

Site ref	Address	Area	Conclusions
CON007	Former South East College Site, London Road	Southend Central Area	The site is in a suitable location for residential development and a scheme has been previously proposed for a mixed use high density redevelopment, with the inclusion of 171 flats. However, the owner/developer has decided, in the light of current market conditions, to pursue an alternative scheme for student accommodation.
CON008	Nazareth House, 111 London Road	Southend Central Area	There is a current planning permission (after base date) for redevelopment of the site as a care village. Therefore the site is not currently available for residential accommodation, although it is a suitable location, in principle.
CON009	Jones Memorial Recreation Ground	Other Urban Areas	The site is safeguarded as recreation open space and is within the Greenbelt. There are no proposals to develop housing on this site.
CON011	61-69 Princes Street	Other Urban Areas	The site is suitable for a small development. However, a development of 6 flats has been refused and dismissed on appeal. Any development is therefore likely to be below the site threshold for this study.
CON014	Avenue Works, Southchurch Avenue	Other Urban Areas	Although the site is suitable for development and has previously had planning permission for 12 dwellings, current availability is unknown and therefore there is no confidence that the site will come forward soon.
CON017	188 West Road, Westcliff-on-Sea	Southend Central Area	Whilst development may be appropriate here, a potential site yield of 3 units is below the site threshold for this study. Current availability is unknown and therefore there is no confidence that the site will come forward soon.
CON019	155-161 Westborough Road	Other Urban Areas	The site is suitable for a small development comprising a commercial unit and 3 flats or alternatively 3 houses. However, these are below the site threshold for this study and the site is not currently available.
CON027	825 London Road	Other Urban Areas	The site is located within an area where residential development is generally appropriate. Although the recent application for 9 flats was refused, a revised scheme would be appropriate. However, the current owner is likely to progress a retail only scheme.
CON030	86-104 Salisbury Ave & 211-213 North Road	Southend Central Area	The site has received planning permission for 43 flats before the base date of this study and this is considered elsewhere in this study.

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CON039	790-792 London Road	Other Urban Areas	The site is considered suitable for development but too small to locate a dental surgery and 5+ (net) flats as previously proposed. The site is therefore under the study threshold.
CON040	Allotment site, Elm Road	Southend Central Area	Although the site appears to be redundant, the Council has resolved to reinstate allotment use during 2009/10 as demand for allotments in the Borough has increased significantly.
CON041	Land at Warners Bridge	Other Urban Areas	The site is on the edge of the built up area at an important gateway location, adjacent to the Rochford Road, Harp House roundabout and commercial and airport uses. Such a location is more appropriately developed for employment/commercial uses.
CON043	Beaver Tower	Other Urban Areas	This site accommodating post war public housing stock is suitable and available for refurbishment and/or redevelopment to provide a broader and better range of accommodation. However, it is unlikely that this programme will lead to a net increase in the overall stock.
CON044	Bewley Court	Other Urban Areas	This site accommodating post war public housing stock is suitable and available for refurbishment and/or redevelopment to provide a broader and better range of accommodation. However, it is unlikely that this programme will lead to a net increase in the overall stock.
CON045	Longbow, Sherwood Way	Other Urban Areas	This site accommodating post war public housing stock is suitable and available for refurbishment and/or redevelopment to provide a broader and better range of accommodation. However, it is unlikely that this programme will lead to a net increase in the overall stock.
CON046	Cluny Square	Other Urban Areas	This site accommodating post war public housing stock is suitable and available for refurbishment and/or redevelopment to provide a broader and better range of accommodation. However, it is unlikely that this programme will lead to a net increase in the overall stock.
CON047	Coleman Street and Quantock	Southend Central Area	This site accommodating post war public housing stock is suitable and available for refurbishment and/or redevelopment to provide a broader and better range of accommodation. However, it is unlikely that this programme will lead to a net increase in the overall stock.
CON048	Blackdown Brecon & Grampian	Southend Central Area	This site accommodating post war public housing stock is suitable and available for refurbishment and/or redevelopment to provide a broader and better range of accommodation. However, it is unlikely that this programme will lead to a net increase in the overall stock.

