (Ha):	1.32
Net Developable* % Site Area (Ha):	0% (0 Ha)
Gross Density** (dph):	NA
Approximate*** no. dwellings:	NA
Mix of Development:	NA
Site characteristics	
Built Environment Context:	<ul> <li>Site surrounded by predominantly residential development. The site is neighboured by both assisted care homes and leisure to the east and south of the site.</li> <li>Access is from the northern boundary off Richmond Avenue</li> <li>The north of the site is currently a free public car park for 60 vehicles.</li> </ul>
Historic Environment Context:	Not within Historic Landscape or archaeological consultation zone.
Natural Environment Context:	<ul> <li>The site is currently a public open space.</li> <li>The sites western boundary is made up of an existing water course.</li> <li>A mixture of mature trees is concentrated to the centre of the site.</li> <li>Site designated as flood storage by Environmental Agency.</li> </ul>
Landscape Character:	<ul> <li>The site is a level public open space comprising of open grass, mature trees and public car park.</li> <li>The site is overlooked from the north, west and eastern boundaries.</li> <li>The development boundary only incorporates the northern parcel of open space allowing opportunities in connecting to this park land.</li> <li>Essex Landscape Character is defined as 'South Essex Coastal Towns (C3)'</li> </ul>
Constraints and Opportunities	
Key Constraints:	<ul> <li>One vehicle access point</li> <li>Existing water course to the western boundary</li> <li>Existing mature trees (not protected)</li> <li>Incorporation or removal of a public car park (60 spaces).</li> <li>Located in flood zones 2 and 3</li> <li>Site designated as a flood storage site</li> </ul>
Key Opportunities:	<ul> <li>Good connections to local amenities</li> <li>Surrounded by existing residential development.</li> <li>Existing vehicle access off Richmond Avenue</li> <li>Good connection to public open space</li> </ul>

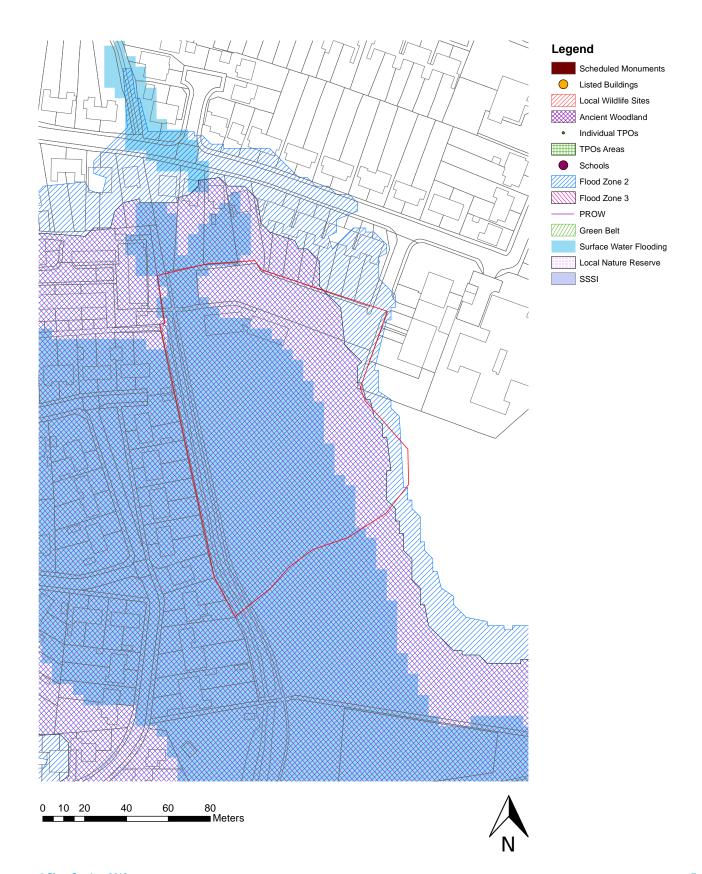
#### Notes:

<sup>\*</sup> based on a summary of the overall site constraints

<sup>\*\*</sup> based on the surrounding built context, landscape sensitivity and other site specific constraints

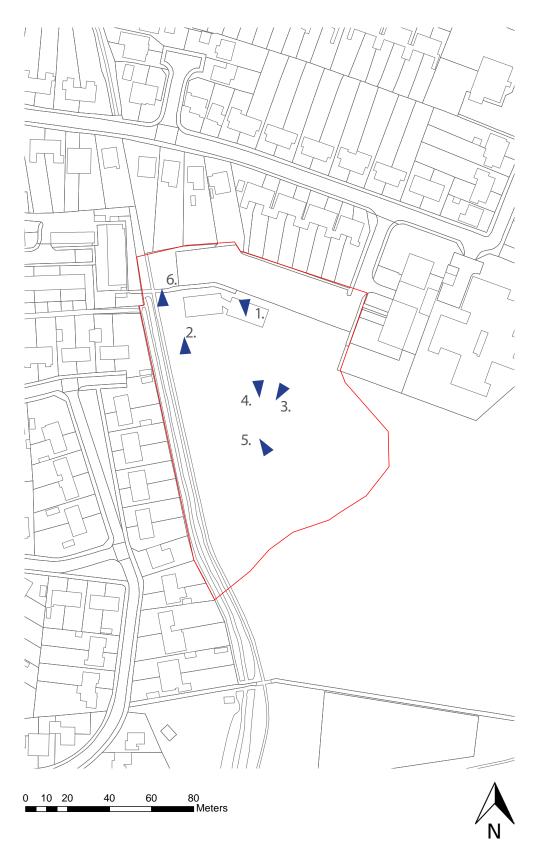
<sup>\*\*\*</sup> density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

### Site Designation Plan Former WRVS Richmond Avenue- SH05



# Site Viewpoints Plan

# Former WRVS Richmond Avenue- SH05



#### Site Viewpoints Plan Former WRVS Richmond Avenue- SH05



Viewpoint 1 - View towards the northern boundary (2018)



Viewpoint 4 - View of the north of the site taken from the centre of the site (2018)



Viewpoint 2 - View south towards the western boundary (2018)



Viewpoint 5 - View south towards the public open space (2018)



Viewpoint 3 - View North East taken from the centre of the site (2018)



Viewpoint 6 - View south along the western water course (2018)

#### Site Constraints Plan

# Former WRVS Richmond Avenue- SH05



#### Site Analysis Land at Kents Hill Road - SH06

Site criteria		
Site:	Land at Kents Hill Road	
Site Ref:	SH06	
Site Area (Ha):	0.36	
Net Developable* % Site Area (Ha):	95% (0.34 Ha)	
Gross Density** (dph):	80 dph	
Approximate*** no. dwellings:	27-30	
Mix of Development:	Flats and maisonettes	
Site characteristics		
Built Environment Context:	<ul> <li>The land is currently occupied by commercial units between 1 and 2 storeys in height.</li> <li>Situated within a commercial and residential character area.</li> <li>Build form is concentrated to Kents Hill Road with outbuildings located around site.</li> <li>Vehicle and pedestrian access is from Kents Hill Road.</li> <li>100% Brownfield site.</li> </ul>	
Historic Environment Context:	Not within Historic Landscape or archaeological consultation zone.	
Natural Environment Context:	<ul> <li>There are no records of TPO's on site</li> <li>No impact on landscape interests</li> <li>The site is classified as 100% Brownfield</li> </ul>	
Landscape Character:	<ul> <li>Dense urban/commercial character</li> <li>The site is located to the rear of residential and commercial properties with views into site from Kents Hill Road.</li> </ul>	
Constraints and Opportunities		
Key Constraints:	<ul> <li>Retention of access through the site to the rear of properties to High Road.</li> <li>Only access from Kents Hill Road.</li> <li>No pedestrian access to the north, south or west of the site.</li> </ul>	
Key Opportunities:	<ul> <li>Good connections to local amenities and public transport</li> <li>Surrounding character a mixture of residential and commercial.</li> <li>Existing vehicle access from Kents Hill Road</li> <li>Increased density due to urban context.</li> </ul>	

#### Notes:

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<sup>\*\*</sup> based on the surrounding built context, landscape sensitivity and other site specific constraints

<sup>\*\*\*</sup> density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

# Site Designation Plan

#### Land at Kents Hill Road - SH06



# Site Viewpoints Plan

### Land at Kents Hill Road - SH06



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### Site Viewpoints Plan Land at Kents Hill Road - SH06



Viewpoint 1 - View south along Kents Hill Road (2018)



Viewpoint 4 - View East onto the Western boundary (2018)



Viewpoint 2 - View west from the vehicle access (2018)



Viewpoint 5 - View East taken from the retail car park boundary (2018)



Viewpoint 3 - View West from the southern vehicle access (2018)



Viewpoint 6 - View from southern boundary towards northern boundary (2018)

#### Site Constraints Plan

### Land at Kents Hill Road - SH06



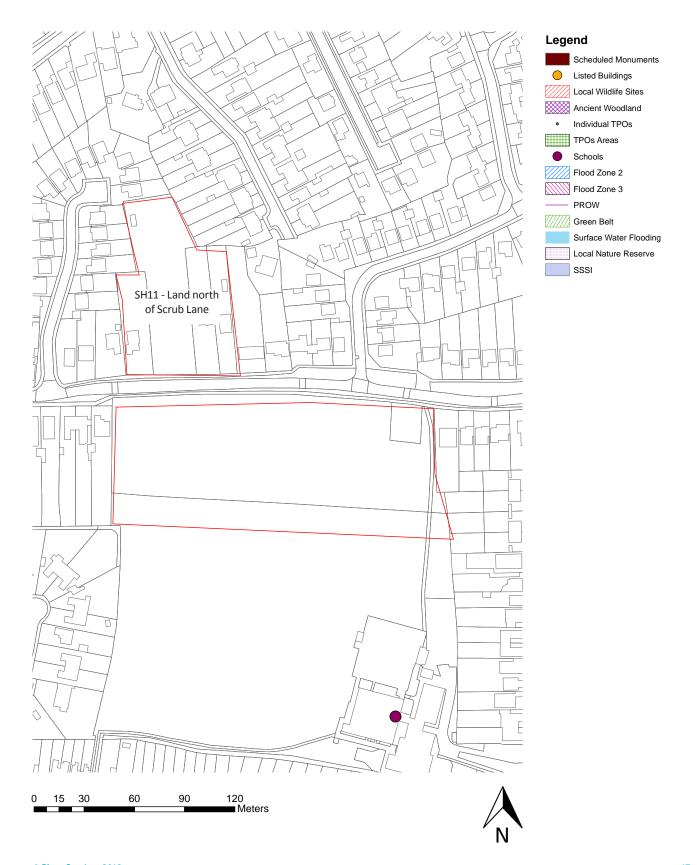
#### Site Analysis Land South of Scrub Lane - SH09

Site criteria		
Site:	Land South of Scrub Lane	
Site Ref:	SH09	
Site Area (Ha):	1.39	
Net Developable* % Site Area (Ha):	100% (1.39 Ha)	
Gross Density** (dph):	30-35 dph	
Approximate*** no. dwellings:	42-48	
Mix of Development:	Semidetached and Detached. Open Space	
Site characteristics		
Built Environment Context:	<ul> <li>Hadleigh Infants School located to the south of the site</li> <li>Residential to the north, east and west. Ranging in height from bungalows to 2 storeys.</li> <li>Scrub Lane runs along the northern boundary.</li> </ul>	
Historic Environment Context:	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest.	
Natural Environment Context:	<ul> <li>No landscape interests, site located within in urban area.</li> <li>No TPOs present on site.</li> <li>Not designated as Green Belt.</li> <li>The site is wholly a Greenfield site.</li> <li>Previously used as a sports pitch, one building demolished.</li> </ul>	
Landscape Character:	<ul> <li>Urban character surrounding the site.</li> <li>The site accommodated minimal interest, predomination lawn with trees scattering the boundary.</li> </ul>	
Constraints and Opportunities		
Key Constraints:	<ul> <li>One existing vehicle access to the north east of the site.</li> <li>Pedestrian access to the school along the eastern boundary (through the site).</li> <li>Site is open to Scrub Lane visually</li> <li>The site is 100% greenfield</li> <li>Possible constraint in conflict with school drop off and site access.</li> </ul>	
Key Opportunities:	<ul> <li>Retention of existing vehicle access</li> <li>Retain through connection to school.</li> <li>Minimal constraints due to site previously being a level sports pitch.</li> <li>Good access to public transport.</li> <li>1 to 2 storey development</li> </ul>	

#### Notes:

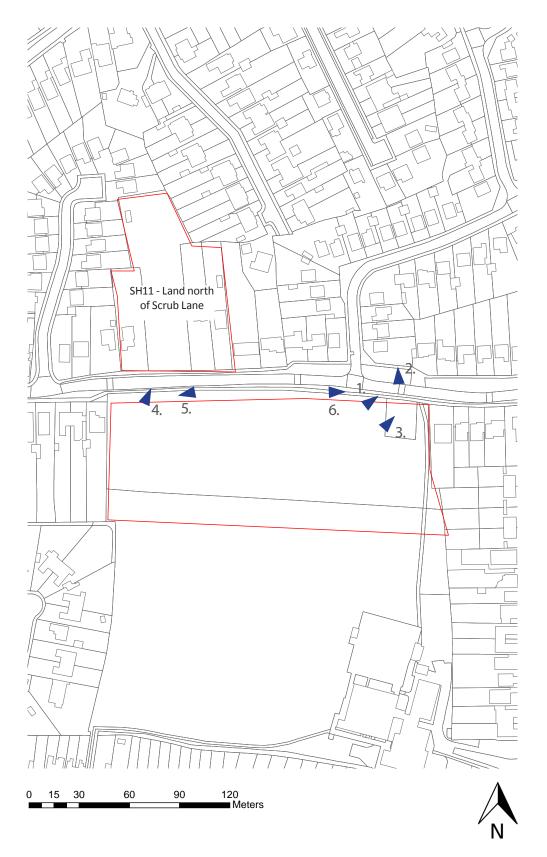
- \* based on a summary of the overall site constraints
- \*\* based on the surrounding built context, landscape sensitivity and other site specific constraints
- \*\*\* density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

### Site Designation Plan Land South of Scrub Lane - SH09



# Site Viewpoints Plan

# Land South of Scrub Lane - SH09



### Site Viewpoints Plan Land South of Scrub Lane - SH09



Viewpoint 1 - View from north east boundary towards western boundary (2018)



Viewpoint 4 - View south along the western boundary (2018)



Viewpoint 2 - View south onto vehicle access (2018)



Viewpoint 5 - View from north west corner along Scrub Lane (2018)



Viewpoint 3 - View south onto the southern boundary (2018)



Viewpoint 6 - View from north east corner along Scrub Lane (2018)

### Site Constraints Plan Land South of Scrub Lane - SH09



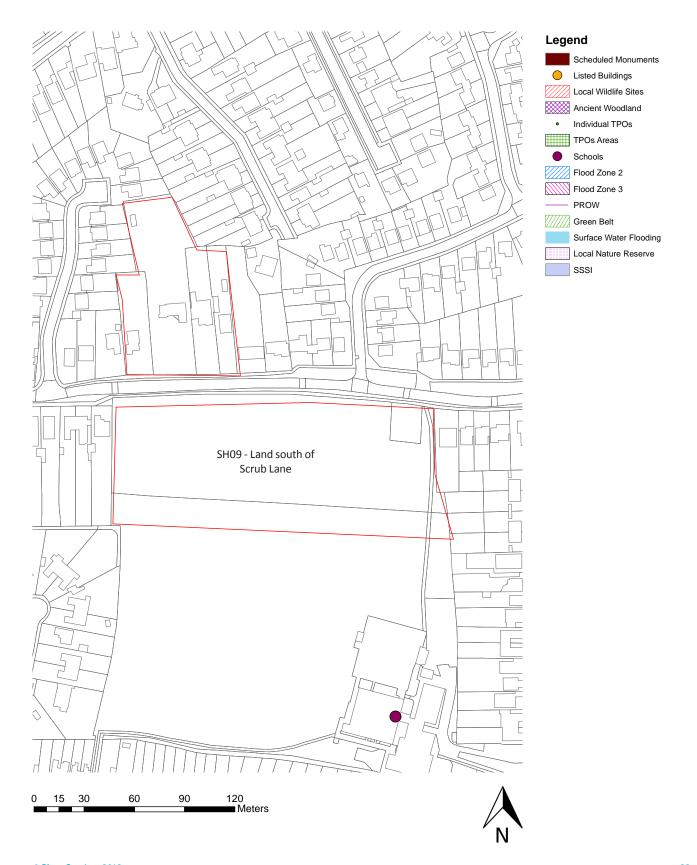
#### Site Analysis Land North of Scrub Lane - SH11

