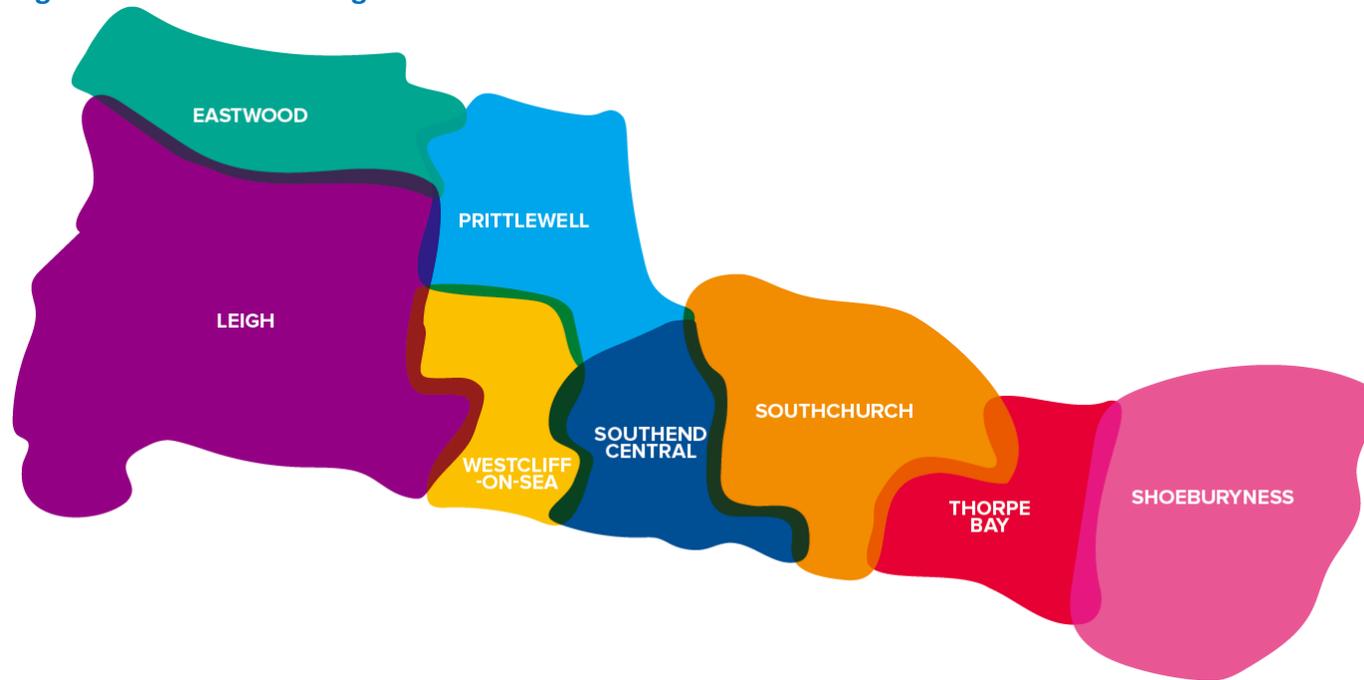


### 3. Neighbourhoods

As with any Borough, Southend is not a single homogenous place. Rather, it is a collection of separate and distinct places or neighbourhoods which have grown together over time to create a substantial conurbation. It will be important that the New Local Plan considers the issues facing the different communities of Southend.

As part of the Issues and Options document we identified eight neighbourhood areas at Eastwood, Leigh, Westcliff, Prittlewell, Southend, Southchurch, Thorpe Bay and Shoeburyness. We asked you what you thought were the key issues facing the neighbourhoods and possible options for resolving these.

Figure 25: Southend's Neighbourhoods



## What You Said

You identified the importance of the neighbourhoods to the local community and highlighted a number of issues, including the need for investment and regeneration, the importance of infrastructure and service provision and you told us about some of the impacts more development and housing has had on your local area.<sup>1</sup>

## Our Response

Having regard to your feedback we have developed a profile of each neighbourhood setting out:

- their key characteristics and some of the planning issues facing them;
- a draft vision/ priorities for the future planning of these areas;
- proposals for the neighbourhoods, including new housing and development schemes together with employment and green space designations.

It is not intended to present comprehensive information or definitive boundaries for these neighbourhoods, but rather to stimulate discussion about particular issues and options that you think they will face in the future. These will be refined and developed as part of the next stage of New Local Plan preparation.

**We would now like your views on what you think of the proposed Profiles for each of the neighbourhoods.**

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<sup>1</sup> The Local Plan Issues and Option Consultation feedback is available here: <https://localplan.southend.gov.uk/issues-and-options/issues-and-options-reports>

## 3.6 Southchurch

### 3.6.1 General Character

Southchurch is a mainly residential area lying to the east of the town centre (**Map 41, Figure 26**). At its heart is the Southchurch Road neighbourhood centre which provides a range of shopping, commercial and community uses. Southend East railway station lies to the south of the local centre and regular bus services are focussed along Southchurch Road.

The residential streets spanning out from the centre provide for traditional Victorian/Edwardian housing of tightly knit terraced houses and flats/maisonettes on a grid street pattern. Housing types in the northern part of the neighbourhood are less distinctive comprising mainly inter-war housing including some public sector housing. There are approximately 10,800 homes within Southchurch with a density of 30 homes per hectare.

Lower density post war housing is provided to the east and south of the neighbourhood. To the east a mix of detached housing and bungalows is set within more generous plots focussed around Southchurch Boulevard, which provides a green lung running from the local centre into the neighbouring Thorpe Bay Neighbourhood. To the south mainly semi-detached housing is focussed around Woodgrange Drive neighbourhood centre containing a number of shopping and community uses, and Southchurch Hall Gardens and Southchurch Park which provide for a range of formal and informal recreation and leisure uses.

On the northern edge of the neighbourhood are a range of commercial and leisure uses. These include the Jones Memorial Recreation Ground, the Fossetts Way Retail Park, a number of employment estates centred around Stock Road, the Wellesley Hospital (private), Cecil Jones Academy and the Garon Park Sports Complex, which contains a range of indoor and outdoor sport and leisure facilities.

Bournes Green Park and children's play area in the north east of the neighbourhood, provides an additional area of open space, and there is a children's play area and allotments to the west of Lifstan Way. Cluny Square also provides an area of green space, with Cluny Garden (community garden, allotments) to the south.