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CON050	Rear of 279 Victoria Avenue	Southend Central Area	The site is considered too small to accommodate 5 or more dwellings.
CON053	The Esplanade	Southend Central Area	The site is within a leisure and tourism area where a hotel / A3 use may be appropriate but residential uses would be inappropriate.
CON055	Car park adj. 20 Leigh Hill	Seafront	This small car park appears well used as resident off street parking and as an overspill for Leigh port in an area where there is limited parking. Redevelopment for housing is likely to exacerbate local parking problems. The site is therefore not suitable for redevelopment.
CON056	Tickfield Avenue Depot	Southend Central Area	The site is in current employment use (ELR site EMP006) and the Council is about to intensify and consolidate employment uses as part of remedying an accommodation shortage at the Civic Centre. The site is not therefore suitable, available or achievable for redevelopment for residential uses.
CON057	121 Ness Road	Shoeburyness	This derelict house and garden is suitable for development for 2 new dwellings. However, this site capacity is below the threshold for this study.
CON061	Farringdon Road car park	Southend Central Area	The site is in a central location where redevelopment for a mix of uses including residential would aid regeneration aims. However, current proposals for this site involve college/university and library uses with no availability for residential uses.
CON070	Shorefield Road	Seafront	The most appropriate use of this small, poorly accessible site is as garden land associated with the adjacent hotel, or possibly a small extension to the hotel.
CON071	Rear of 25 - 29 Lornes Close	Other Urban Areas	The site has received planning permission for 9 affordable housing units before the base date of this study and this is considered elsewhere in this study.
CON073	Between 63 - 65 Alton Gardens	Other Urban Areas	The site has received planning permission for 5 dwellings before the base date of this study and this is considered elsewhere in this study.
CON074	Side of 109 Alton Gardens	Other Urban Areas	The site has received planning permission for 8 dwellings before the base date of this study and this is considered elsewhere in this study.

## Appendix 2 Table of rejected sites

Site ref	Address	Area	Conclusions
CON076	Car park, Elm Road	District Centre: Leigh	The site contains well used public and private car parks and community buildings which are in active use. The site is therefore not considered suitable, available or achievable for partial or full redevelopment unless sites for alternative provision in the vicinity can be identified.
CON077	Garages, 48 Fraser Close	Shoeburyness	This site and two adjacent garage blocks/courts are suitable for redevelopment for housing, subject to replacement parking courts remaining available. However, the site is too small to be able to accommodate 5+ dwellings and is therefore below the threshold for this study.
CON078	Garages, 5 - 9 & 11 Fraser Close	Shoeburyness	The site is suitable for redevelopment for housing, but there will need to be some parking areas retained and enhanced to replace spaces lost from other sites. This site is larger and better located to provide a role as a parking court.
CON079	Garages, 2 - 8 Fraser Close	Shoeburyness	The site is suitable for redevelopment for housing, but there will need to be some parking areas retained and enhanced to replace spaces lost from other sites. This site is larger and better located to provide a role as a parking court.
CON080	Garages, 29 Fraser Close	Shoeburyness	The site is suitable for redevelopment for housing, but there will need to be some parking areas retained and enhanced to replace spaces lost from other sites. This site is larger and better located to provide a role as a parking court.
CON081	Garages, 52 Fraser Close	Shoeburyness	This site and two adjacent garage blocks/courts are suitable for redevelopment for housing, subject to replacement parking courts remaining available. However, the site is too small to be able to accommodate 5+ dwellings and is therefore below the threshold for this study.
CON082	Corner site between 28 - 29 Jones Close	Other Urban Areas	The site is potentially suitable, available and achievable for housing development, but the site is too small to be considered in this SHLAA.
CON084	214-224 Caulfield Road	Shoeburyness	The site is potentially suitable, available and achievable for housing development, but the site is too small to be considered in this SHLAA.
CON085	65 - 81 Delaware Road	Shoeburyness	The site is potentially suitable, available and achievable for housing development, but the site is too small to be considered in this SHLAA.