Site criteria	
Site:	Land North of Scrub Lane
Site Ref:	SH11
Site Area (Ha):	0.55
Net Developable* % Site Area (Ha):	95% (0.52 Ha)
Gross Density** (dph):	20-25 dph
Approximate*** no. dwellings:	10-13
Mix of Development:	Semidetached and Detached.
Site characteristics	
Built Environment Context:	<ul> <li>Existing site comprised three detached dwellings with large front and rear gardens.</li> <li>Hadleigh Infants School located to the south of the site</li> <li>Residential to the north, east and west. Ranging in height from bungalows to 2 storey properties.</li> <li>Scrub Lane runs along the southern boundary.</li> </ul>
Historic Environment Context:	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest. Should consider archaeological investigation prior to submission of any planning application.
Natural Environment Context:	<ul> <li>No landscape interests, in urban area.</li> <li>No TPOs on site.</li> <li>Not designated as Green Belt</li> <li>Existing front and rear gardens with several large mature trees located to the north of the site.</li> </ul>
Landscape Character:	<ul> <li>Urban character surrounding the site.</li> <li>The site accommodated minimal interest, predomination lawn with mature trees scattering the boundary.</li> </ul>
Constraints and Opportunities	
Key Constraints:	<ul> <li>Existing residential dwellings</li> <li>Overlooking from the north, east and western boundaries</li> <li>Existing mature trees concentrated to the rear gardens</li> </ul>
Key Opportunities:	<ul> <li>Retention of vehicle access from Scrub Lane</li> <li>Retention of existing trees.</li> <li>Good links to public transport.</li> <li>2 storey development would match that of surrounding development.</li> <li>Properties to address Scrub Lane.</li> <li>Existing urban grain to be mirrored to retain character.</li> </ul>

#### Notes:

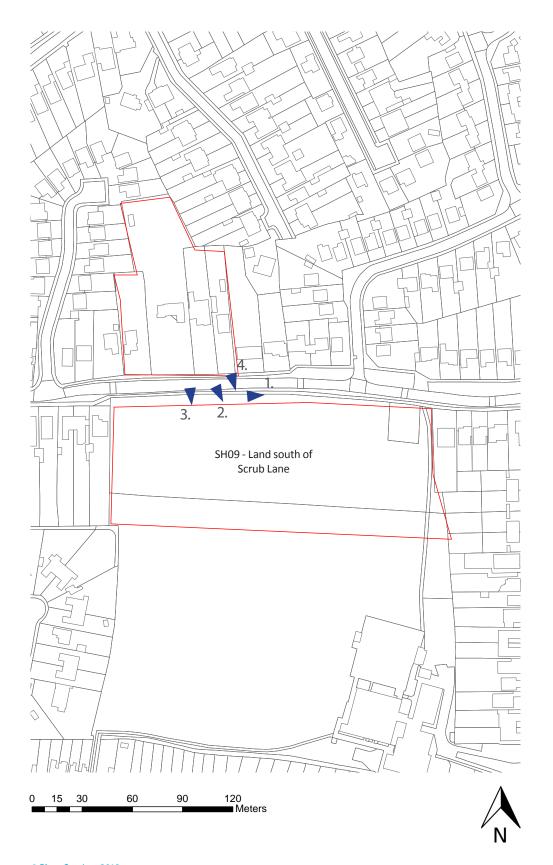
- $\ensuremath{^*}$  based on a summary of the overall site constraints
- \*\* based on the surrounding built context, landscape sensitivity and other site specific constraints
- \*\*\* density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

### Site Designation Plan Land North of Scrub Lane - SH11



# Site Viewpoints Plan

# Land North of Scrub Lane - SH11



### Site Viewpoints Plan Land North of Scrub Lane - SH11



Viewpoint 1 - View west along Scrub Lane (2018)



Viewpoint 3 - View north from Scrub Lane (2018)



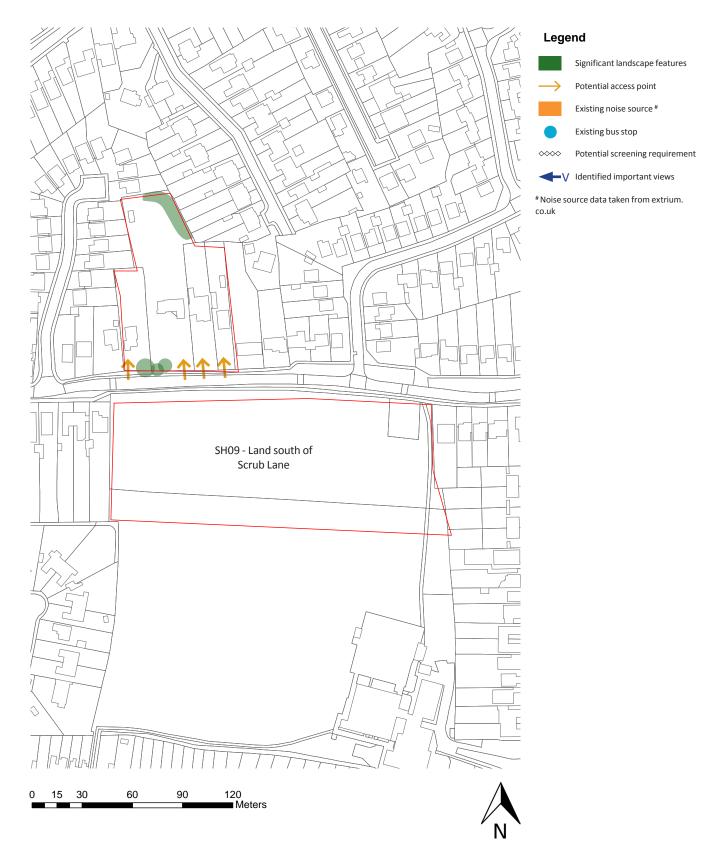
Viewpoint 2 - View North West towards site (2018)



Viewpoint 4 - View north west from Scrub Lane (2018)

### Site Constraints Plan

### Land North of Scrub Lane - SH11



# Site Analysis

# Land fronting Rayleigh Road - SH20

Site criteria	
Site:	Land fronting Rayleigh Road
Site Ref:	SH20
Site Area (Ha):	0.71
Net Developable* % Site Area (Ha):	100% (0.71 Ha)
Gross Density** (dph):	70-80 dph
Approximate*** no. dwellings:	50-57
Mix of Development:	Flats – up to 2 storey
Site characteristics	
Built Environment Context:	<ul> <li>Existing use consists of both commercial and residential properties.</li> <li>Land classified as brownfield within the development limit.</li> <li>Surrounded by residential dwellings to the south west and north. Ranging from bungalows to 2 storey properties.</li> <li>Rayleigh Road runs along the eastern boundary.</li> <li>Retail development is concentrated to the east of the site.</li> </ul>
Historic Environment Context:	Front part of site within archaeological consultation zone.
Natural Environment Context:	<ul> <li>Development land located within an urban area.</li> <li>No TPO's within the site but 6 trees located to the south covered by a preservation order.</li> <li>The site is 100% brownfield land.</li> </ul>
Landscape Character:	<ul><li> Urban character surrounding the site.</li><li> Matures located along the northern boundary.</li></ul>
Constraints and Opportunities	
Key Constraints:	<ul> <li>Noise generated from Rayleigh Road</li> <li>Key visibility from surrounding junctions and main road leading to and from A127.</li> <li>TPO's located to the south of the site, straddling boundary and adjacent.</li> <li>High levels of pollution from neighbouring roads.</li> <li>Area of low flood risk from surface water on boundary.</li> </ul>
Key Opportunities:	<ul> <li>Good links to surrounding amenities</li> <li>Retention of existing vehicle access</li> <li>Good links to the A127</li> <li>Potential to become a focal build due to prominent location.</li> </ul>

#### Notes:

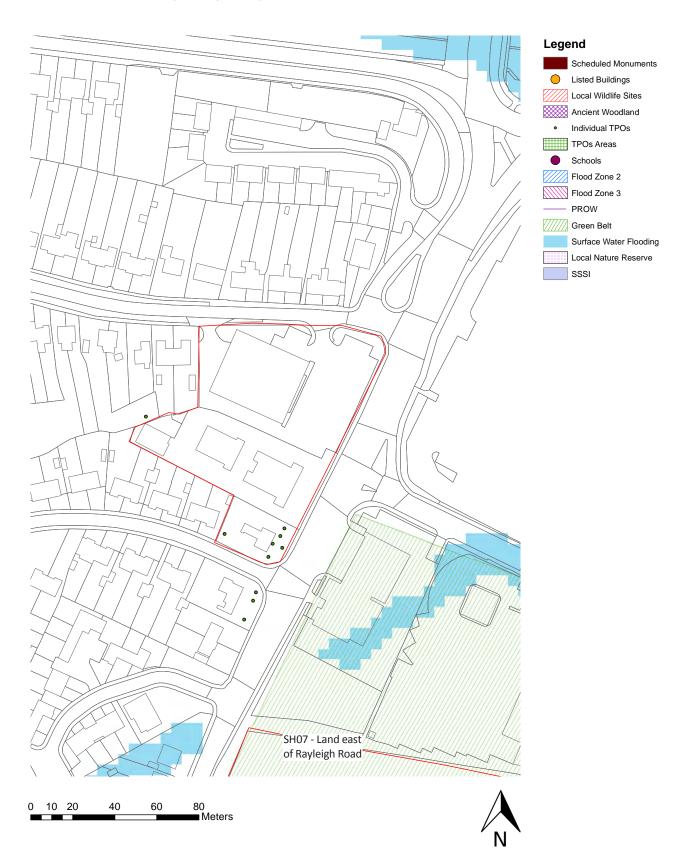
<sup>\*</sup> based on a summary of the overall site constraints

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<sup>\*\*\*</sup> density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

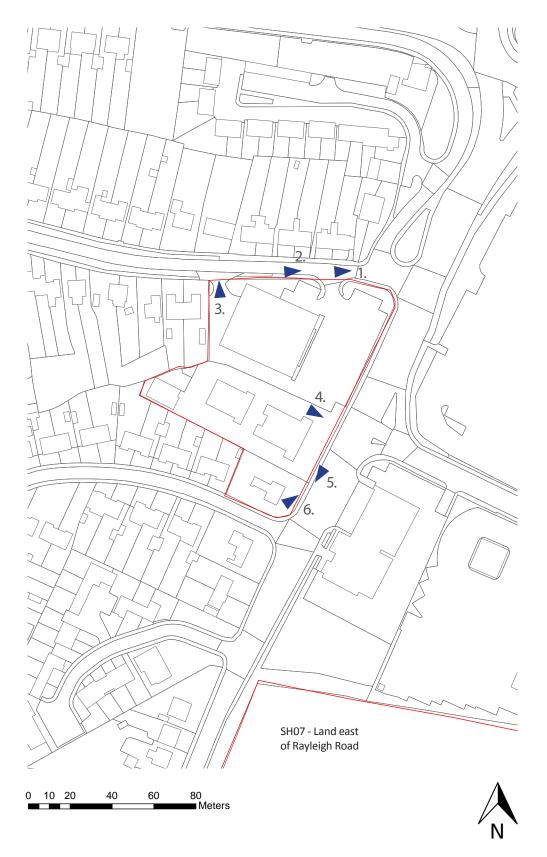
# Site Designation Plan

# Land fronting Rayleigh Road - SH20



# Site Viewpoints Plan

# Land fronting Rayleigh Road - SH20



### Site Viewpoints Plan Land fronting Rayleigh Road - SH20



Viewpoint 1 - View west along Kingsley Lane (2018)



Viewpoint 4 - View west taken from the eastern boundary (2018)



Viewpoint 2 - View west along Kingsley Lane (2018)



Viewpoint 5 - View north along Rayleigh Road (2018)



Viewpoint 3 - View south along the western boundary (2018)



Viewpoint 6 - View south towards the south east corner of the site (2018)

#### Site Constraints Plan

# Land fronting Rayleigh Road - SH20



#### Site Analysis Land at The Point - SH25

Site criteria	
Site:	Land at The Point
Site Ref:	SH25
Site Area (Ha):	2.52
Net Developable* % Site Area (Ha):	100% (2.52 Ha)
Gross Density** (dph):	35-40
Approximate*** no. dwellings:	75-100
Mix of Development:	Semidetached, Detached and flats.
Site characteristics	
Built Environment Context:	<ul> <li>Existing industrial land / Brownfield site</li> <li>Site surrounded to the east south and west by residential dwellings</li> <li>Marina to the north of the site along with sea defence wall.</li> <li>Access is open along the southern boundary to gain access to the individual businesses currently present.</li> </ul>
Historic Environment Context:	Within archaeological consultation zone.
Natural Environment Context:	<ul> <li>No impact on landscape interests</li> <li>No TPOs on site</li> <li>Not within the green belt</li> <li>Brownfield site, currently commercial and industrial usage.</li> <li>Located within both 2 and 3 flood zone. High risk of flooding.</li> </ul>
Landscape Character:	<ul> <li>No landscape interests within the site boundary.</li> <li>Essex Landscape Character is defined as 'South Essex Coastal Towns (C3)'</li> </ul>
Constraints and Opportunities	
Key Constraints:	<ul> <li>High risk of flooding - Ground floor uses as access and egress, habitable rooms to first floor and above. Surrounding residential developments provide strong precedence in this type of development.</li> <li>Site contamination from historic use.</li> </ul>
Key Opportunities:	<ul> <li>High quality views out toward the estuary.</li> <li>Creation and extension to the neighbour residential development.</li> </ul>

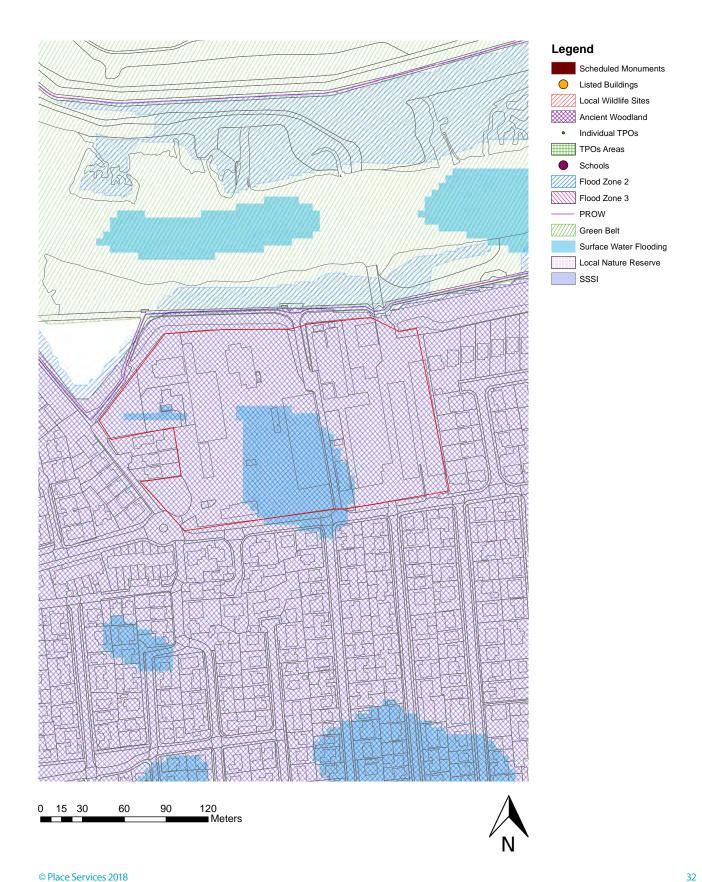
#### Notes:

<sup>\*</sup> based on a summary of the overall site constraints

 $<sup>\</sup>stackrel{\cdot}{**} based on the surrounding built context, landscape sensitivity and other site specific constraints$ 

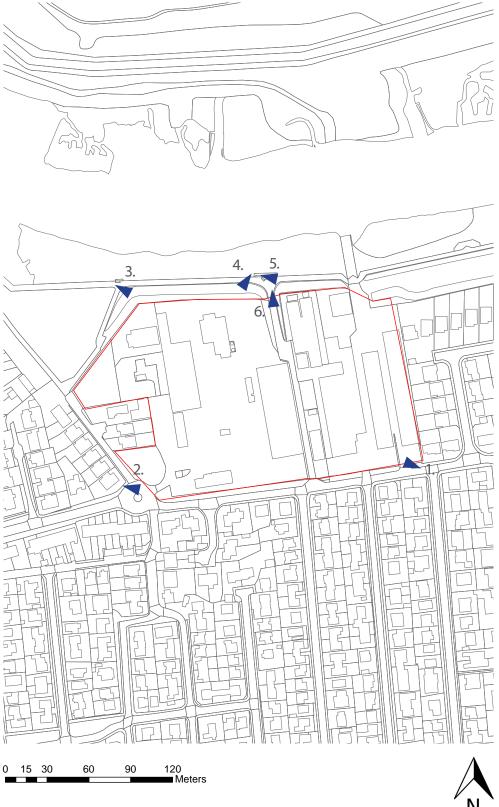
<sup>\*\*\*</sup> density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

#### Site Designation Plan Land at The Point - SH25



# Site Viewpoints Plan

### Land at The Point - SH25





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### Site Viewpoints Plan Land at The Point - SH25



Viewpoint 1 - View west along Point Road at the junction of Bommel Avenue (2018)



Viewpoint 4 - View west from the higher defence wall (2018)



Viewpoint 2 - View east to the main entrance at Wall Road (2018)



Viewpoint 5 - View east from the higher flood defence wall (2018)



Viewpoint 3 - View east from the flood defence wall (2018)



Viewpoint 6 - View south along the main access road through the site (2018)

# Site Constraints Plan

#### Land at The Point - SH25



#### Legend

Significant landscape features

Potential access point

Existing noise source #

Existing bus stop

Potential screening requirement ■ V Identified important views

 $\mbox{\tt\#}\,\mbox{Noise}$  source data taken from extrium. co.uk

# Site Analysis Land West of Benfleet - SH01

Site criteria		
Site:	Land West of Benfleet	
Site Ref:	SH01	
Site Area (Ha):	47.07	
Net Developable* % Site Area (Ha):	90% (42.36 Ha)	
Gross Density** (dph):	25-30 dph	
Approximate*** no. dwellings:	1055-1270	
Mix of Development:	Semidetached, Detached and small proportion of terrace. Open Space	
Site characteristics		
Built Environment Context:	<ul> <li>Development land is located outside, but adjacent to the development limit.</li> <li>The site is located to the edge of settlement. The A130 runs the length of the western boundary, rail to the southern boundary and residential development to the north and east of the site.</li> <li>Residential development is mostly a mixture of bungalow or two storey residential properties.</li> </ul>	
Historic Environment Context:	There are no known archaeological records within site; however Roman & Medieval finds have been recorded in the surrounding area.	
Natural Environment Context:	<ul> <li>The site currently is comprised of agricultural land along with dense woodland planting and allotments to the north.</li> <li>There are no records of TPO's or ancient woodlands on site.</li> <li>The site is wholly within the greenbelt.</li> <li>The site is over 100m from any water bodies.</li> <li>The site is over 100m from any Local Wildlife Sites or National Natural Reserves.</li> </ul>	
Landscape Character:	<ul> <li>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.</li> <li>Essex Landscape Character is defined as 'South Essex Coastal Towns (C3)'</li> </ul>	

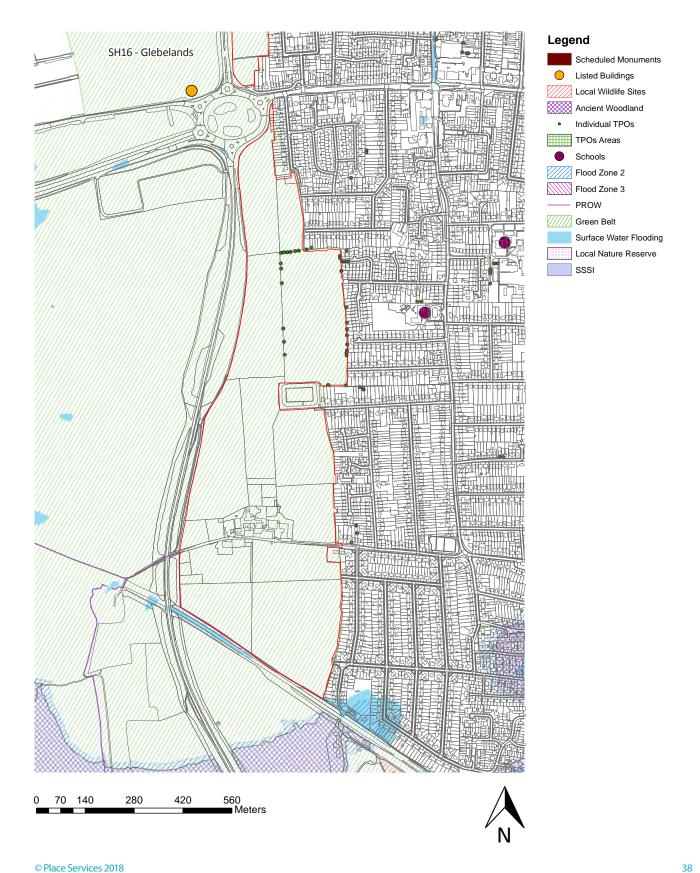
### Site Analysis Land West of Benfleet - SH01

Constraints and Opportunities	
Key Constraints:	<ul> <li>Site highly visible and landscape will be fundamentally altered through development of land.</li> <li>The site is affected by noise levels from the A130</li> <li>There are areas of high and low flood risk from surface water along the southern and western boundaries of the site.</li> <li>The site is 100% greenfield land.</li> <li>Vehicle access would see an increase in neighbouring streets. Multiple access points would be required.</li> <li>Offset or retention of allotment space</li> <li>Screening and addressing neighbouring properties.</li> <li>High levels of pollution from the A130.</li> <li>Existing wildlife corridors running through the site.</li> <li>Access required through the site to gain access to Rookery Farm.</li> </ul>
Key Opportunities:	<ul> <li>Increase on boundary planting to the western boundary to mitigate noise and pollution levels.</li> <li>Offset or retain allotment space</li> <li>Proposal to seek to retain landscape features [tree belts, field boundaries]</li> <li>High quality views out toward the estuary.</li> <li>Creation and extension to the neighbour residential development.</li> </ul>

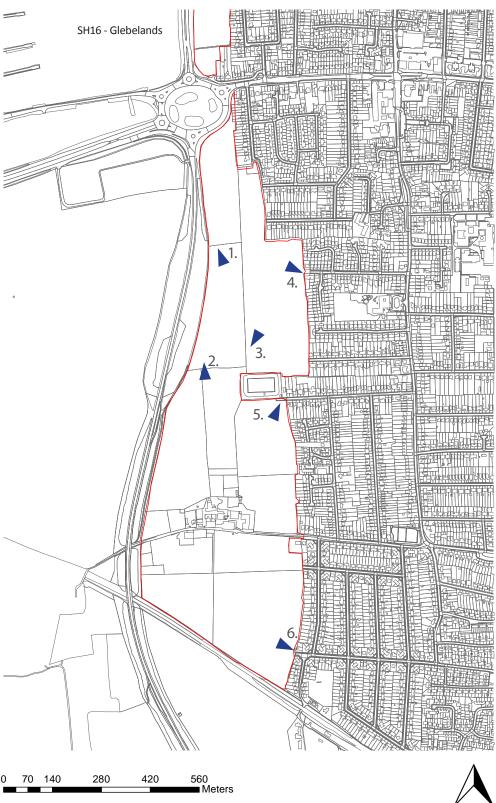
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### Site Designation Plan Land West of Benfleet - SH01



## Site Viewpoints Plan Land West of Benfleet - SH01





### Site Viewpoints Plan Land West of Benfleet - SH01



Viewpoint 1 - View south along the western boundary (2018)



Viewpoint 4 - View south along the western boundary (2018)



Viewpoint 2 - View south towards Canvey Island (2018)



Viewpoint 5 - View west from service access, Wavertree Road (2018)



Viewpoint 3 - View North East towards the eastern boundary (2018)



Viewpoint 6 - View west from Loten Road access (2018)

### Site Constraints Plan Land West of Benfleet - SH01



#### Legend Significant landscape features

Potential access point

Existing noise source #

Existing bus stop

Potential screening requirement

V Identified important views

# Noise source data taken from extrium. co.uk

# Site Analysis

## Land between Felstead Road and Catherine Road - SH02

Site criteria	
Site:	Land between Felstead Road and Catherine Road
Site Ref:	SH02
Site Area (Ha):	11.68
Net Developable* % Site Area (Ha):	40% (4.67 Ha)
Gross Density** (dph):	45-50 dph
Approximate*** no. dwellings:	210-230 with flats concentrated to the north of the site.
Mix of Development:	Semidetached, Detached and small proportion of terrace.
Site characteristics	
Built Environment Context:	<ul> <li>Woodland character area within the urban core</li> <li>Secluded area with poor access.</li> <li>Predominantly woodland character with several properties located throughout the site.</li> <li>The site is adjacent to the current development limit.</li> </ul>
Historic Environment Context:	No known archaeological records within site, however Iron Age, Roman & Medieval finds in surrounding area.
Natural Environment Context:	<ul> <li>The land is predominantly woodland character.</li> <li>The site is elevated looking over the southern estuary.</li> <li>The site has areas of protected woodland.</li> <li>The site is approximately 75% greenfield.</li> <li>The site is within 100m of the Kents Hill Wood Local Wildlife Site.</li> <li>The site is wholly within the Green Belt.</li> <li>Potential landscape impacts within site and view from outside, particularly given topography of site</li> </ul>
Landscape Character:	<ul> <li>Essex Landscape Character is defined as 'South Essex Coastal Towns (C3)'</li> <li>Character defined by the existing mature tree covered.</li> </ul>

## Site Analysis

## Land between Felstead Road and Catherine Road - SH02

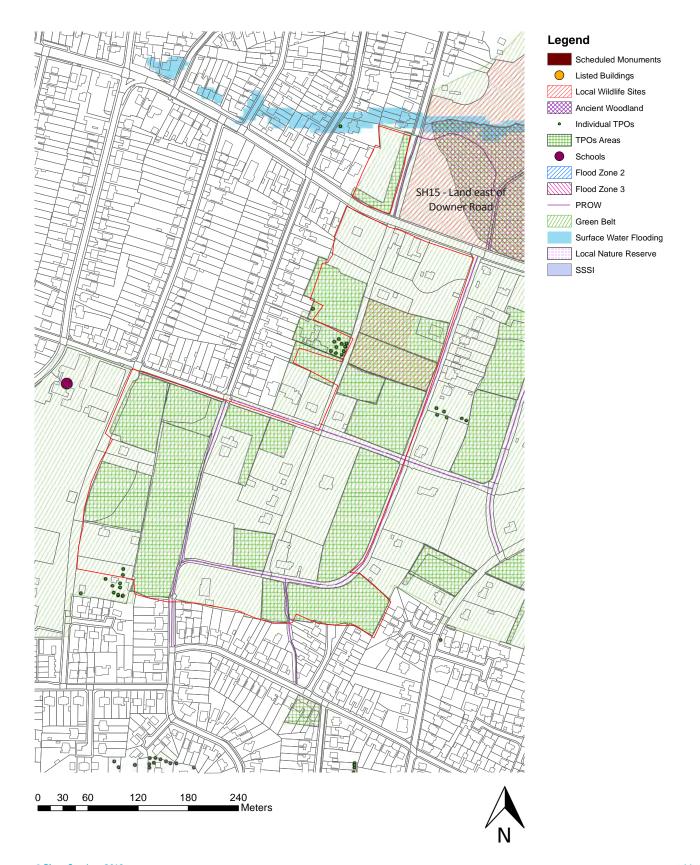
Constraints and Opportunities	
Key Constraints:	<ul> <li>Existing site topography can reduce development</li> <li>Development should seek to retain protected tree groups</li> <li>Site potentially visible from southern viewpoints due to its elevated location.</li> <li>The site is 100% Greenbelt</li> <li>Vehicle access will be gained through existing residential developments to the south.</li> <li>The site has the potential to be exposed to poor air quality, due to its proximity to the A13.</li> </ul>
Key Opportunities:	<ul> <li>Development to address topography of the site.</li> <li>Suitable retention of existing landscape feature to aid in long distant views.</li> <li>Proximity to local schools and amenities</li> <li>Some public transport potentials</li> <li>Opportunity to improve pedestrian and vehicle routes.</li> </ul>

#### Notes:

- \* based on a summary of the overall site constraints
- \*\* based on the surrounding built context, landscape sensitivity and other site specific constraints
- \*\*\* density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

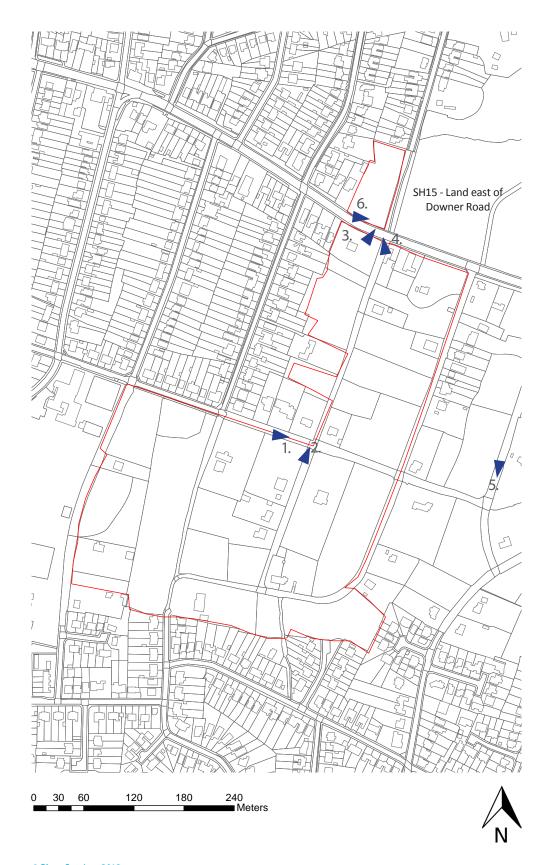
## Site Designation Plan

### Land between Felstead Road and Catherine Road - SH02



## Site Viewpoints Plan

## Land between Felstead Road and Catherine Road - SH02



## Site Viewpoints Plan

## Land between Felstead Road and Catherine Road - SH02



Viewpoint 1 - View west along Bowers Lane (2018)



Viewpoint 4 - View south towards Rhoda Road (2018)



Viewpoint 2 - View south towards Canvey Island (2018)



Viewpoint 5 - View west along Bowers Lane (2018)



Viewpoint 3 - View south into cleared site to the north west corner (2018)



Viewpoint 6 - View west along A13 (2018)