Issues facing the area include parking stress in the more tightly planned residential areas due to the lack of off street parking facilities and the demand for on street parking from the Southchurch Road neighbourhood centre. On average there are 0.96 cars per household (1.19 per houses and 0.57 per flat)<sup>2</sup>

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<sup>2</sup> 2011 Census based on Wards

Map 41: Southchurch Characteristics

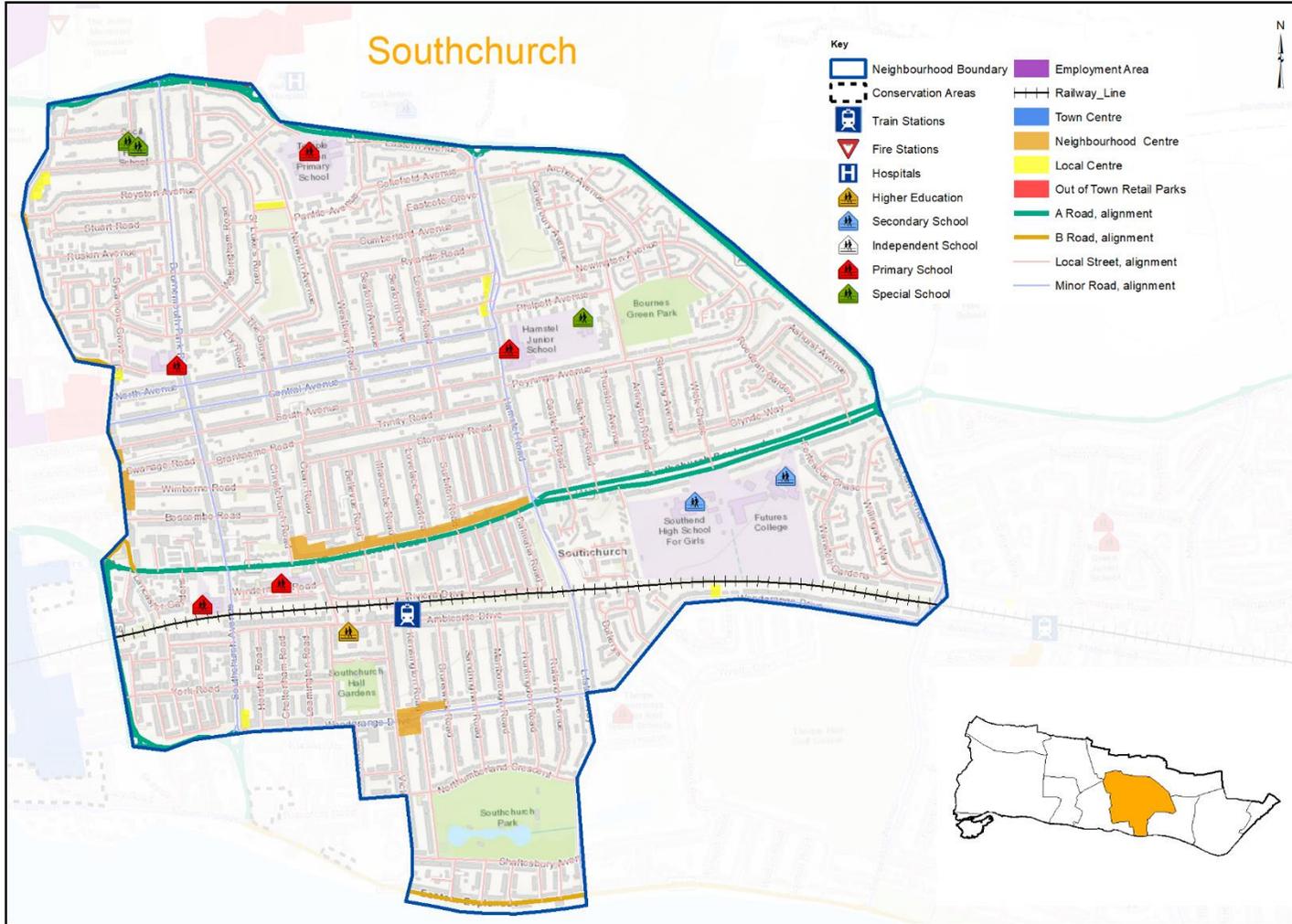


Figure 26: Southchurch Characteristics

|           |        |                |       |
|-----------|--------|----------------|-------|
| No. Homes | 15,180 | Land Area (ha) | 505.5 |
| Density   | 30 dph | Car Ownership  | 0.96  |

# Southchurch

Area 505.5 hectares



**15,180**  
Existing homes

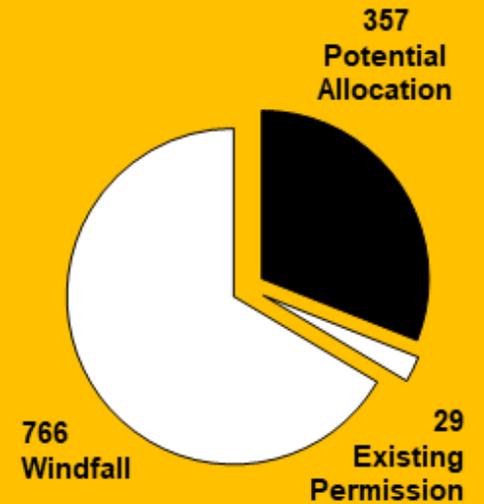
Density 30 homes per hectare



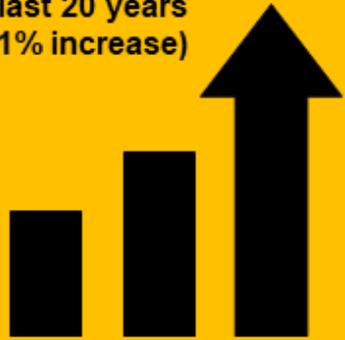
**5** GP Surgeries  
**6** Pharmacies  
**2** Health Centres



Potential number of new homes by 2040 **1,152**



1,190 new homes built over the last 20 years (8.51% increase)



**6** Primary Schools  
**3** Secondary Schools  
**3** Independent Schools  
**1** Higher Education



36.8 hectares of protected greenspace

0.4 miles of coastline



**1** Train Station



**10** Commercial Areas (16.8 hectares)



**3** Business/ Industrial Estates located just outside area (41.4 hectares)



Frequent bus service, including along Southchurch Road

0.96 cars per household  
1.19 cars per house  
0.57 cars per flat



### 3.6.2 Vision - Southchurch

#### Where we want to be

Southchurch will continue to be an important residential area offering a diverse range of housing types to serve local needs set within a 'green' environment. The Southchurch Road neighbourhood centre will provide the focal point for local service and community needs. Cycle and footpath links will be improved to connect the community, transport facilities, the seafront and open spaces. A draft set of priorities for Southchurch is set out below to aid feedback:

- New development will be sensitive to the existing residential character of the neighbourhood, and public realm improvements will focus on the Neighbourhood Centre at Southchurch Road, including potential for a new community hub within a refurbished/redeveloped Library.
- Some sustainable residential growth will be focused around Southchurch Road mainly through densification in a form that respects existing residential character, retaining its distinctive 'village' feel.
- New housing to meet a range of local needs will be developed on the edge of the neighbourhood at Fossetts Farm as part of a comprehensive development scheme.
- Local employment opportunities will mainly be focused in the Southchurch Road neighbourhood centre.
- Essentially local services and community facilities will continue to be provided within easy walking distance for local residents, and enhanced to meet future needs.
- The open space and park facilities at Southchurch Hall, Southchurch Park, Bournes Green Park, Lifstan Way and Garon Park will be retained and enhanced, with enhanced connections including pedestrian and cycle links to new neighbourhoods to the north and addressing severance caused by the railway line and improved way finding.

### 3.6.2 Southchurch (Vision)

Have your say.....

Please explain your answers

- a. Do you agree with our draft vision and priorities for Southchurch – have we missed anything?