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CON086	Hudson Crescent	Other Urban Areas	The site is considered suitable for residential development and is available and being promoted by the Council. However, the site is of insufficient size to generate more than 2 to 3 properties.
CON087	Parking area at Bewley Court	Other Urban Areas	The site is considered suitable for residential development and is available and is being promoted by the Council and there appear to be no reasons why the site could not be developed for affordable houses and flats. However, the site is too small to be able to accommodate 5+ dwellings and is therefore below the threshold for this study.
CON089	Christchurch Mews	Other Urban Areas	The site is a more appropriate location for residential development than commercial use and the site has been promoted by the landowner with developer interest. However, the site is too small to be able to accommodate 5+ dwellings and is therefore below the threshold for this study.
CON093	Land off Hastings Road	Southend Central Area	The site may have potential for development, but the on-site constraints in layout terms suggest a development of less than 5 dwellings.
CON094	Land at Southend East Station	Other Urban Areas	The site is suitable for development and is being promoted by the owner, but development relies on agreement with an adjoining owner which is not confirmed at this stage. Development of this site is likely to be under the threshold for this SHLAA.
CON096	Land at Brunell Road	Other Urban Areas	The site is within an established employment area (ELR site EMP003) and the most suitable use would be redevelopment for employment purposes. It has been acquired and is being promoted for these purposes. Residential development would therefore be inappropriate.
CON098	Dairy Crest, Southchurch Boulevard	Other Urban Areas	The development of this site in future for housing is considered suitable but the current operator has no plans to cease operations at the site and therefore it is not considered currently available and consequently not achievable.
CON099	National Grid Gas Holder site, Elm Road	Shoeburyness	The site is in a suitable location for housing, but the decommissioning of the gas holder in the longer term is uncertain and removal of equipment and contamination are likely to make the site economically unviable for the foreseeable future.

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CON100	Adj.National Grid Gas Holder site, Elm Road	Shoeburyness	The site is suitable for development, subject to addressing contamination and noise constraints. However, development appears to depend upon the availability and achievability of the adjacent gas holder site, from which this site gains its access. The adjacent site has significant constraints and a question mark over its long term availability.
CON109	Land to the South of Eastwoodbury Lane	Other Urban Areas	The site has been identified as suitable for new public open space and as safeguarded land for a transport corridor. The site is therefore not suitable for residential development.
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CON111	Land at the former Shoebury Garrison	Shoeburyness	The site has previously been identified for development for employment uses. The ELR states that to meet forecast demand a minimum of 3.2 ha is required at this site (site EMP026) to support 19,000 sq m by 2021. The use of remaining land should be determined through the production of the Shoeburyness AAP, which can consider this site alongside other employment sites in Shoeburyness, such as Campfield Road and Vanguard Way. One option is to safeguard the site for employment use for the post 2021 period to safeguard valuable employment land of strategic importance for the long term.
CON112	Sunray Works, Grainger Close	Southend Central Area	The site is part of an employment site (ELR site EMP003) which the ELR considers should be retained for predominantly employment purposes, although there may be potential for other uses as part of a phased redevelopment programme, which should be explored through the proposed Central Area AAP. The site is part of a broad location, which is considered elsewhere within this study.
CON113	666-687 London Road	Other Urban Areas	Whilst the site is suitable for a mixed use redevelopment, including residential, retail and office uses, the site is currently being promoted solely for retail and office uses and is therefore not available for housing purposes.
CON115	Thorpe Hall Golf Club	Other Urban Areas	Relocation of the golf course may provide some justification for this site's release for other uses, but this appears to be part of a network of significant open spaces which the Core Strategy seeks to protect. There is therefore an opportunity to enhance public open space within Southend-on-Sea particularly to serve parts of the Southchurch/West Shoebury wards which may be deficient in open space and new playing pitches to meet the growing needs of the town. The site also contains nature conservation interest and has flooding issues. The site is therefore considered unsuitable for housing development.