### Site Constraints Plan

### Land between Felstead Road and Catherine Road - SH02



# Site Analysis Land East of Rayleigh Road - SH07

Site criteria	
Site:	Land East of Rayleigh Road
Site Ref:	SH07
Site Area (Ha):	28.09
Net Developable* % Site Area (Ha):	50% (14.05 Ha)
Gross Density** (dph):	30-35 dph
Approximate*** no. dwellings:	420-490
Mix of Development:	Semidetached, Detached, small proportion of terrace and flats. Open Space
Site characteristics	
Built Environment Context:	<ul> <li>Site is mainly open farmland, compartmentalised by established hedge and tree lined field boundaries &amp; undulating topography. Eastern part of site forms part of Ancient Landscape Area.</li> <li>Industrial premises are located along the northern boundary, with residential concentrated to the south and west.</li> <li>The eastern boundary is open where a children's hospice is located.</li> </ul>
Historic Environment Context:	Within archaeological consultation zone. Site relatively undisturbed in parts, with potential for archaeological interest.
Natural Environment Context:	<ul> <li>The site is adjacent to the Little Haven/Tile Wood Complex Local Wildlife site, and roughly 80m from Cottage Plantation and Rag Wood Local Wildlife site.</li> <li>The site houses a reservoir along its north eastern boundary.</li> <li>There are several TPO groups located around the site (individual and woodland groups).</li> <li>The site is 100% greenfield.</li> <li>The site has areas of low, medium and high flood risk from surface water, primarily surrounding the existing reservoir.</li> </ul>
Landscape Character:	<ul> <li>Essex Landscape Character is defined as 'South Essex Coastal Towns (C3)'</li> <li>Site is mainly open farmland, compartmentalised by established hedge and tree lined field boundaries &amp; undulating topography.</li> </ul>

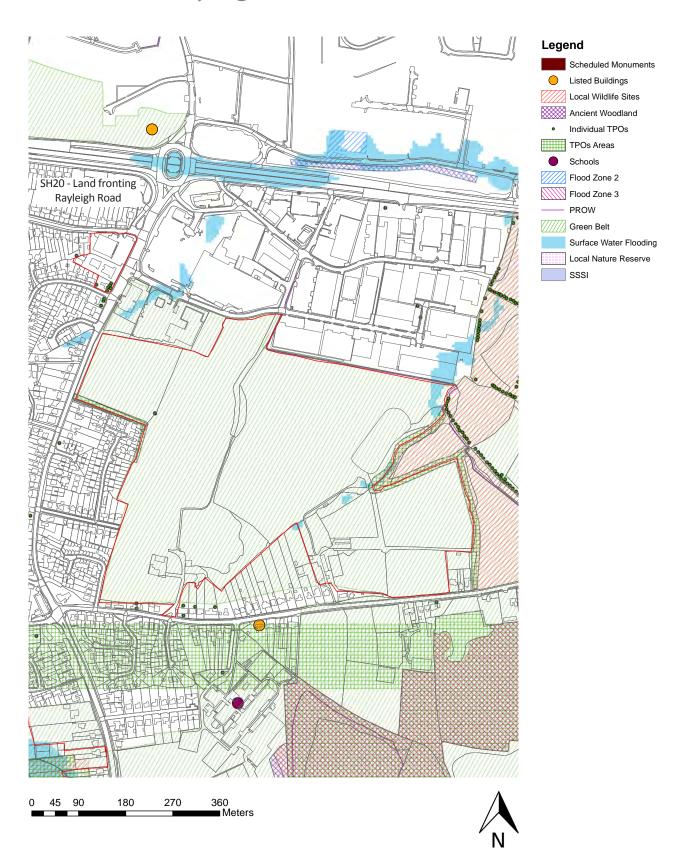
## Site Analysis Land East of Rayleigh Road - SH07

Constraints and Opportunities	
Key Constraints:	<ul> <li>Site adjacent to Local Wildlife Sites.</li> <li>Retention of the existing reservoir</li> <li>Eastern part of site forms part of Ancient Landscape Area.</li> <li>Woodland, group and individual TPO throughout site.</li> <li>Site located within greenbelt</li> <li>Site is 100% greenfield</li> <li>The site has areas of low, medium and high flood risk from surface water, primarily surrounding the existing reservoir.</li> <li>Existing established wildlife corridors</li> <li>Key screening to adjacent neighbouring industrial units.</li> <li>Retention of existing PROW to the northern boundary.</li> </ul>
Key Opportunities:	<ul> <li>Existing vegetation layout to form framework for development plots</li> <li>Good connections to local amenities</li> <li>Establishment of further access points onto the development site.</li> <li>Suitable screening to the northern boundary.</li> <li>Incorporate protected trees into layout.</li> </ul>

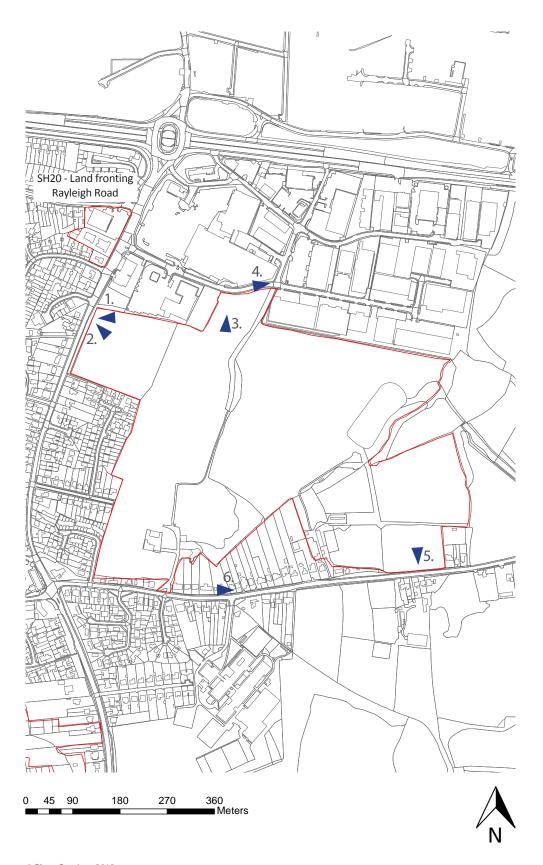
#### Notes:

- \* based on a summary of the overall site constraints
- \*\* based on the surrounding built context, landscape sensitivity and other site specific constraints
- \*\*\* density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

## Site Designation Plan Land East of Rayleigh Road - SH07



## Site Viewpoints Plan Land East of Rayleigh Road - SH07



## Site Viewpoints Plan Land East of Rayleigh Road - SH07



Viewpoint 1 - View west along the northern boundary (2018)



Viewpoint 4 - View east along the Stadium Way (2018)



Viewpoint 2 - View from north east corner towards south west (2018)



Viewpoint 5 - View north across the site from Daws Heath Road (2018)

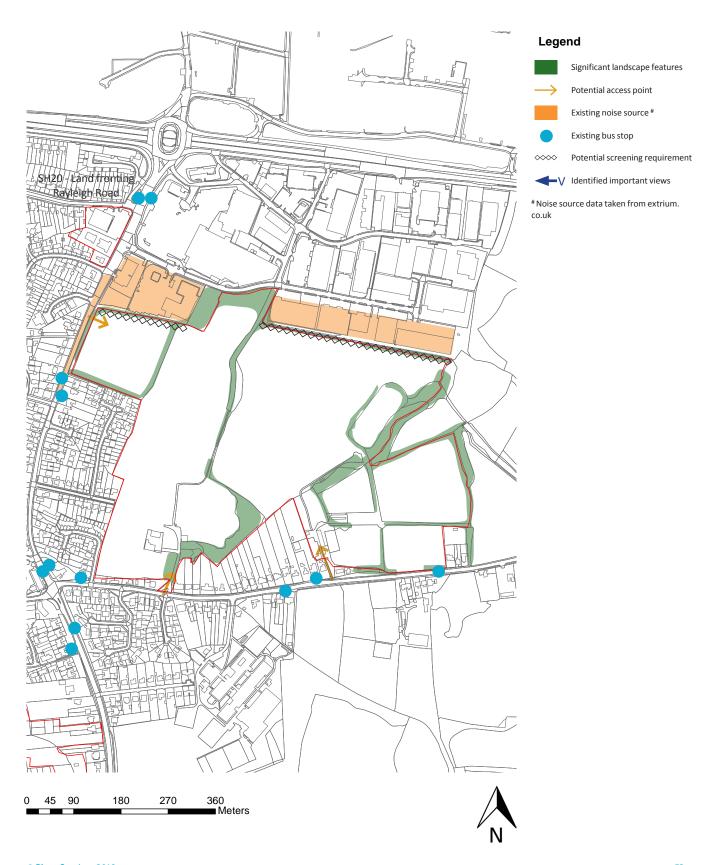


Viewpoint 3 - View south from the northern boundary (2018)



Viewpoint 6 - View east along Daws Heath Road (2018)

## Site Constraints Plan Land East of Rayleigh Road - SH07



### Site Analysis Land at Brook Farm - SH08

Site criteria	
	I
Site:	Land at Brook Farm
Site Ref:	SH08
Site Area (Ha):	7.7
Net Developable* % Site Area (Ha):	90% (6.93 Ha)
Gross Density** (dph):	25 dph
Approximate*** no. dwellings:	173
Mix of Development:	Semidetached, Detached and small proportion of terrace. Open Space
Site characteristics	
Built Environment Context:	<ul> <li>Currently a working farm to the edge of the urban area.</li> <li>Site comprises of boundary vegetation, farm buildings and access from Daws Heath Road.</li> <li>Site bounded to the north and west by residential properties ranging from 1 to 2 storey in height.</li> </ul>
Historic Environment Context:	Within archaeological consultation zone. Site relatively undisturbed, with potential for archaeological interest.
Natural Environment Context:	<ul> <li>The site is agricultural land, subdivided by clear field boundaries defined by trees &amp; hedgerows. It is adjacent to the existing urban area.</li> <li>The site is wholly within the greenbelt.</li> <li>Site is subject to various TPO's</li> <li>The site is 100% greenfield.</li> <li>The site has small areas of low and high flood risk from surface water near the western boundary.</li> </ul>
Landscape Character:	<ul> <li>Essex Landscape Character is defined as 'South Essex Coastal Towns (C3)'</li> <li>Site is mainly open farmland, compartmentalised by established hedge and tree lined field boundaries.</li> </ul>
Constraints and Opportunities	
Key Constraints:	<ul> <li>One site access from Daws Heath Road. No further access opportunities</li> <li>Retention of protected trees.</li> <li>Impact of views onto site.</li> </ul>
Key Opportunities:	Retention of protected and key landscape features to define character.
ı — — — — — — — — — — — — — — — — — — —	

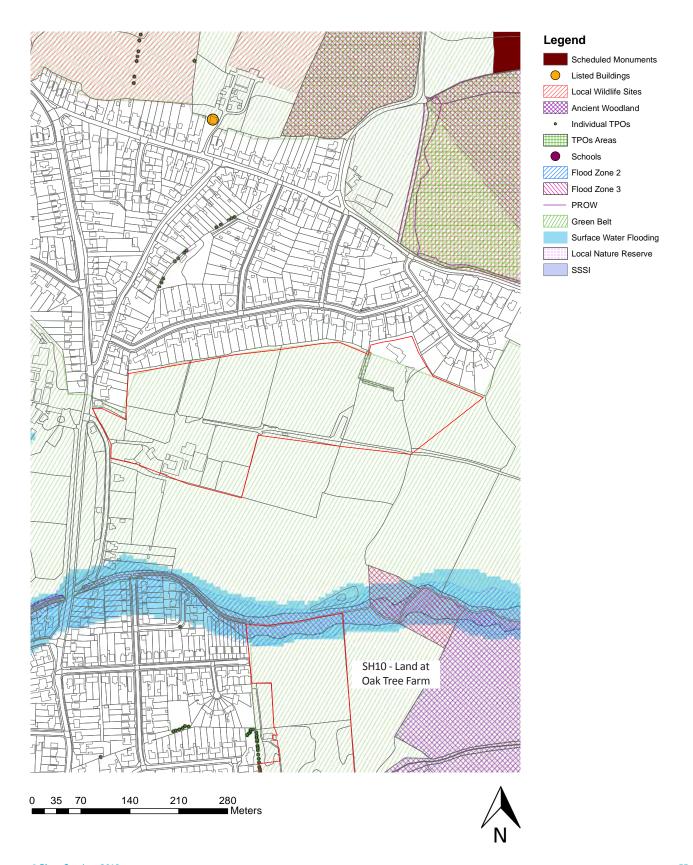
#### Notes:

<sup>\*</sup> based on a summary of the overall site constraints

<sup>\*\*</sup> based on the surrounding built context, landscape sensitivity and other site specific constraints

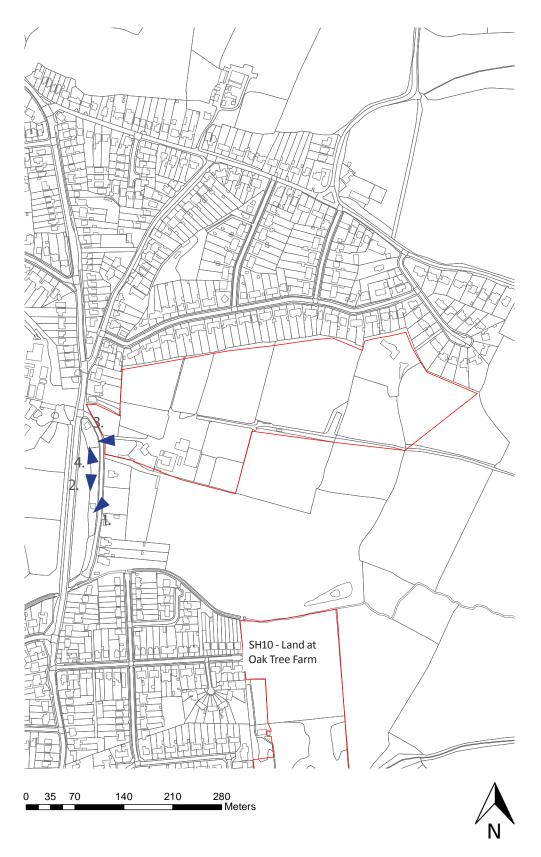
<sup>\*\*\*</sup> density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

## Site Designation Plan Land at Brook Farm - SH08



# Site Viewpoints Plan

## Land at Brook Farm - SH08



### Site Viewpoints Plan Land at Brook Farm - SH08



Viewpoint 1 - View from Daws Heath Road north east (2018)



Viewpoint 3 - View east towards farm from main access point (2018)

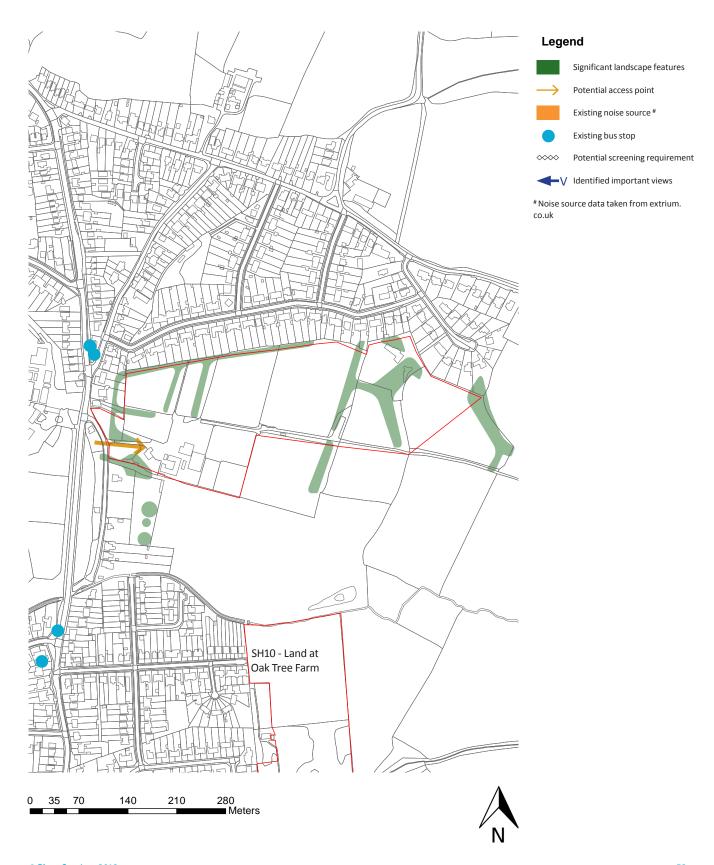


Viewpoint 2 - View north along Daws Heath Road (2018)