### 3.6.3 Complete Neighbourhoods (accessibility to services and facilities)

The following profile seeks to build up a picture of the ‘completeness’ of Southchurch. Completeness is based on mapping the walking catchments around different day to day facilities (17 different facilities in total)<sup>3</sup>. The catchment areas vary by facility and reflect comfortable walking distances for the average, able-bodied person. The catchments are based on actual walking routes rather than ‘as the crow flies’ distances.

A high completeness score means a place has lots of facilities the community needs within an easy walking distance. This approach recognises the important links to health and social well-being, community cohesion and inclusion.

The completeness score for Southchurch, by infrastructure type, is summarised in the rainbow image below. For example 86% of the neighbourhood lies within easy walking distance of health and education facilities, 78% of the neighbourhood is within easy walking distance of sports and leisure facilities, while 23% is within easy reach of green space.

#### 3.6.3 Southchurch (Infrastructure)

**Have your say.....**

**Please explain your answers**

- a. What do you think are the main issues with infrastructure provision in Southchurch, and what should be the priorities over the next 20 years?

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<sup>3</sup> nurseries, primary schools, secondary schools, doctors, dentists, pharmacies, libraries, places of worship, public conveniences, community centres and halls, playing pitches, local equipped play space, amenity greenspace, allotments, natural and semi-natural greenspace, local and neighbourhood centres, town and district centres

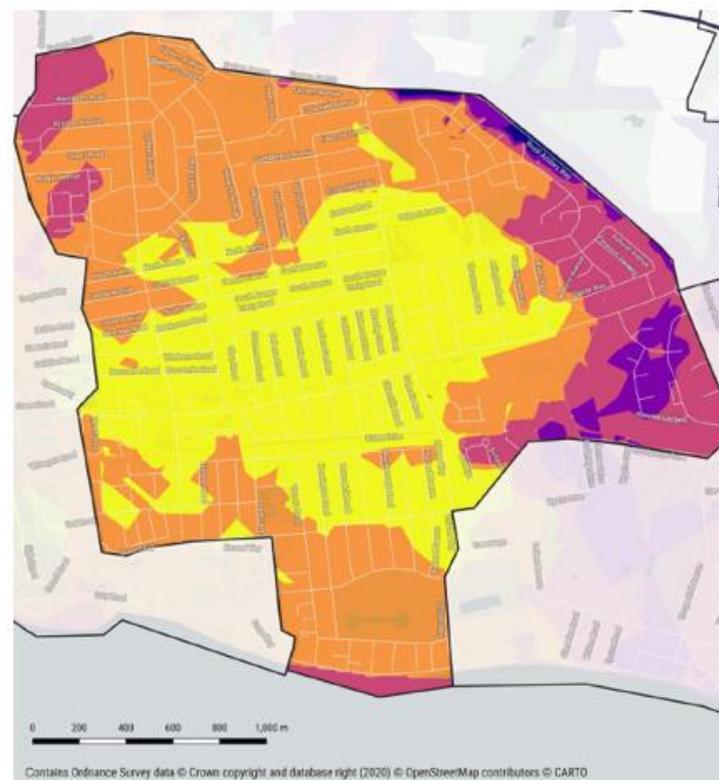
## Infrastructure - Southchurch

- Most day-to-day infrastructure facilities are relatively spread out across the neighbourhood.
- Numerous local centres in east and west which anchor other facilities such as health care and civic services. Largest service provision along Southchurch Road.
- Good selection of schools and nurseries in the area, all of which are located close to a local retail centre.
- Good provision of sports and green infrastructure
- The centre of neighbourhood has very good walking accessibility to key types of infrastructure
- Broadband speeds are consistently good across the entire neighbourhood, especially in the more densely populated areas.
- Bus services are concentrated on Southchurch Road with north-south connections being of poor quality. Southend East Station provides rail services.



| Southchurch    | % of neighbourhood within walking distance |                       |
|----------------|--|-----------------------|
| Education: 86% | Civic: 54%                                 | Green Space: 23%      |
| Health: 86%    | Sports & Leisure: 78%                      | Town Centre uses: 68% |

### Walking Completeness Score



### Southchurch 'Aggregated Completeness Score' = 66%

Map – as an example a high completeness score would be 14 –17 different facilities being within a reasonable walking distance from home. Conversely a low score would be less than 4 facilities within walking distance.

### 3.6.4 Land Use Proposals - Southchurch

A number of potential land use proposals are identified for future housing, employment and open space. For each site, the location, proposed use and indicative amount of development (if applicable) is provided.

#### 3.6.41 New Homes

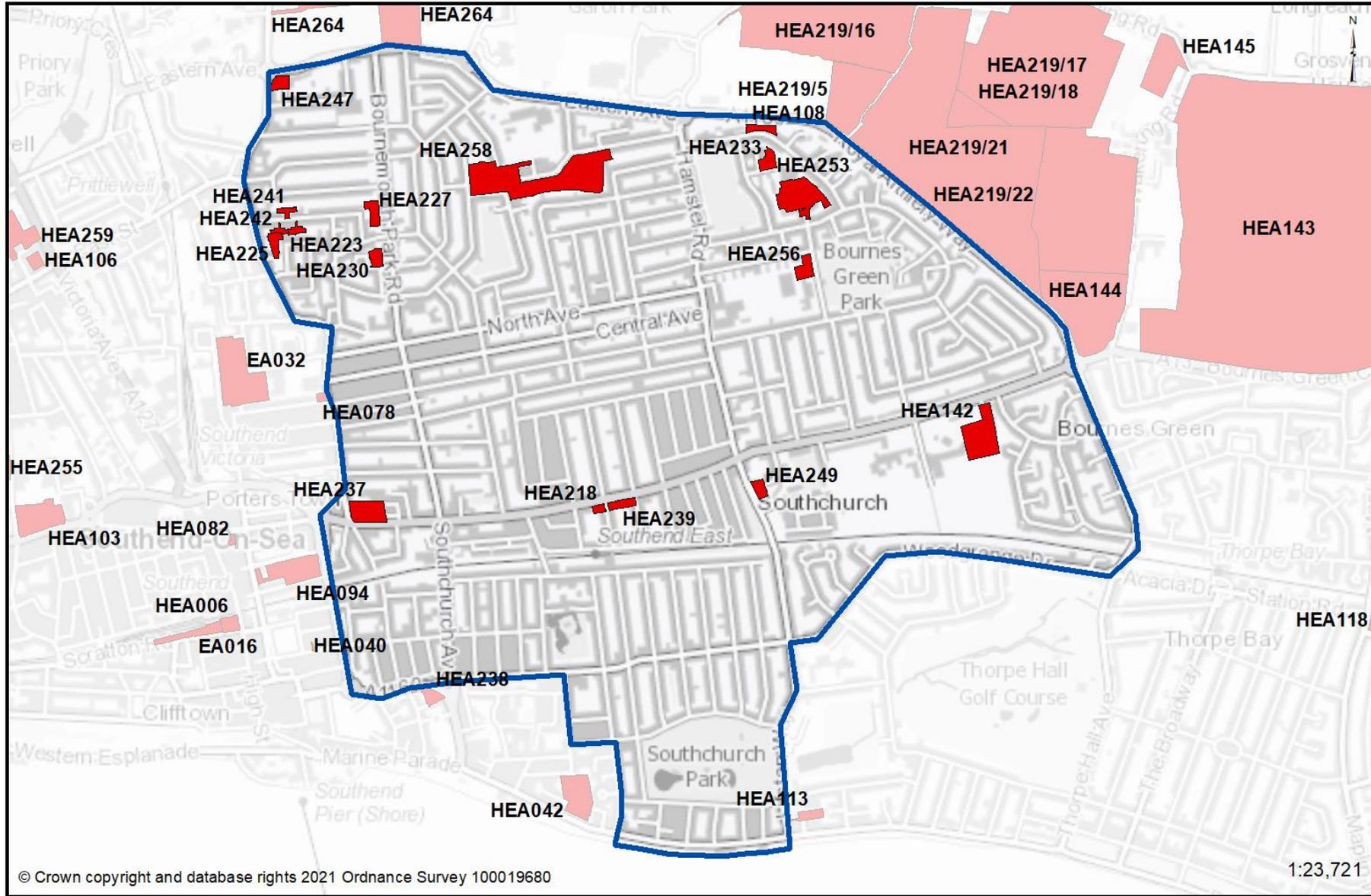
The type and quality of the housing offer can have a significant impact on the health and wealth of places. Their ability to attract and retain people and provide support for those who need it relies on good housing and attractive and inclusive neighbourhoods.