Viewpoint 4 - View south along Daws Heath Road (2018)

### Site Constraints Plan Land at Brook Farm - SH08



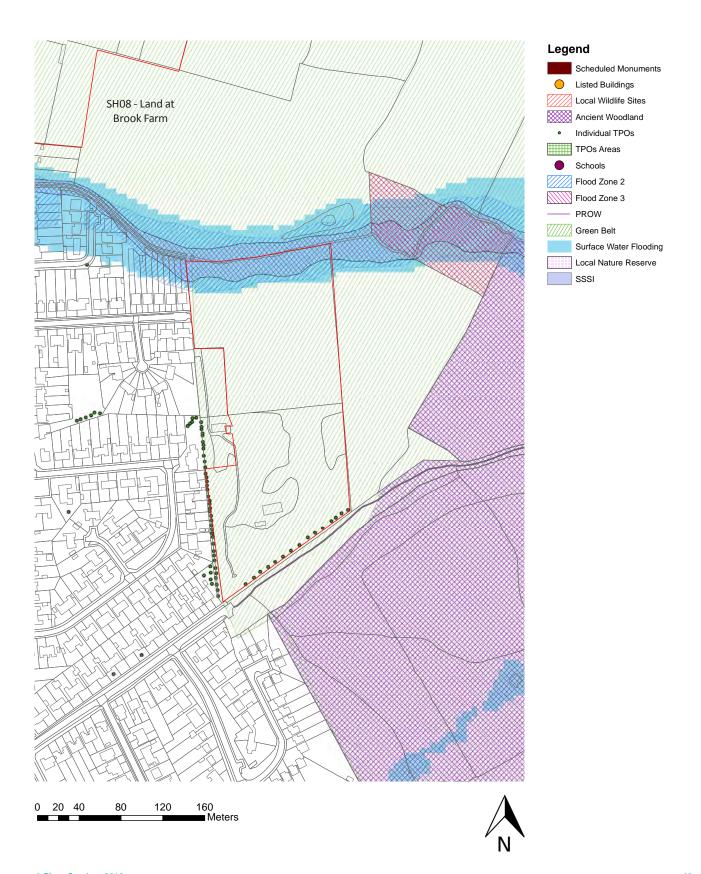
### Site Analysis Land at Oak Tree Farm - SH10

Site criteria	
Site:	Land at Oak Tree Farm
Site Ref:	SH10
Site Area (Ha):	3.58
Net Developable* % Site Area (Ha):	60% (2.15 Ha)
Gross Density** (dph):	25-30 dph
Approximate*** no. dwellings:	55-65
Mix of Development:	Semidetached and Detached. Open Space
Site characteristics	
Built Environment Context:	<ul> <li>Site is mainly contained farmland, compartmentalised by established hedge and tree lined field boundaries &amp; woodland to the south of the site.</li> <li>The site is located between existing residential housing to the west and woodland to the east and south. Open agricultural land is to the north.</li> <li>Two access points are existing, one from Central Avenue and the other from Poors Lane.</li> </ul>
Historic Environment Context:	Not within archaeological consultation zone
Natural Environment Context:	<ul> <li>The site is wholly within the greenbelt</li> <li>The site is 100% greenfield.</li> <li>The site is adjacent to both a local wildlife site and SSSI.</li> </ul>
Landscape Character:	<ul> <li>Essex Landscape Character is defined as 'South Essex Coastal Towns (C3)'</li> <li>The site character is defined by its well established tree covered and field boundaries.</li> <li>The site is contained with little visible for the wider landscape.</li> </ul>
Constraints and Opportunities	
Key Constraints:	<ul> <li>Site is 100% greenbelt</li> <li>Site is located within flood zones 2 and 3 to the north of the site</li> <li>Site is heavily dense in existing woodland which contributes to the wider greenbelt/woodland to the south and east of the site (not protected).</li> <li>Two vehicle access points to the west and south of the site.</li> <li>Access gain through existing residential estate roads.</li> <li>Site is neighbouring protected woodland to the east</li> </ul>
Key Opportunities:	<ul> <li>Retention of existing landscape features to help retain woodland character to the south and east of the site.</li> <li>Flood mitigation to the north of the site.</li> </ul>

#### Notes:

- \* based on a summary of the overall site constraints
- \*\* based on the surrounding built context, landscape sensitivity and other site specific constraints
- \*\*\* density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

## Site Designation Plan Land at Oak Tree Farm - SH10



## Site Viewpoints Plan

# Land at Oak Tree Farm - SH10



## Site Viewpoints Plan Land at Oak Tree Farm - SH10



Viewpoint 1 - View from western access point across the site towards the eastern boundary (2018)



Viewpoint 4 - View east along southern boundary and PROW (2018)



Viewpoint 2 - View from Central Avenue towards existing access point (2018)



Viewpoint 5 - View west along southern boundary / PROW (2018)

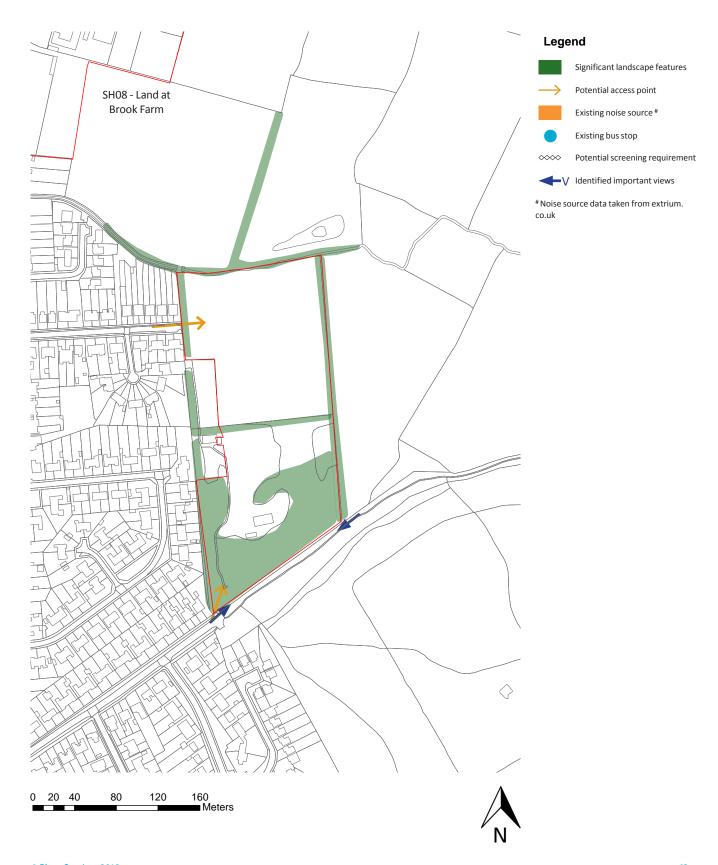


Viewpoint 3 - View from Poors Lane onto the southern access point (2018)



Viewpoint 6 - View west from site access along Poors Lane (2018)

## Site Constraints Plan Land at Oak Tree Farm - SH10



### Site Analysis Land East of Downer Road - SH15

61. 11.	
Site criteria	
Site:	Land East of Downer Road
Site Ref:	SH15
Site Area (Ha):	4.28 (site split in two)
Net Developable* % Site Area (Ha):	40% (1.72 Ha)
Gross Density** (dph):	25-30 dph
Approximate*** no. dwellings:	40-50
Mix of Development:	Semidetached and Detached.
Site characteristics	
Built Environment Context:	<ul> <li>The development land currently comprises of a scattering of residential dwellings positioned around the site.</li> <li>The land is located in the urban environment posited adjacent to existing residential development.</li> </ul>
Historic Environment Context:	Site not identified any known archaeological features within 100 metres of this allocation area. No specific reason for omitting the allocation
Natural Environment Context:	<ul> <li>The site is wholly within the greenbelt</li> <li>Site highly visible due to topography of site.</li> <li>Heavily tree covered site.</li> </ul>
Landscape Character:	<ul> <li>Essex Landscape Character is defined as 'South Essex Coastal Towns (C3)'</li> <li>The site character is defined by its well established tree covered and topography.</li> <li>The site is positioned high and visible from the wider area.</li> </ul>
Constraints and Opportunities	
Key Constraints:	<ul> <li>Topography will restrict development</li> <li>Views onto site should landscape features be removed.</li> <li>Overlooking due to topography</li> <li>100% greenbelt</li> <li>Existing PROW retained on-site.</li> </ul>
Key Opportunities:	<ul> <li>Location between two schools</li> <li>Good access to public transport</li> <li>Retention of landscape features to retain character and views onto site</li> </ul>

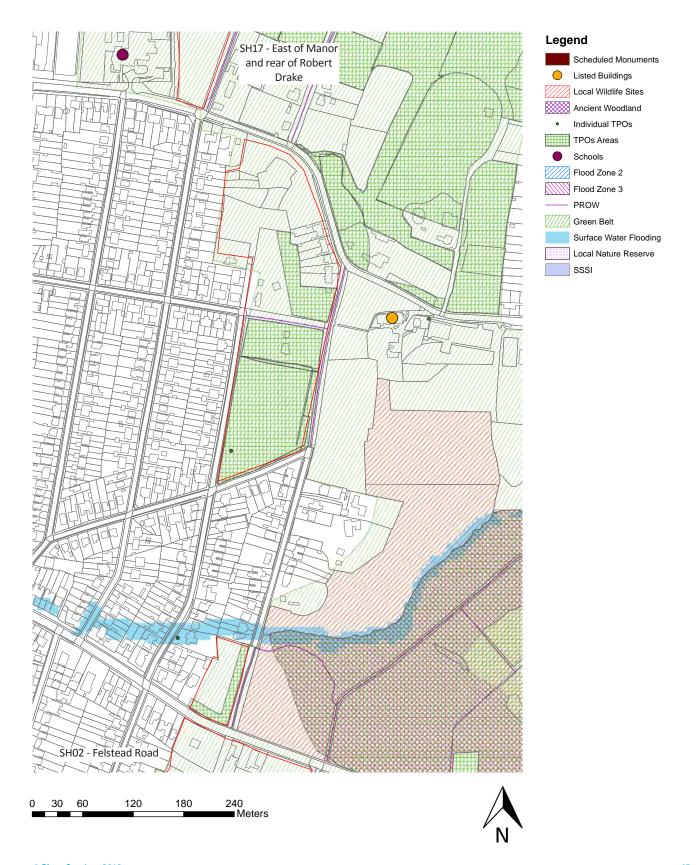
#### Notes:

<sup>\*</sup> based on a summary of the overall site constraints

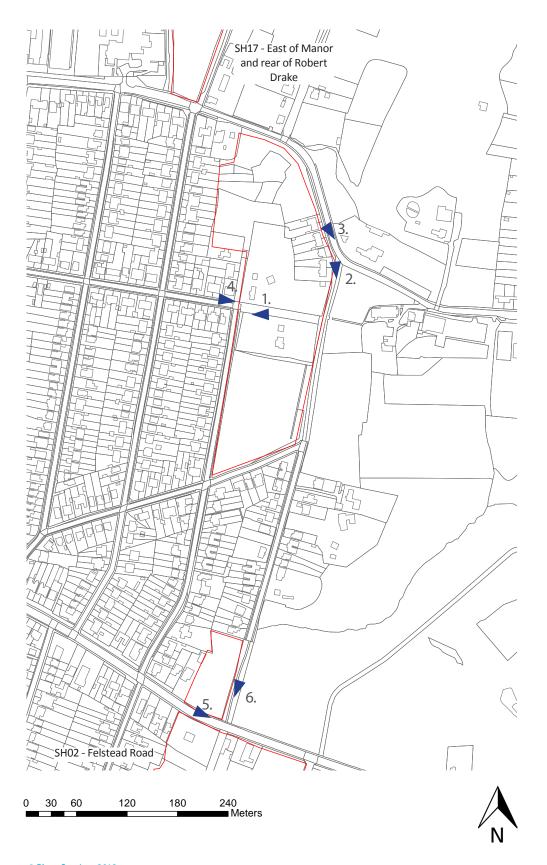
<sup>\*\*</sup> based on the surrounding built context, landscape sensitivity and other site specific constraints

<sup>\*\*\*</sup> density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

## Site Designation Plan Land East of Downer Road - SH15



## Site Viewpoints Plan Land East of Downer Road - SH15



## Site Viewpoints Plan Land East of Downer Road - SH15



Viewpoint 1 - View east along PROW (2018)



Viewpoint 4 - View west from Chesterfield Avenue access point (2018)



Viewpoint 2 - View north along PROW across the eastern boundary (2018)



Viewpoint 5 - View west along A13 of south site (2018)



Viewpoint 3 - View North West along Church Road (2018)



Viewpoint 6 - View north along PROW of the southern site (2018)

### Site Constraints Plan Land East of Downer Road - SH15



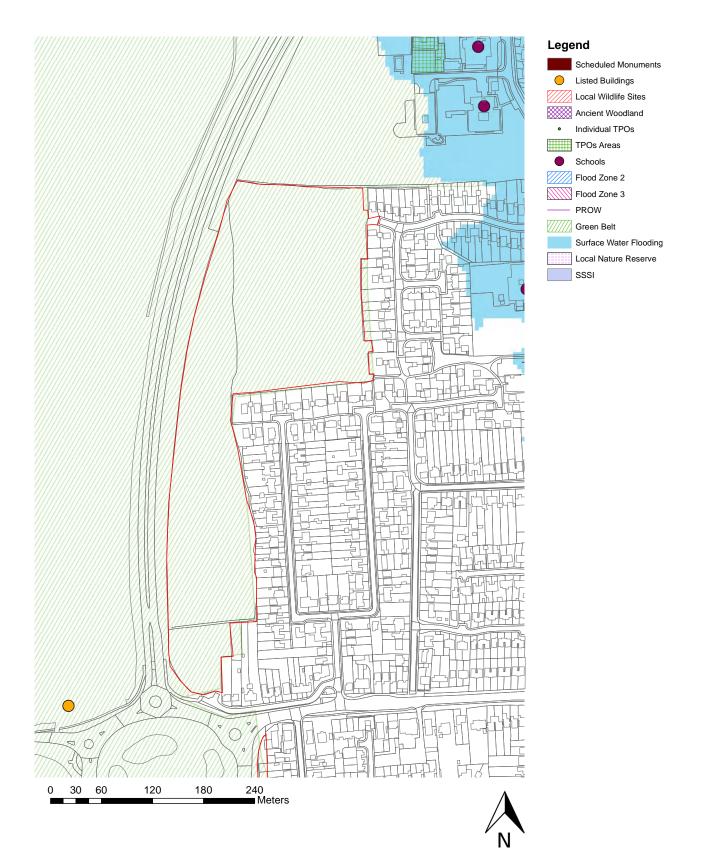
## Site Analysis Land at Glebelands - SH16