Potential site proposals for residential development can be viewed in **Map 42. Table 41** sets out relevant information including, context and surrounding uses, proposed use, estimated number of new dwellings and what 'components of growth' the site contributes to in reference to **Section 2: Housing Need (Table 2)**.

The sites have been promoted to us by landowners/ agents and are included here for comment. **Table 41** also notes the amount of new homes that are likely to come forward over the lifetime of the plan through sites already with planning permission and windfall development.

For more information on each site an assessment can be viewed by clicking on the site reference in **Table 41** below, or via the Councils website: <https://localplan.southend.gov.uk/>

Map 42: Potential Residential Sites - Southchurch (excluding those with planning permission)



**Table 41: Potential Residential Sites - Southchurch**

| Southchurch |  |   |  |                                      |                            |                                   |                                 | Questions                    |
|-------------|--|---|--|--------------------------------------|----------------------------|-----------------------------------|---------------------------------|------------------------------|
| Site ref    | Name of Site   | Context and Surrounding uses  | Potential Land Use   | Potential Land Use (summary)         | Component of Change        | Estimated number of homes (Gross) | Estimated number of homes (Net) | Comment & Preferred typology |
| HEA108      | Vacant land at Archer Avenue   | The site currently includes green space off Archer Avenue, not designated, to the south of the Royal Artillery Way (A1159). In terms of the surrounding area, this is mainly residential with two storey housing bordering the site to the south, east and west. There are some mature trees to the west of the site. | The site has been put forward for residential development with the potential to improve the remaining green space  | Residential development, green space | Urban Area General         | 6                                 | 6                               |                              |
| HEA142      | School buildings and land, former Futures College, Southchurch Boulevard | Site includes school buildings. It is bordered to the rear by residential gardens. Southend High School for Girls is to the west. It forms part of a wider site to be combined for education purposes, with this part of the site intended to be released.  | Council owned site submitted through the Call for Sites process for residential development.   | Residential development              | Urban Area General         | 20                                | 20                              |                              |
| HEA218      | Car Park, Ilfracombe Avenue  | Car park fronting Southchurch Road. Located adjacent to a Tesco Express/petrol station. In a mixed area, generally low-rise with retail, services and residential uses.   | Council owned site submitted through the Call for Sites process for residential development.   | Residential                          | Urban Area General         | 8                                 | 8                               |                              |
| HEA223      | Bronte Mews  | Group of single storey properties currently occupied as sheltered housing. Located in a residential area accessed via a single road to Ruskin Avenue. Surrounded by low-rise housing.   | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential                          | Housing Regeneration Sites | 7                                 | 0                               |                              |

|        |                             |  |  |             |                            |    |   |  |
|--------|-----------------------------|--|--|-------------|----------------------------|----|---|--|
| HEA225 | 1-29 Cedar Close            | Group of 3 and 2 storey buildings occupied as sheltered housing with on-site car park. In a residential area surrounded by low-rise housing.   | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential | Housing Regeneration Sites | 28 | 0 |  |
| HEA227 | 1-33 Dickens Close          | Group of 2 and 3 storey buildings occupied as sheltered housing in a residential area. Large car park fronting Ruskin Avenue. Surrounded by low-rise housing.  | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential | Housing Regeneration Sites | 32 | 0 |  |
| HEA230 | Keats House, Shelley Square | Part 1 and 2 storey sheltered housing building with car park. In a residential setting surrounded by low rise housing.   | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential | Housing Regeneration Sites | 57 | 0 |  |
| HEA233 | 1-11 Lincoln Close          | Series of bungalows fronting shared greenspace. Located in a residential area with primarily of 2 storey buildings. However there is a high rise tower to the south. A1159 to the north with sports facilities beyond. | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives.   | Residential | Housing Regeneration Sites | 16 | 5 |  |

|        |   |   |  |             |                            |     |    |  |
|--------|---|---|--|-------------|----------------------------|-----|----|--|
|        |   |   | To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.  |             |                            |     |    |  |
| HEA237 | Nicholson House & The Barringtons, 299 Southchurch Road | Two 7-storey blocks currently in use as sheltered housing. Large central car park between the two buildings and another court of homes. Prominent central location fronting the A13. The Grade I listed Porters is to the south west and will need to be considered in any development. | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential | Housing Regeneration Sites | 171 | 75 |  |
| HEA239 | Nursery Place, 530-596 Southchurch Road                 | Predominantly 3 storey building fronting the A13. Parking on both the east and west of the building. The site is in a predominantly residential area but with multiple shops and services along the A13.  | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential | Housing Regeneration Sites | 34  | 0  |  |
| HEA241 | Ruskin Mews, 14-24 Ruskin Avenue                        | Group of bungalows set between a landscaped area with parking and direct access to Ruskin Avenue. The site is in a low rise residential area on a tightly bounded site.   | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential | Housing Regeneration Sites | 7   | 1  |  |

|        |                                  |   |  |             |                            |    |   |  |
|--------|----------------------------------|---|--|-------------|----------------------------|----|---|--|
| HEA242 | Kipling Mews                     | Group of single storey buildings currently in use as sheltered housing. In a residential area accessed via a single road to Ruskin Avenue. Surrounded by low-rise housing.                              | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential | Housing Regeneration Sites | 5  | 0 |  |
| HEA247 | The Brambles, 20 Eastern Avenue  | 1 - 3 storey building currently in use as sheltered accommodation. The site is in a prominent location on a roundabout fronting the A1159. Nearby sports pitches and industrial uses.                   | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential | Housing Regeneration Sites | 39 | 0 |  |
| HEA249 | Trevett House, 19a Rectory Chase | Part 2 & 3 storey building in use as sheltered accommodation. Site fronts the sloping Lifstan Way with main access from the rear. Surrounding area is mixed with retail, residential, and public house. | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential | Housing Regeneration Sites | 29 | 0 |  |

|                                     |                          |   |  |   |                            |     |     |  |
|-------------------------------------|--------------------------|---|--|---|----------------------------|-----|-----|--|
| HEA253                              | Longbow and Sherwood Way | Large area of Council owned housing stock currently in residential use. The buildings primarily consist of 3 storey flatted developed surrounding a central 13 storey tower block with car parking. | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential   | Housing Regeneration Sites | 299 | 147 |  |
| HEA256                              | Bewley Court             | 11 storey tower block with car parking fronting Whittingham Avenue. Residential surroundings adjacent to a church and Bournes Green Park.   | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential   | Housing Regeneration Sites | 76  | 0   |  |
| HEA258                              | Cluny Square             | Residential estate including a range of low rise units and high-rise buildings. Includes Cluny Square which includes play spaces and a shopping frontage.   | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential (including retention of local green space and re-provision of retail) | Housing Regeneration Sites | 361 | 95  |  |
| Planning permission 5 units or more | HEA073                   |   |  |   |                            |     | 14  |  |

|                                     |  |  |  |  |  |  |              |  |
|-------------------------------------|--|--|--|--|--|--|--------------|--|
| Planning permission 4 units or less |  |  |  |  |  |  | 8            |  |
| Being Implemented                   |  |  |  |  |  |  | 7            |  |
| Windfall                            |  |  |  |  |  |  | 766          |  |
| <b>Total</b>                        |  |  |  |  |  |  | <b>1,152</b> |  |

### 3.6.41 Southchurch (Residential)

Have your say.....

Please explain your answer

- Do you agree with the proposed housing sites for Southchurch? You may wish to outline the type and scale of development you would like to see come forward in reference to **Figure 27: Development Typologies** as set out below.
- Do you have any other comments on housing provision in Southchurch?

### 3.6.42 Urban Form and Development Typologies

Good quality urban design will be essential in new housing development if the character of the neighbourhood is to be enhanced.

**Map 43** shows the Urban Forms of Southchurch neighbourhood. This has been informed by the Southend Borough Wide Character Study and is intended to provide a broad overview of the types and densities of development across the neighbourhood; this can range from low density, areas of detached housing, to high rise flats.

To assist with the preparation of development management and design policies, which will impact the scale, type and density of new homes, we are interested in your views on broadly what types of development you think should come forward in the neighbourhood. It may be that there are different parts of the neighbourhood that you think could accommodate different types of development.

**Figure 27** provides a range of development typologies at different densities, for both houses and flats. We'd like to know whether there is a particular typology that you'd like to see come forward in Southchurch, including the scale and form of any future residential development site listed in **Table 42**, and within the different Urbans Forms as shown in **Map 43**. For instance you may believe the 'Linear Centre' of the Southchurch Road within **Map 43** should accommodate higher density development, such as flats typology F2 and F3, within **Figure 27**. Please select those densities you feel are most appropriate for each site. You may wish to take account of surrounding uses and the accessibility of the site.

**Figure 27 - Development Typologies**

**Houses**



H1: 25dph



H2: 40dph



H3: 60dph

**Flats**



F1: 60dph



F2: 90dph



F3: 135dph



F4: 250dph



F5: 525dph

## Map 43: Urban Form of Southchurch



**High Density Perimeter Blocks:** Urban Areas often comprised of tightly arranged, regular rows of Victorian/Edwardian terraces with on street parking



**Medium Density Perimeter Blocks:** Includes classic inter-war suburban areas that can accommodate a wide variety of building scales and types.



**Low Density Perimeter Blocks:** large individual plots able to accommodate significant houses or bungalows, often built to individual designs.



**Free-form low-rise:** Typically early post-war development, featuring low rise terraces and detached buildings with a fragmented layout.



**Free-form High Rise:** tall buildings set within areas of landscape and parking.



**Tertiary/Linear Centres:** typically found as shopping parades within residential areas but also include the near-continuous strong of shops which line the most significant, historic routes in the Borough.



**Cul-de-Sac:** Post-war development, typically from late 1960s onwards, featuring low densities often with poor permeability and legibility.



**Campus:** Normally associated with institutional or business uses such as colleges, hospitals or civic buildings.



**Other Seafront:** Seafront areas east and west of the Central Seafront area with a varied scale and pattern of use. Includes guest houses, small hotels and retirement flats/apartment buildings.

### 3.6.42 Southchurch (Urban Form)

Have your say.....

Please explain your answers

- a. What types of development typology (**Figure 27**) do you think should come in Southchurch? You may wish to refer to the different urban forms presented in **Map 43** in your answer.

### 3.6.43 Employment

There are no allocated employment sites within Southchurch, however there are a number of employment areas located just outside the boundary. These are Tickfield, Short Street, Priory Works, Stock Road and Temple Farm Industrial Estate. The retention and provision of employment sites is necessary to enable balanced job and housing growth. However, Grainger Road performs poorly as an employment area and is unlikely to attract sufficient occupiers and it is therefore proposed to re-allocate for residential redevelopment.

### 3.6.44 Commercial Centres

To ensure the vitality of town centres, the National Planning Policy Framework encourages local planning authorities to implement planning policies and decisions that support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management, and adaptation.

The Government recently introduced changes to the Use Classes Order which consolidates a wide range of uses including retail, food, financial services, gyms, healthcare, nurseries, offices, and light industry into a single use class (Use Class E) and any change of use of a building or land between those uses falling within this Use Class will not require planning permission. It is therefore proposed to define as “Commercial Areas”, centres where we will promote ground floor uses to be within Class E Use Class and encourage improvements to shopfronts and the street scene.

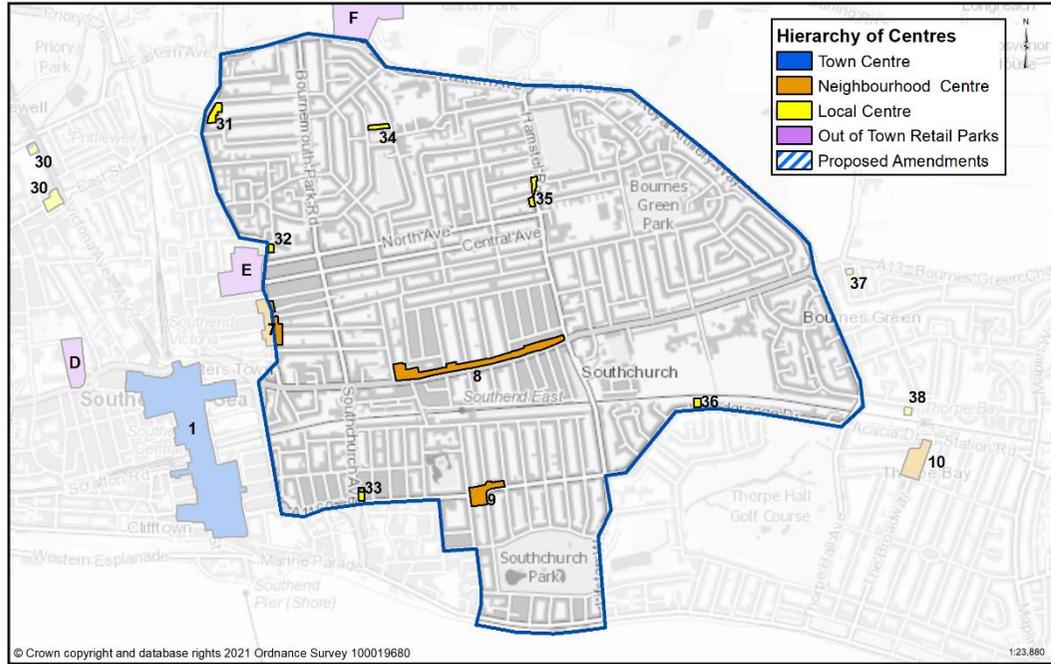
There are a range of commercial centres in the Borough that protect ground floor uses for business purposes (use class E<sup>4</sup>) and thereby perform a vital function by ensuring communities are served by a range of retail and commercial services. The Commercial Centres in Southchurch are shown on [Map 44](#) and detailed in [Table 43](#).