Site criteria	
Site:	Land at Glebelands
Site Ref:	SH16
Site Area (Ha):	7.58
Net Developable* % Site Area (Ha):	75% (5.68 Ha)
Gross Density** (dph):	30-35 dph
Approximate*** no. dwellings:	170-200
Mix of Development:	Semidetached, Detached and small proportion of terrace. Open Space
Site characteristics	
Built Environment Context:	<ul> <li>Site located to the urban edge surrounding by residential development to the east.</li> <li>The A130 runs the length of the boundary to the west of the site.</li> <li>Site is an open green space surrounded and divided with existing hedgerow and tree coverage.</li> </ul>
Historic Environment Context:	No designated assets on site or in vicinity of site. However, site is within an area with some archaeological potential
Natural Environment Context:	<ul> <li>The site is wholly within the greenbelt.</li> <li>The site is 100% greenfield surrounded by a mixture of mature trees and hedgerows.</li> <li>No TPOs on site.</li> <li>Castle Point Green Belt Landscape Assessment 2010 - medium to high landscape and visual sensitivity</li> </ul>
Landscape Character:	<ul> <li>Essex Landscape Character is defined as 'South Essex Coastal Towns (C3)'</li> <li>Site defined by its mature field boundaries and tree coverage.</li> </ul>
Constraints and Opportunities	
Key Constraints:	<ul> <li>The site would be affect by noise due to the neighbouring A130</li> <li>Access to the site would be through existing residential estate</li> <li>There is currently poor screening from there A130 so views would be a constraint on the site.</li> <li>The site is 100% greenfield</li> <li>The site is wholly within the greenbelt.</li> <li>Shape of site will result an inefficient usable area.</li> </ul>
Key Opportunities:	<ul> <li>Good connection to surrounding schools.</li> <li>Good proximity to major roads and infrastructure</li> <li>Retention of existing screening vegetation.</li> </ul>

#### Notes:

- \* based on a summary of the overall site constraints
- \*\* based on the surrounding built context, landscape sensitivity and other site specific constraints
- \*\*\* density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

## Site Designation Plan Land at Glebelands - SH16



## Site Viewpoints Plan Land at Glebelands - SH16



### Site Viewpoints Plan Land at Glebelands - SH16



Viewpoint 1 - View north from the southern boundary access (2018)



Viewpoint 4 - View north along the eastern boundary (2018)



Viewpoint 2 - View from the eastern boundary towards A130 (2018)



Viewpoint 5 - View east of the northern parcel (2018)

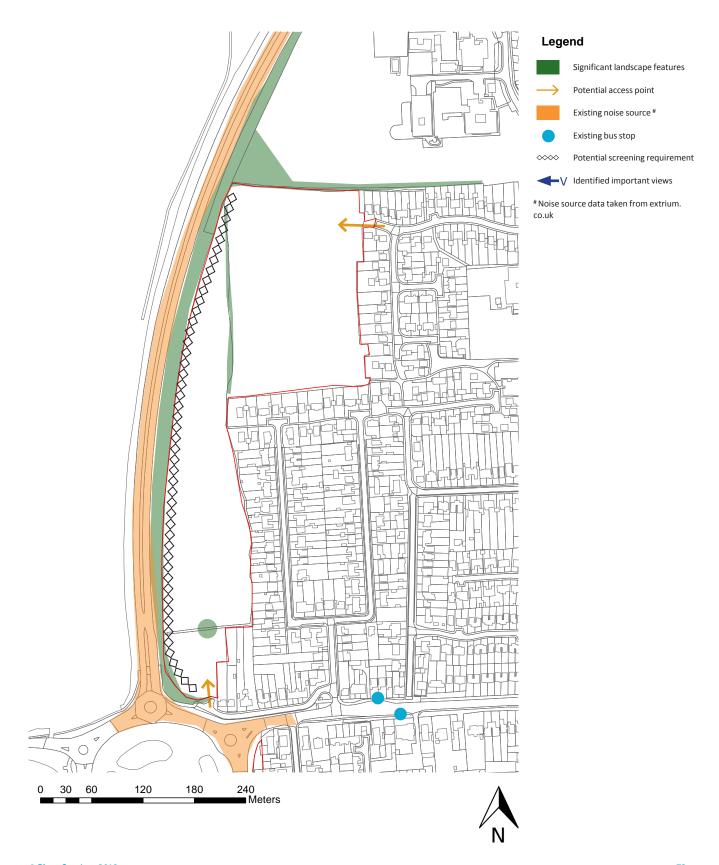


Viewpoint 3 - View north west taken from eastern boundary (2018)



Viewpoint 6 - View south from eastern boundary (2018)

#### Site Constraints Plan Land at Glebelands - SH16



### Site Analysis

# East of Manor & Rear of Robert Drake - SH17

Site criteria	
Site:	East of Manor & Rear of Robert Drake
Site Ref:	SH17
Site Area (Ha):	4.7
Net Developable* % Site Area (Ha):	69% (3.26 Ha) allocated as housing / 2.77 Ha is deemed developable as housing
Gross Density** (dph):	20-25 dph
Approximate*** no. dwellings:	55-70
Mix of Development:	Semidetached, Detached and small proportion of terrace. Open Space
Site characteristics	
Built Environment Context:	<ul> <li>The site is located in the urban limits.</li> <li>The site is divided where new boundaries have cut up the existing site.</li> <li>The development land is bounded by existing woodland to the north with industrial units to the east.</li> <li>Existing access is from Keswick Road and Church Road.</li> </ul>
Historic Environment Context:	Adjacent to archaeological consultation zone. Potential for archaeological interest.
Natural Environment Context:	<ul> <li>The site is 100% greenfield.</li> <li>The site is currently cleared land.</li> <li>The site has no TPO's onsite.</li> <li>The site is wholly within the Greenbelt.</li> <li>The site is surrounded by several designations including Tree preservation orders.</li> </ul>
Landscape Character:	<ul> <li>Essex Landscape Character is defined as 'South Essex Coastal Towns (C3)'</li> <li>Site defined by surrounding retained woodland.</li> </ul>
Constraints and Opportunities	
Key Constraints:	<ul> <li>The site is open to both screening and noise generated from neighbouring industrial units.</li> <li>Offset of development in proximity to retained woodland.</li> <li>Site being located in greenbelt.</li> <li>Site being 100% greenfield</li> <li>Unknown neighbouring development</li> </ul>
Key Opportunities:	<ul> <li>Create substantial screening to neighbouring industrial use.</li> <li>Retention and links to existing wildlife corridors and woodland.</li> <li>Good proximity to local schools.</li> <li>Utilise surrounding landscape character to define development character.</li> </ul>

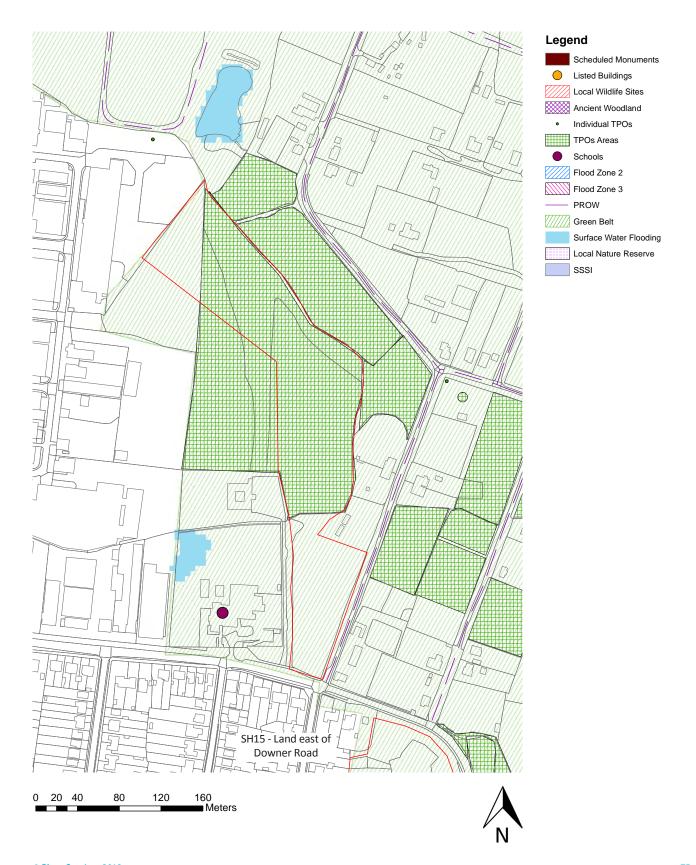
#### Notes:

<sup>\*</sup> based on a summary of the overall site constraints

<sup>\*\*</sup> based on the surrounding built context, landscape sensitivity and other site specific constraints

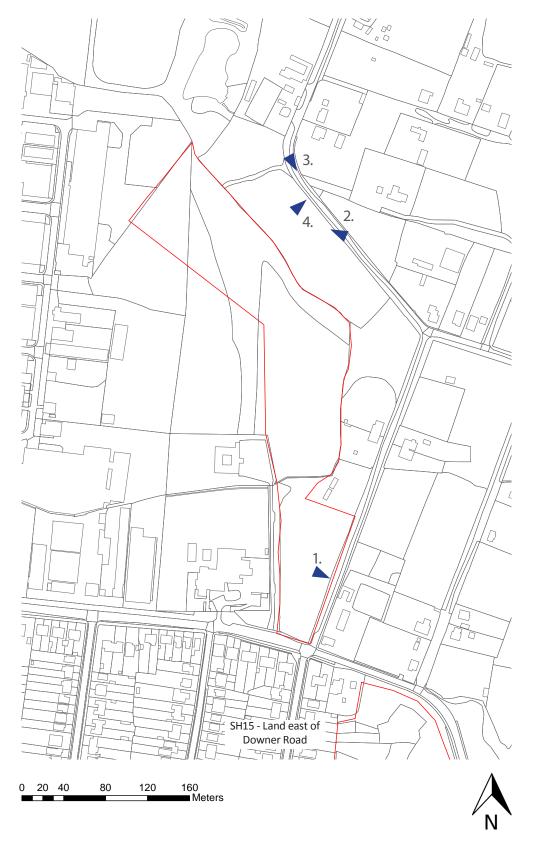
<sup>\*\*\*</sup> density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

# Site Designation Plan East of Manor & Rear of Robert Drake - SH17



# Site Viewpoints Plan

### East of Manor & Rear of Robert Drake - SH17



# Site Viewpoints Plan

### East of Manor & Rear of Robert Drake - SH17



Viewpoint 1 - View west onto eastern access point (2018)



Viewpoint 3 - View north along Windermere Road (2018)



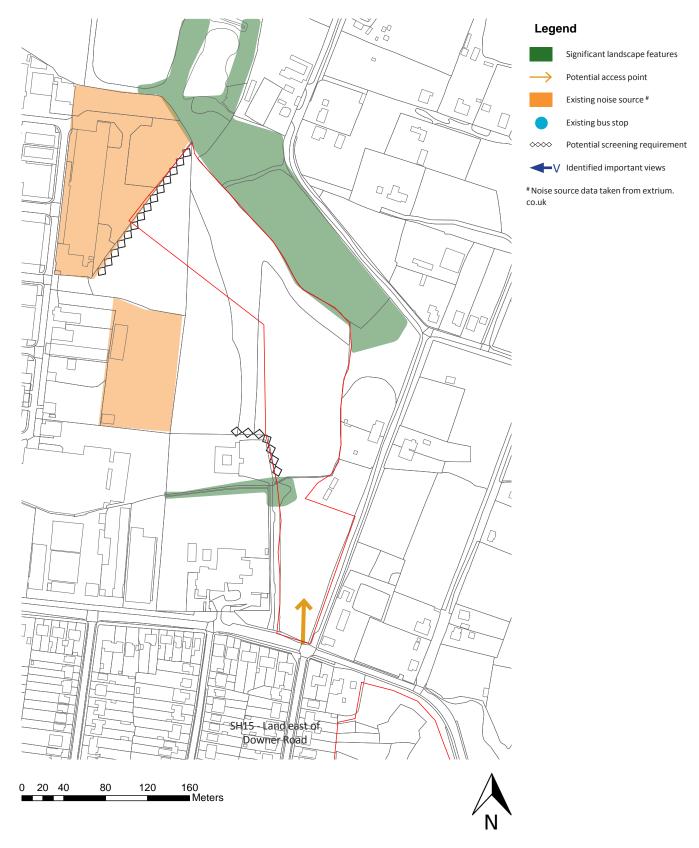
Viewpoint 2 - View south east along Windermere Road (2018)



Viewpoint 4 - View west from Windermere Road boundary (2018)

#### Site Constraints Plan

#### East of Manor & Rear of Robert Drake - SH17



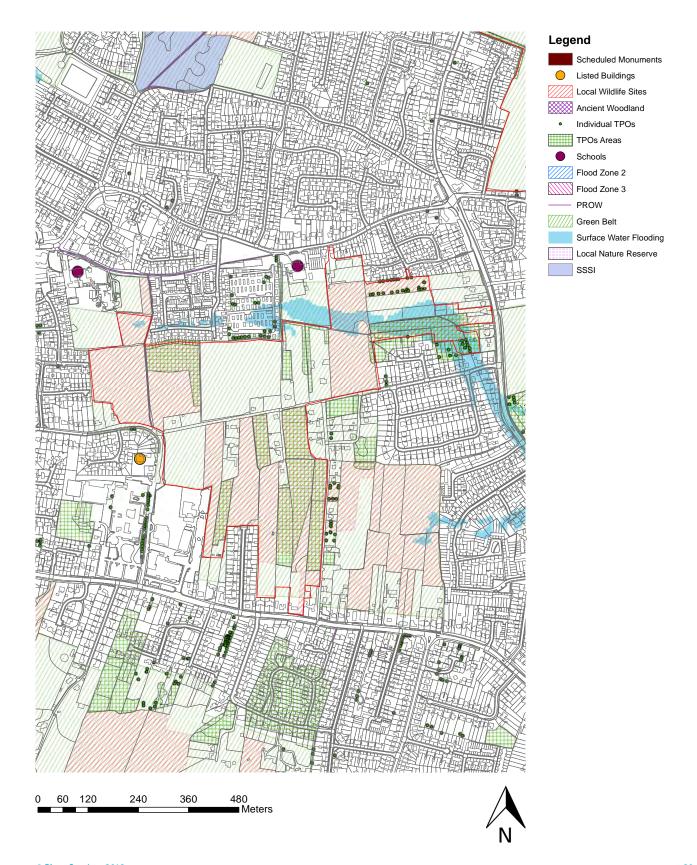
#### Site Analysis The Chase - SH18

Site criteria	
Site:	The Chase
Site Ref:	SH18
Site Area (Ha):	28.94
Net Developable* % Site Area (Ha):	50% (14.47 Ha)
Gross Density** (dph):	30 dph
Approximate*** no. dwellings:	430
Mix of Development:	Semidetached, Detached and small proportion of terrace. Open Space
Site characteristics	
Built Environment Context:	<ul> <li>Green character located in urban context.</li> <li>Development land made up of a patch work of green space, woodland and individual dwelling plots.</li> <li>Predominately surrounded by residential development.</li> </ul>
Historic Environment Context:	The site is relatively undisturbed, may contain remains from a medieval deer park.
Natural Environment Context:	<ul> <li>The site is located within the Thundersley Plotlands Local Wildlife site.</li> <li>The site is within parcel 6 of the Green Belt Landscape Assessment (2010), it has a high landscape sensitivity and medium-high visual sensitivity.</li> <li>Site subject to several tree preservation orders</li> <li>The site is wholly within the green belt.</li> <li>The site is wholly greenfield land.</li> </ul>
Landscape Character:	<ul> <li>Essex Landscape Character is defined as 'South Essex Coastal Towns (C3)'</li> <li>Existing sites woodland and landscape creates a defined landscape character to the area.</li> </ul>
Constraints and Opportunities	
Key Constraints:	<ul> <li>Site is located within a local wildlife site</li> <li>Located within green belt and greenfield site.</li> <li>Protected trees and woodland.</li> <li>Patch work of designations across the site splitting the site into small parcels</li> <li>Noise levels from the southern boundary.</li> <li>Stated as a high landscape sensitivity and medium to high visual sensitivity.</li> </ul>
Key Opportunities:	<ul> <li>Utilising existing landscape character to define development.</li> <li>Existing access</li> <li>Promote and enhance existing habitats</li> <li>Good links to surrounding schools and public transport.</li> <li>Site has opportunities to create inter connect parcels of development to respond to the patchwork of designated sites.</li> </ul>