As of August 2021, the Government is also introducing expanded permitted development rights to enable Commercial Uses to be converted to residential without planning permission. Due to this there are limitations on safeguarding ground floor commercial uses within key centres from changing to residential. However, under Article 4 of the General Permitted Development Order a local planning authority can apply to the Secretary of State to withdraw specified permitted development rights across a defined area. The use of Article 4 directions should not be expansive and therefore if we were to use them to restrict ground floor commercial uses from changing to residential, we must focus them to the most important frontages. In reference to [Map 44](#) and [Table 43](#) we are interested in your views on which centres we should investigate for using Article 4 Directions in order to restrict ground floor commercial frontages from being developed to residential under permitted development.

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<sup>4</sup> <https://www.legislation.gov.uk/uksi/2020/757/made>

## Map 44: Southchurch Commercial Centres



**Table 43: Southchurch Commercial Centres**

| Ref | Name               | Centre Type          |
|-----|--------------------|----------------------|
| 8   | Southchurch Road   | Neighbourhood Centre |
| 9   | Woodgrange Drive   | Neighbourhood Centre |
| 31  | Sutton Road North  | Local Centre         |
| 32  | Sutton Road Centre | Local Centre         |
| 33  | Southchurch Avenue | Local Centre         |
| 34  | Cluny Square       | Local Centre         |
| 35  | Hamstel Road       | Local Centre         |

|    |                       |                          |
|----|-----------------------|--------------------------|
| 36 | Woodgrange Drive East | Local Centre             |
| F  | Fossetts Park         | Out of Town Retail Parks |

### 3.6.44 Southchurch (Commercial Centres)

Have your say.....

Please explain your answer

- a. Should we seek to define 'Commercial Areas' as set out in **Map 44** and **Table 43** to promote a range of commercial uses to serve local community needs and provide local employment opportunities?
- b. Should we investigate using Article 4 direction to safeguard ground floor commercial uses within the town, district and neighbourhood centres by restricting permitted development to residential – if so what frontages?
- c. Are there any other areas within the Southchurch Neighbourhood area that we haven't identified that should be protected for commercial activities?

### 3.6.45 Green Space

**National planning policy** allows for Local Plans to identify and protect existing green space so it is not built on unless an assessment demonstrates the open space, buildings or land are surplus to requirements; any open space lost would be replaced by equivalent or better provision in terms of quantity, quality and access; or the benefits of new sports and recreation facilities clearly outweigh the loss of the current or former use as open space. In this respect the New Local Plan seeks to protect the green spaces as set out in [Table 44](#) and [Map 45](#).

#### Existing Green Space

Southchurch Park and Southchurch Hall Gardens are Green Flag parks with a range of facilities. Bournes Green Park, Cluny Square and Christchurch Park also include a children's playground, and there are several other smaller parks and amenity spaces in the neighbourhood. There are also number of allotment sites within the neighbourhood including Lifstan Way, Hamstel Road and Norwich Avenue. Jones Memorial, Victory and New Youth Sports Grounds lie just outside the neighbourhood to the north, along with Garon Park Leisure complex. Tree canopy cover in the neighbourhood ranges from 9.4% of the ward in Kursaal to 12.7% in St Luke's ward. This is set within the context of the Council's Tree Policy which sets a target to extend the overall tree canopy cover in the Borough from 12% to 15% by 2050. Opportunities for enhancement of green space will be pursued wherever possible.

#### Local Green Space

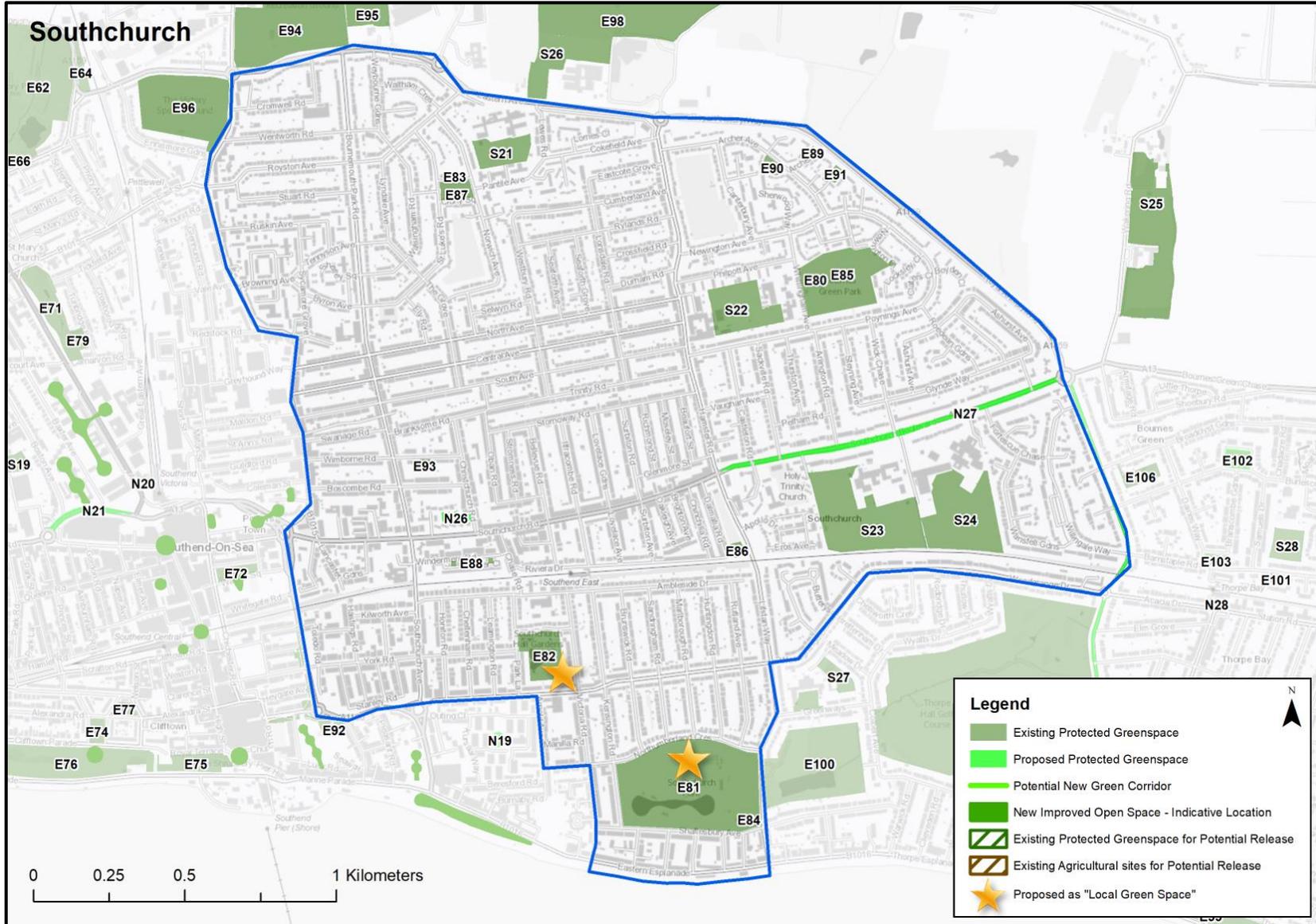
National planning policy allows local authorities to designate land as Local Green Space through their local plans, so that communities can identify and protect green areas of particular importance to them, for example because of its historic significance, recreational value, tranquillity, beauty or richness of its wildlife. Policies for managing Local Green Space are consistent with those for Green Belts.