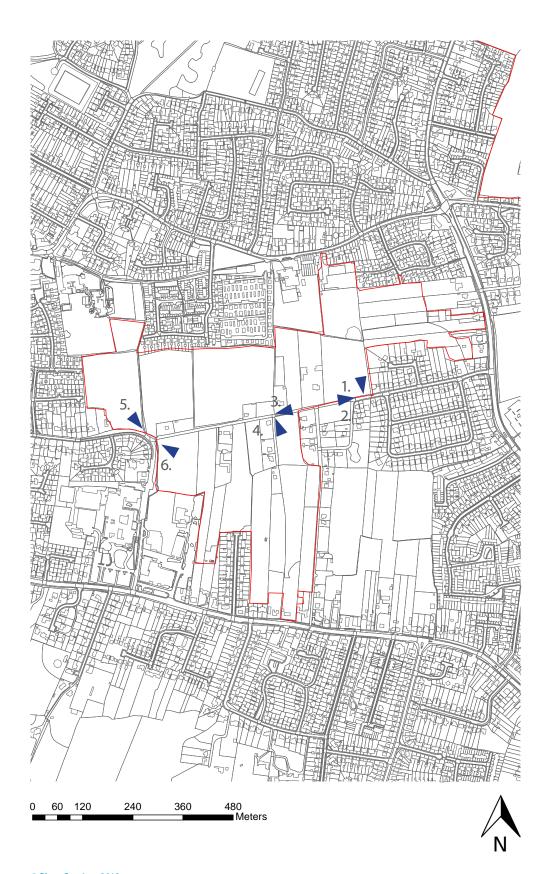
#### Notes:

- $\ensuremath{^*}$  based on a summary of the overall site constraints
- \*\* based on the surrounding built context, landscape sensitivity and other site specific constraints
- \*\*\* density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

# Site Designation Plan The Chase - SH18



# Site Viewpoints Plan The Chase - SH18



#### Site Viewpoints Plan The Chase - SH18



Viewpoint 1 - View from The Chase towards the north east of the site (2018)



Viewpoint 4 - View south along PROW off The Chase (2018)



Viewpoint 2 - View west from the eastern section of The Chase (2018)



Viewpoint 5 - View north across land to the north west of the site (2018)

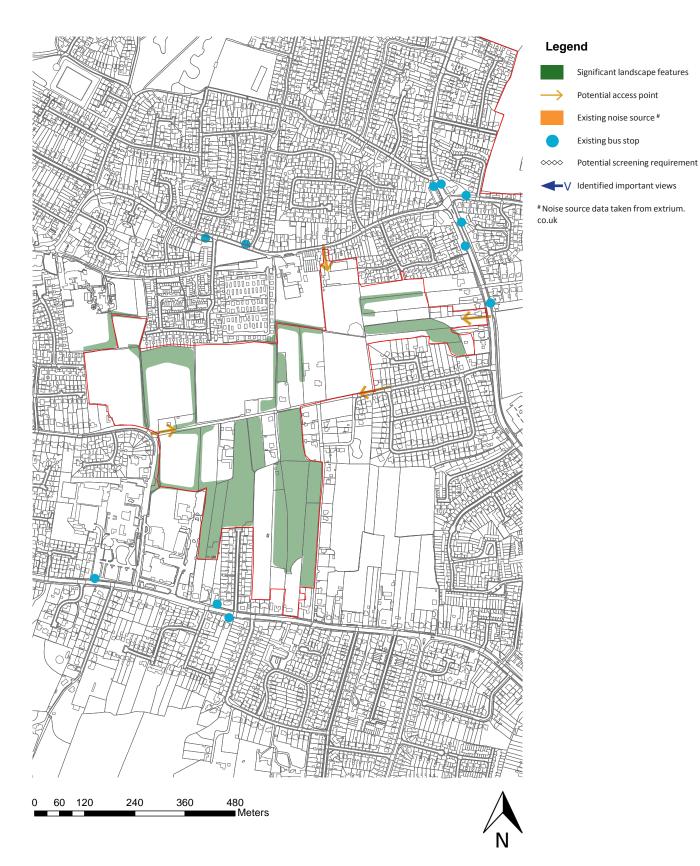


Viewpoint 3 - View East along The Chase from the centre of the site (2018)



Viewpoint 6 - View south across POS to the west of the site (2018)

#### Site Constraints Plan The Chase - SH18



# Site Analysis Land East of Canvey Road - SH22

Site criteria	
Site:	Land East of Canvey Road
Site Ref:	SH22
Site Area (Ha):	26.8
Net Developable* % Site Area (Ha):	50% (13.4 Ha)
Gross Density** (dph):	20-25
Approximate*** no. dwellings:	265 - 335
Mix of Development:	Semidetached, Detached and small proportion of terrace. Open Space
Site characteristics	
Built Environment Context:	<ul> <li>Site located to the west of the built environment.</li> <li>The sites western boundary is made up of the A130 and residential dwellings.</li> <li>The east and southern boundaries are both open landscape and residential dwellings.</li> <li>Cornelius Vermuyden School is located to the east of the development site.</li> </ul>
Historic Environment Context:	This site allocation has a scheduled monument located centrally within it. This comprises the core area of a Roman salt making site whose full extent will be much larger than that identified within the scheduled area. Site relatively undisturbed, with potential for archaeological interest.
Natural Environment Context:	<ul> <li>Site is designated as 100% greenfield.</li> <li>The site has areas of low, medium and high flood risk from surface water across its entire area.</li> <li>The site would be affected by noise at &gt;57dBa.</li> <li>The site is located wholly within the greenbelt.</li> <li>Site neighbours West Canvey Marshes.</li> </ul>

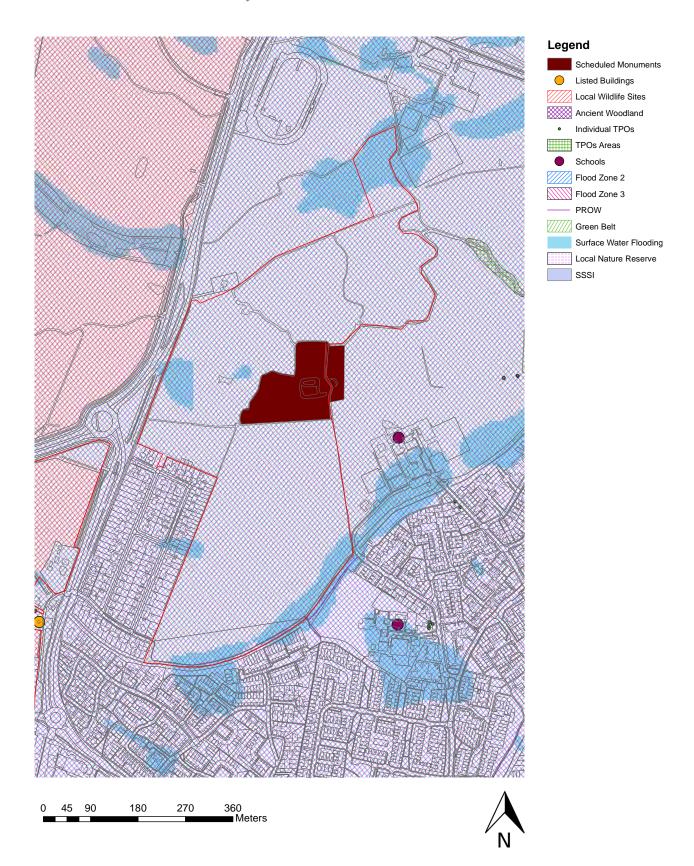
### Site Analysis Land East of Canvey Road - SH22

Landscape Character:	<ul> <li>Site is highly visible, particularly when viewed from the north. Significant mitigation would be required to limit impact of development on the landscape. Site also adjacent to SAM &amp; the impact of any development on its setting should also be considered.</li> <li>Essex Landscape Character is defined as 'South Essex Coastal Towns (C3)'</li> </ul>
Constraints and Opportunities	
Key Constraints:	<ul> <li>The location of a scheduled monument within the sites boundary is a large constraint. Offset of development from the scheduled monument would need to be determined.</li> <li>Located within green belt and greenfield site.</li> <li>Noise levels from the west boundary.</li> <li>Key views both onto and out of the site.</li> <li>Site designated to flood risks</li> </ul>
Key Opportunities:	<ul> <li>Utilising existing landscape character to define development.</li> <li>Existing access</li> <li>Promote and enhance existing habitats</li> <li>Increased screening to mitigate noise from surrounding roads.</li> <li>Flood mitigation strategy</li> </ul>

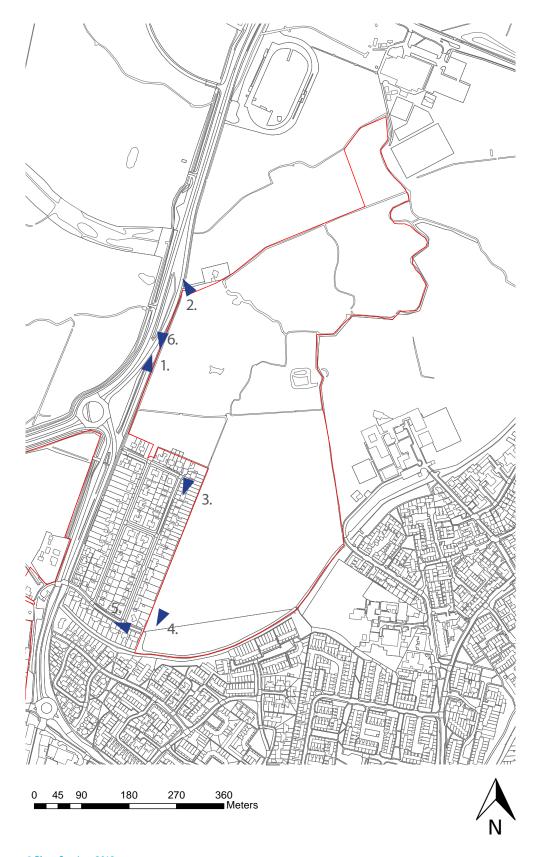
#### Notes:

- \* based on a summary of the overall site constraints
- \*\* based on the surrounding built context, landscape sensitivity and other site specific constraints
- \*\*\* density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

# Site Designation Plan Land East of Canvey Road - SH22



# Site Viewpoints Plan Land East of Canvey Road - SH22



### Site Viewpoints Plan Land East of Canvey Road - SH22



Viewpoint 1 - View south along the western A130 boundary (2018)



Viewpoint 4 - View north from the south west corner of the site (2018)



Viewpoint 2 - View south east from north western corner A130 (2018)



Viewpoint 5 - View east from Dyke Crescent access (2018)

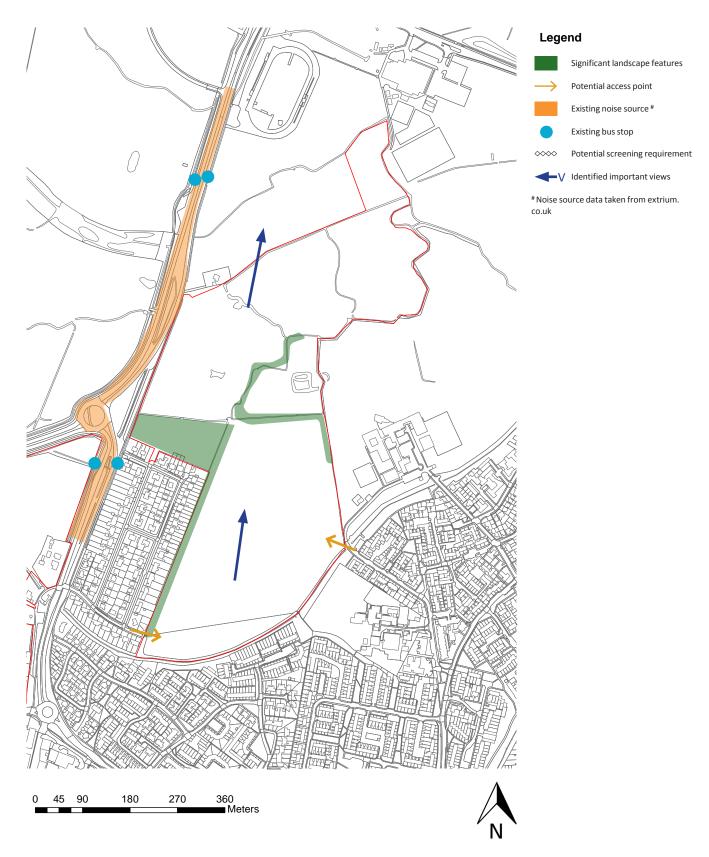


Viewpoint 3 - View north onto site from Limburg Road (2018)



Viewpoint 6 - View north along the A130 (2018)

# Site Constraints Plan Land East of Canvey Road - SH22



# Site Analysis

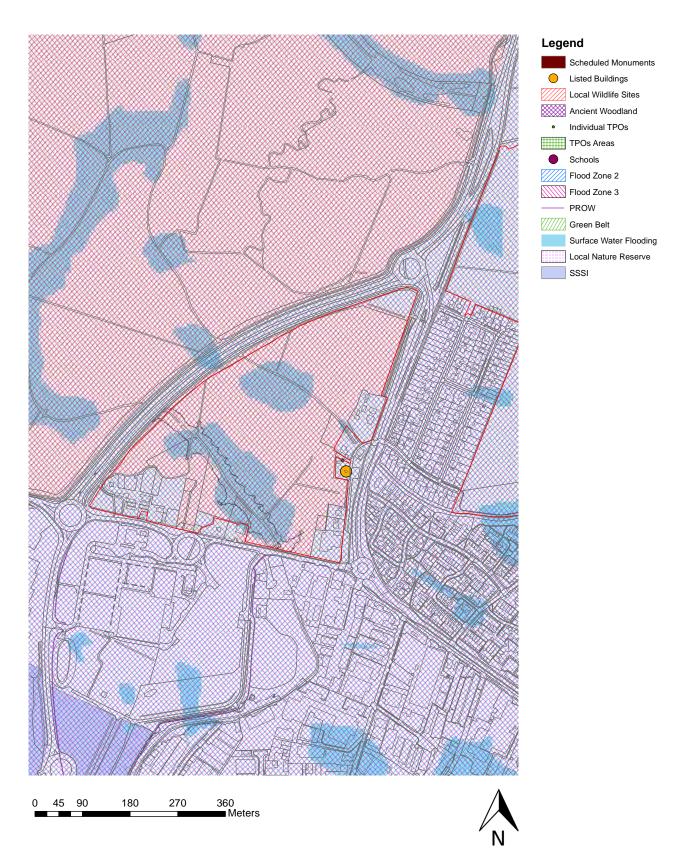
# Land West of Canvey Road (The Triangle) - SH23

Site criteria	
Site:	Land West of Canvey Road (The Triangle)
Site Ref:	SH23
Site Area (Ha):	15.22
Net Developable* % Site Area (Ha):	75% (11.41 Ha)
Gross Density** (dph):	20-25
Approximate*** no. dwellings:	220-285
Mix of Development:	Semidetached, Detached and small proportion of terrace. Open Space
Site characteristics	
Built Environment Context:	<ul> <li>Site located to the west of the built environment.</li> <li>The site is surrounded by both the A130 and Roscommon Way.</li> <li>Morrison supermarket located to the south of the site.</li> </ul>
Historic Environment Context:	Within archaeological consultation zone & Grade II Listed located to east of site.
Natural Environment Context:	<ul> <li>Site located within Local Wildlife Site</li> <li>Site is located within Ancient Landscape Area</li> <li>Classified as a high landscape and high landscape visual sensitivity</li> <li>Site contains TPO's</li> <li>Site is designated as 100% greenfield.</li> <li>The site has areas of low, medium and high flood risk from surface water across its entire area.</li> <li>The site would be affected by noise at &gt;57dBa.</li> <li>The site is located wholly within the greenbelt.</li> </ul>
Landscape Character:  Constraints and Opportunities	<ul> <li>Site within Ancient Landscape Area. Castle Point Landscape Assessment considers parcel of land containing this site has very high landscape sensitivity and high visual sensitivity.</li> <li>Essex Landscape Character is defined as 'South Essex Coastal Towns (C3)'</li> </ul>
Key Constraints:	Site is located within a local wildlife site
ncy constraints.	<ul> <li>Located within a local wilding site</li> <li>Located within green belt and greenfield site.</li> <li>Protected trees and woodland.</li> <li>Noise levels from the east and west boundaries.</li> <li>Stated as a high landscape sensitivity and high to high visual sensitivity.</li> <li>Site designated to flood risks</li> </ul>
Key Opportunities:	<ul> <li>Utilising existing landscape character to define development.</li> <li>Existing access</li> <li>Promote and enhance existing habitats</li> <li>Increased screening to mitigate noise from surrounding roads.</li> </ul>