**Proposed Local Green Space** – Southchurch Park has a lake, children's playground, wildlife garden and café, and hosts Southend Manor Football Club. It is well used by the local community and is valued for beauty, recreation and as a tranquil respite within a dense urban area. It is therefore proposed to be protected as a Local Green Space. Southchurch Hall Gardens is also proposed as Local Green Space because of its heritage significance, biodiversity and tranquillity attributes. The outcome of this consultation will be particularly important in demonstrating that the space is special to the local community.

#### Proposed New Open Spaces

It is proposed to protect Southchurch Boulevard, which runs through the centre of the Neighbourhood, as a Linear Green Space, reflecting its amenity, biodiversity and recreational value. In addition, Christchurch Park is an existing public green space containing a children's playground that is not currently protected. It is therefore proposed to protect the site as a Local Park (see [Table 44a](#) for more details).

Map 45: Protected Green Space in Southchurch and Proposed Green Space



**Table 44: Existing Public Green Space in Southchurch**

| Site Ref.                 | Name of Site                                  | Size (Ha)     |
|---------------------------|---|---------------|
| <b>Local Parks</b>        |   |               |
| E80                       | Bournes Green Park                            | 4.579         |
| <b>E81</b>                | <b>Southchurch Park</b>                       | <b>11.809</b> |
| <b>E82</b>                | <b>Southchurch Hall Gardens</b>               | <b>1.901</b>  |
| <b>Playgrounds</b>        |   |               |
| E83                       | Cluny Square Playground                       | 0.243         |
| E84                       | Southchurch Park Play Area                    | 0.526         |
| E85                       | Bournes Green Park Play Equipment             | 0.125         |
| E86                       | Lifstan Way                                   | 0.169         |
| <b>Amenity Open Space</b> |   |               |
| E87                       | Cluny Square                                  | 0.375         |
| E88                       | Windermere Road                               | 0.092         |
| E89                       | Archer Avenue                                 | 0.091         |
| E90                       | Archer Close                                  | 0.267         |
| E91                       | Vallance Close                                | 0.150         |
| E92                       | Queensway to Woodgrange Drive Clusters (part) | 0.648         |

| <b>Green Space adjacent to neighbourhood</b> |   |           |
|--|---|-----------|
| Site Ref.                                    | Name of Site                              | Size (Ha) |
| <b>Sports Grounds</b>                        |   |           |
| E94  | Jones Memorial Sports Ground              | 10.944    |
| E95  | Part of Fossets Farm SUFC Training Ground | 4.140     |
| E96  | Victory Sports Ground                     | 5.759     |
| E97  | Warners Bridge Sports Ground              | 10.448    |
| E98  | Garon Park                                | 17.624    |

Sites in **bold** are proposed as 'Local Green Space'

| Site Ref.                                 | Name of Site                   | Size (Ha) |
|---|--------------------------------|-----------|
| <b>Sports Ground</b>                      |                                |           |
| E93                                       | Wimbourne Road Bowling Green   | 0.126     |
| <b>School</b>                             |                                |           |
| S21                                       | Temple Sutton Primary School   | 1.549     |
| S22                                       | Hamstel School                 | 2.941     |
| S23                                       | Southend High School for Girls | 6.628     |
| S24                                       | Futures College                | 5.248     |
| <b>Crematorium, Graveyard or Cemetery</b> |                                |           |
| C7  | Holy Trinity Churchyard        | 0.891     |
| C8  | Sutton Road Cemetery           | 21.846    |
| C9  | Sutton Road Crematorium        | 4.027     |
| <b>Allotments</b>                         |                                |           |
| A8  | Hamstel Road                   | 3.504     |
| A9  | Lifstan Way                    | 0.496     |
| A10                                       | Norwich Avenue                 | 1.789     |

| <b>Green Space adjacent to neighbourhood</b> |                     |           |
|--|---------------------|-----------|
| Site Ref.                                    | Name of Site        | Size (Ha) |
| <b>School</b>                                |                     |           |
| S25  | Allen Court School  | 6.911     |
| S26  | Cecil Jones College | 2.871     |

**Table 44a: Southchurch – Proposed new green space**

| Site Ref.                 | Name of Site          | Size (Ha) |
|---------------------------|-----------------------|-----------|
| <b>Local Park</b>         |                       |           |
| N26                       | Christchurch Park     | 0.239     |
| <b>Linear Green Space</b> |                       |           |
| N27                       | Southchurch Boulevard | 1.983     |

| Site Ref.         | Name of Site    | Size (Ha) |
|-------------------|-----------------|-----------|
| <b>Allotments</b> |                 |           |
| A11               | Eastern Avenue* | 4.500     |

\*Located close to the North of the Southchurch

### 3.6.45 Southchurch (Green Space)

**Have your say.....**

**Please explain your answers**

- Do you agree with the proposed new green spaces (**Table 44a**)? If not, can you explain why?
- Are there any other areas we haven't identified that should be protected or promoted for green infrastructure? Please provide an address.
- Do you agree with Southchurch Park and Southchurch Hall Gardens being identified as Local Green Space? If not, can you explain why?
- Do you propose any other sites within Southchurch should be designated as Local Green Space? Any proposals must be supported by evidence the space is special to the local community in terms of beauty, historic significance, recreational value, tranquillity, wildlife or is special to the local community for other reasons.
- Do you have any other comments on green space provision in Southchurch?

## 3.7 Thorpe Bay

### 3.7.1 General Character

Thorpe Bay is an affluent area, characterised by low density housing. It is bisected by the east-west main railway line and is served by Thorpe Bay station. To the south of the railway line and east of Thorpe Hall Avenue the area is characterised by a strong grid pattern drawn to generous proportions with wide plots of large, predominantly detached Edwardian and Inter-war housing, as well as a substantial phase of post-war bungalows and houses. The neighbourhood centre of Thorpe Broadway lies south of the station, providing a range of local shops and services to the neighbourhood (see [Map 46](#) and [Figure 28](#)).