#### Notes:

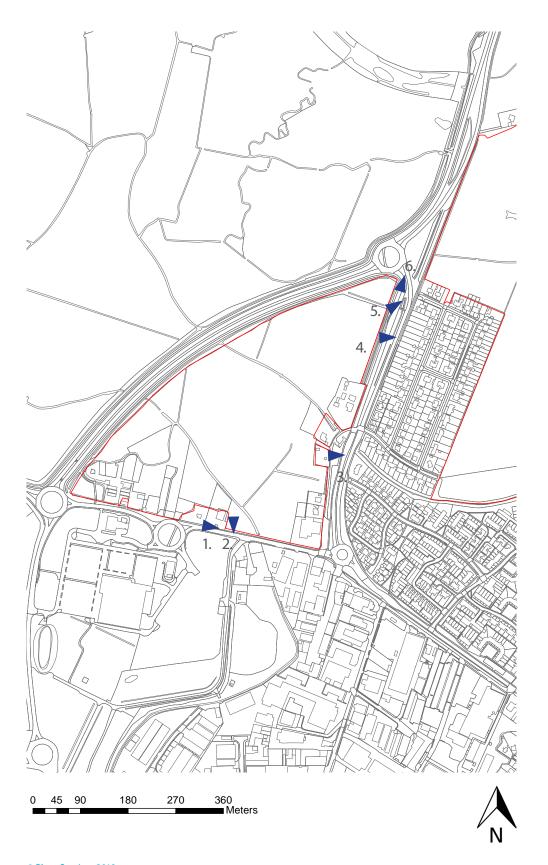
- \* based on a summary of the overall site constraints
- \*\* based on the surrounding built context, landscape sensitivity and other site specific constraints
- \*\*\* density calculation based on an appropriate uniform context influenced appraisal. (Density across the site may increase and reduce within the redline site boundary to reflect the nature of the site and its surroundings as well as the varying nature of each development parcel.

# Site Designation Plan Land West of Canvey Road (The Triangle) - SH23



# Site Viewpoints Plan

# Land West of Canvey Road (The Triangle) - SH23



# Site Viewpoints Plan

# Land West of Canvey Road (The Triangle) - SH23



Viewpoint 1 - View west towards the existing roundabout on the sites southern boundary (2018)



Viewpoint 4 - View west from A130 (2018)



Viewpoint 2 - View north from Northwick Road (2018)



Viewpoint 5 - View south west from existing access on A130 (2018)



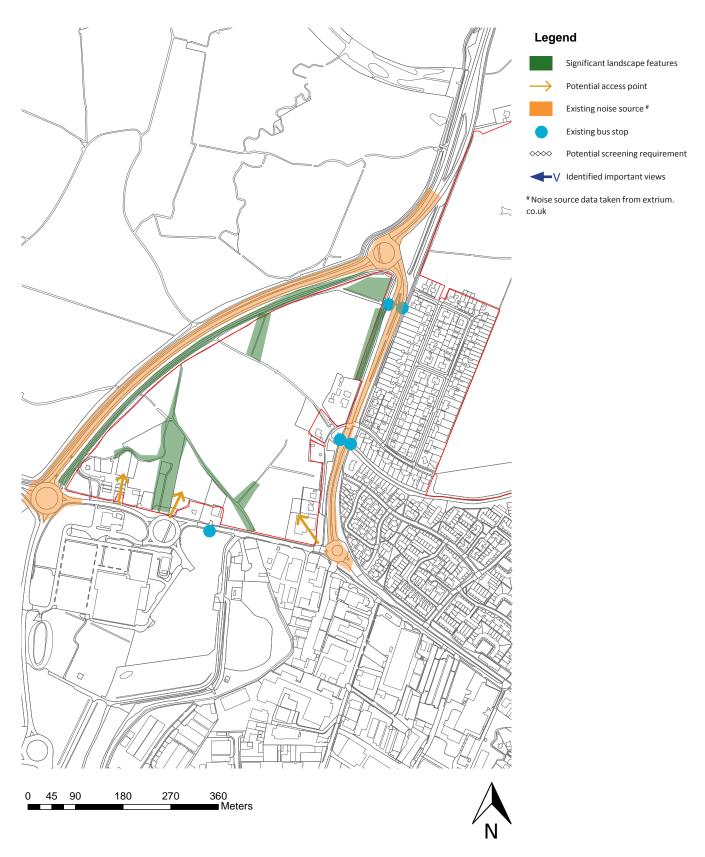
Viewpoint 3 - Listed property (Dutch Cottage) on the eastern boundary (2018)



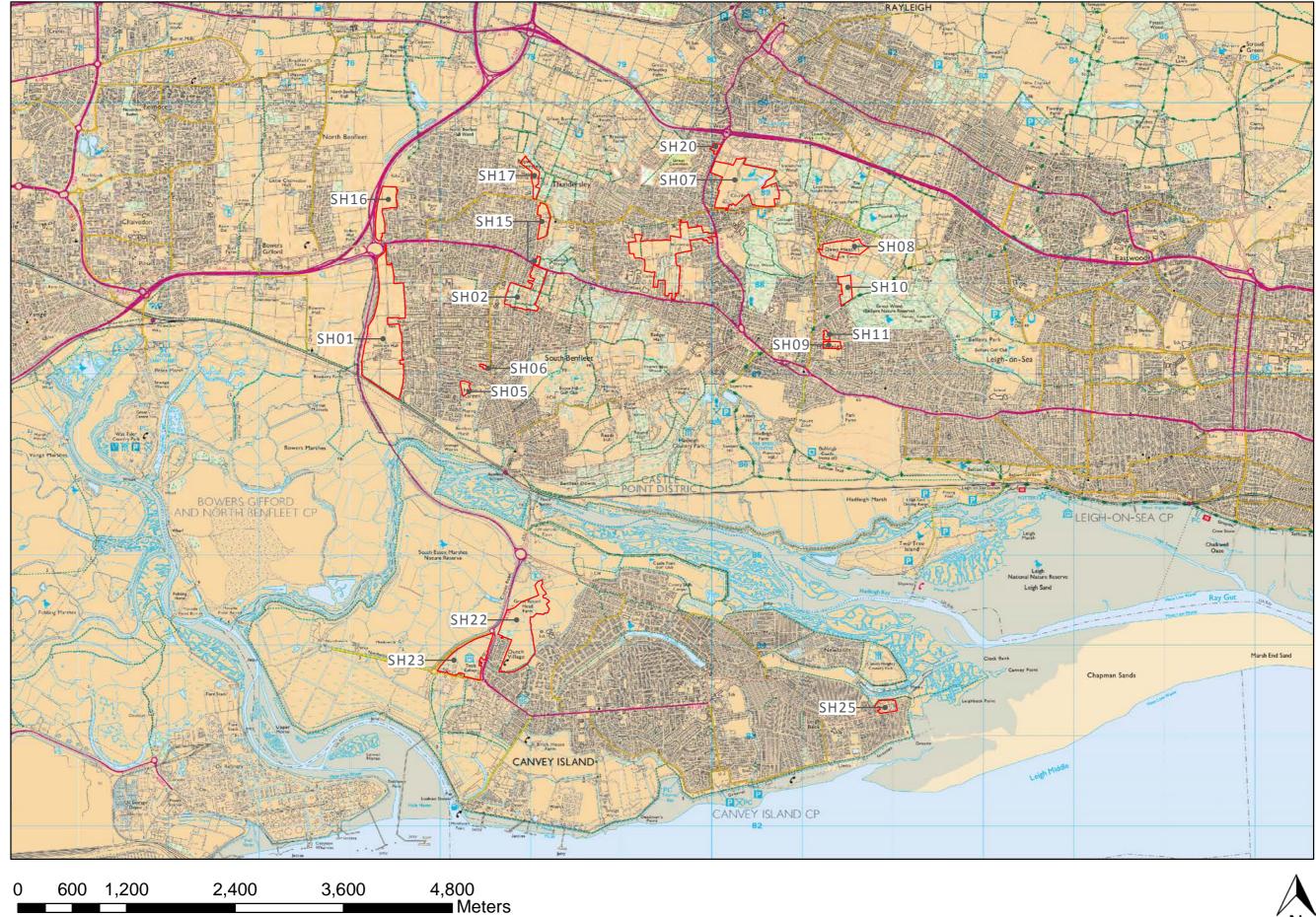
Viewpoint 6 - View south along A130 from northern end of site (2018)

#### Site Constraints Plan

# Land West of Canvey Road (The Triangle) - SH23



# Appendix 1.0 Site Context Map



600 1,200

2,400

3,600

# Appendix 2.0 Historic Environment Summary

Site Reference	Historic Environment Response
SH05 - Former WRVS Richmond Avenue	The HER has not identified any known archaeological features within 100 metres of this allocation area. No specific reason for omitting the allocation.
SH06 - Land at Kents Hill Road	The HER has not identified any known archaeological features within 100 metres of this allocation area. No specific reason for omitting the allocation.
SH09 - Land south of Scrub Lane	Two Roman coins have been discovered within 100 metres of this allocation site. Would not impact site going forward as an allocation area.
SH11 - Land north of Scrub Lane	This allocation lies to the south west of two former road barriers which are now destroyed and west of a Roman coin find spot. Otherwise there are no known archaeological sites within this area's vicinity. Would not impact allocation area.
SH12 - Land at The Avenue & Church Road	This allocation has a WWII Air Raid Shelter in extant at Hadleigh Junior School within its boundaries. To the south of the area Mesolithic finds have been discovered. Considering this site's proximity to the medieval settlement of Hadleigh, a Desk Based Assessment should be undertaken to assess the archaeological potential within this allocation area. Would not impact site going forward as an allocation area.
SH20 - Land fronting Rayleigh Road	The HER has identified four sites of World War II date; all of these sites are destroyed and therefore unlikely to be affected by any development. No specific reason for omitting the allocation.
SH25 - Land at The Point	The allocation has no HER sites within it. However, 150 metres east of the site the HER has identified intense activity at Leigh Beck including finds of a Roman brooch and medieval coins. This area contains a Roman red hill, an area of a Roman salt making site whose full extent is likely to be larger than currently identified. Recent excavations at London Gateway extended over an area of 44ha resulting in a change of our understanding of Saltern sites in Essex. The original course of the Dutch sea-wall is believed to run following the southern boundary of this allocation area along the line of the B1014. To the north of the allocation area, within the Saltings, the remains of two small ships at Smallgains Creek have also been identified by the HER though these are unlikely to be affected by any potential development. A programme of archaeological evaluation would be required in advance of a planning application. Does not impact on it being a site allocation.
SH01 - Land west of Benfleet	This allocation area has previously had some excavation in which a post-medieval structure was discovered. Further south, within the allocation, Jotmans Hall (still extant) is first visible on the first edition Ordnance Survey map and this building may have had earlier origins. Outside of this area's boundaries, to the northwest two World War sites are identified including the TN22 HAA Gun Site and a WW1 landing found. These are unlikely to be damaged by the allocation site. Southwest of the allocation area exists Rookery Farm which is evident on Chapman and Andre Map of 1777. This farmstead could again possibly be medieval in origin indicating that there may be higher potential for medieval archaeology to the south of this allocation. Would have archaeological implications but not significant enough to impact the allocation. No specific reason for omitting the allocation.
SH02 - Land between Felstead Road and Catherine Road	Towards the northeast of the allocation, the HER has identified a chance find of a prehistoric axehead and therefore there is potential for other archaeological remains especially with the lack of development of the area. Limited known archaeological potential. No specific reason for omitting the allocation

# Appendix 2.0 Historic Environment Summary

SH07 - Land east of Rayleigh Road	The position of this allocation has a number of potential archaeological sites within its boundaries; these include the post-medieval farm site of Claydons Farm, a potential Roman villa site in the south eastern corner and the Designated Ancient Landscape of Daws Heath Woods. A Desk Based Assessment would be necessary to identify the significance and potential of these HER sites, in order to inform the development of a mitigation strategy. Would require archaeological evaluation in support of any planning application. No specific reason for omitting the allocation
SH08 - Land at Brook Farm	The HER has not identified any known archaeological features within 100 metres of this allocation area. No specific reason for omitting the allocation
SH10 - Land at Oak Tree Farm	The HER has not identified any known archaeological features within 100 metres of this allocation area. No specific reason for omitting the allocation.
SH15 - Land east of Downer Road	The HER has not identified any known archaeological features within 100 metres of this allocation area. No specific reason for omitting the allocation.
SH16 - Land at Glebelands	Excavations to the west of this area, at Sadlers Farm Junction, identified early Neolithic occupation. Would require archaeological investigation as part of development. No specific reason for omitting the allocation
SH17 - East of Manor & Rear of Robert Drake	A Bronze Age hoard was found adjoining this allocation, containing numerous axes and a Mesolithic pick; there could therefore potentially be Bronze Age activity within the allocation site. The former brickworks to the west of the site is unlikely to be negatively impacted on. No specific reason for omitting the allocation
SH18 - The Chase	This allocation lies within Thundersley Deer Park which originated in the medieval period and remained undeveloped till the late 20th century. In close proximity, outside the western edge of the allocation exists the listed 16thcentury Thundersley Lodge and a find spot of a worked prehistoric flint. Would require archaeological investigation as part of development. No specific reason for omitting the allocation
SH22 - Land east of Canvey Road	This site allocation has a scheduled monument located centrally within it. This comprises the core area of a Roman salt making site whose full extent will be much larger than that identified within the scheduled area. Recent excavations at London Gateway extended over an area of 44ha resulting in a change of our understanding of Saltern sites in Essex. This block also contains in the northern half an area of former grazing marsh which is an important heritage asset much of which has been lost in the last two centuries.  The Scheduled Monument area cannot be developed. The remainder of the allocation site will require an extensive programme of archaeological survey to identify the extent of the archaeological deposits, surrounding the scheduled monument and it should be assumed that once the extent of the archaeological deposits have been identified that this would removed from the development area as an initial step.
SH23 - Land west of Canvey Road (The Triangle)	The HER shows this is former grazing marsh and is likely to have surviving grazing marsh features within it including former sea walls and also earlier salt making sites. It will have archaeological requirements if it goes forward as an allocation.

# Appendix 2.0 Historic Environment Summary

Road	This allocation lies within Rayleigh Deer Park which originated in the medieval period and remained undeveloped till the late 20th century. The area is 300 metres north east of the registered Scheduled Daws Heath Roman villa and may have an impact on the setting of the monument.  Historic England must be consulted with regards to this Scheduled Monument
	and the impact this would have upon the Scheduled Monument's setting.

# Appendix 3.0 Data references

Data Source	Reference
Magic Maps for SSS! Impact Rick Zones	www.magic.defra.uk
Flood Information	www. flood-warning-information.service.gov.uk
Noise mapping	www.extrium.co.uk/noiseviewer
Public Rights of Way	www.essexhighways.org/getting-around/public-rights-of-way
Historic Environment Consultants	Richard Havis, Principal Historic Environment Consultant
Ecological Consultant	Neil Harvey, Natural Environment Manager
Urban Design Consultant	Martin Ivatt, Principal Urban Designer

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