Tree lined streets are a particular feature of the area, especially in the Burges Estate and benefits from attractive gardens, tennis courts, bowling green, as well as access to the seafront. To the west is a golf course and an area of largely smaller post-war housing, a proportion of which is located in the flood risk zone, to its north. North of the railway line is Bournes Green, a planned interwar development that was built out after World War Two, and a large area of housing dating from the 1980s to the west of Maplin Way North. The form of development is heavily influenced by the garden city movement, both in terms of building design and layout of a loose grid pattern, including small cul-de-sac in each block. To the northern extent of the neighbourhood Bournes Green Chase currently acts as a clear boundary to the built-up area. Land north of this is currently in agricultural use and designated as Green Belt. This land, however, has potential as a new neighbourhood on the edge of Southend, including a mix of uses and provision of new public accessible green space, as part of Development Opportunity C and D (see [Section 2.1: Providing New Homes](#)). Thorpe Bay has the lowest density within the Borough with approximately 12.8 homes per hectare.

Given the low densities in the neighbourhood, there is potential for some limited intensification of development, subject to respecting scale and character. Development along the seafront may be possible but the grain and scale of the area would need to be respected to preserve the areas distinct character.

Map 46: Thorpe Bay Characteristics

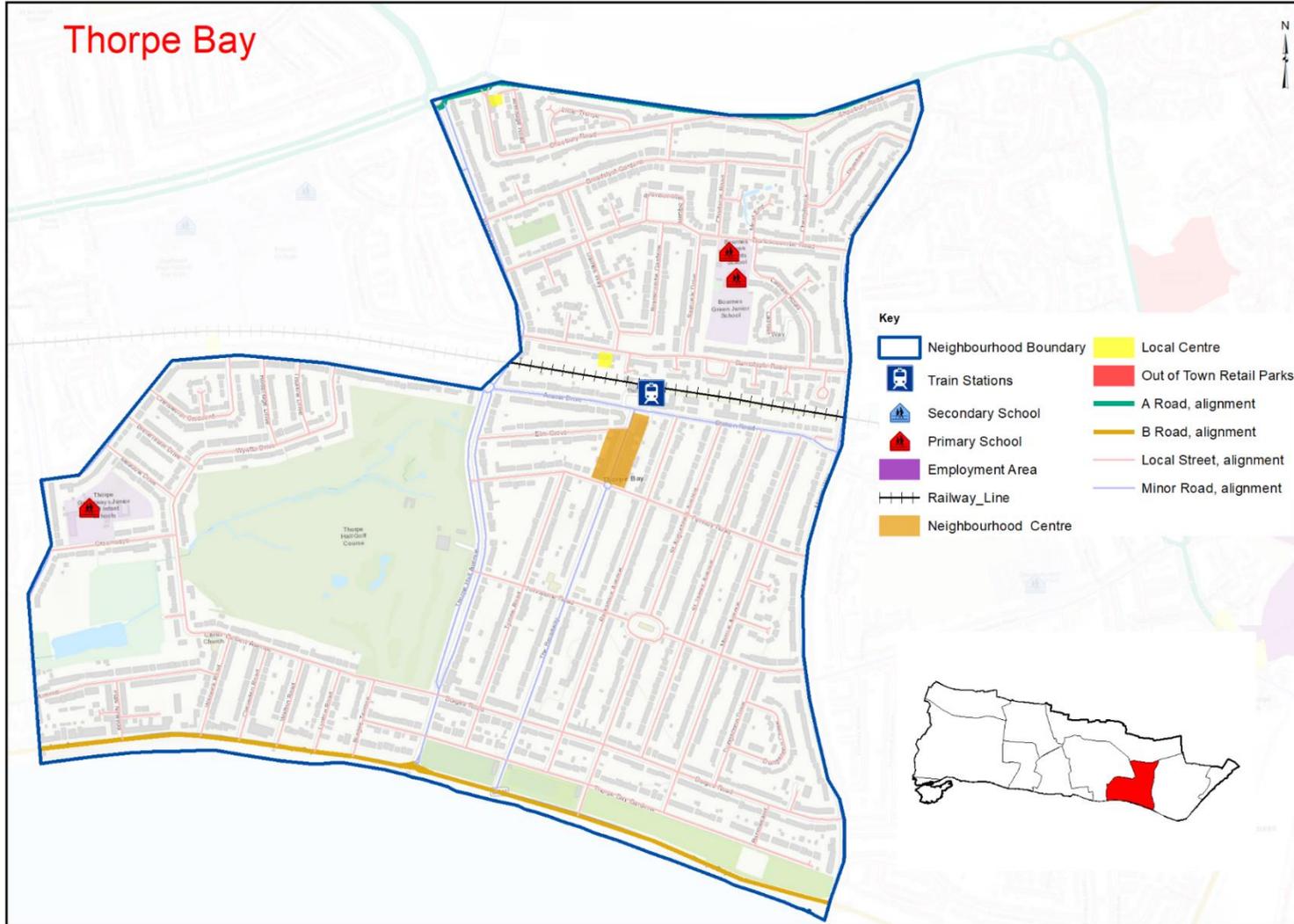


Figure 28: Thorpe Bay Characteristics

|           |          |                |       |
|-----------|----------|----------------|-------|
| No. Homes | 3,429    | Land Area (ha) | 267.3 |
| Density   | 12.8 dph | Car Ownership  | 1.38  |

# Thorpe Bay

Area 267.3 hectares



**3,429**  
Existing homes

Density 12.8 homes per hectare



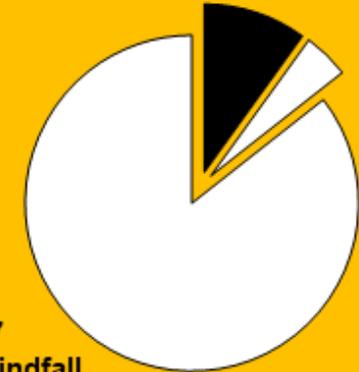
**3** GP Surgeries  
**2** Pharmacies



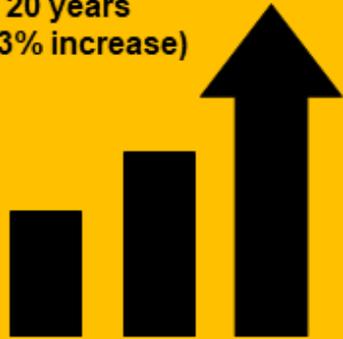
Potential number of new homes by 2040

**90**

9 Potential Allocation  
4 Existing Permission



91 new homes built over the last 20 years  
(2.73% increase)



**3** Primary Schools  
**2** Independent Schools to the north



52.2 hectares of protected greenspace

1.3 miles of coastline



77 Windfall

1 Train Station



3 Commercial Areas  
(1.6 hectares)



Zero Industrial Estates



1.38 cars per household  
1.54 cars per house  
0.84 cars per flat



### 3.7.2 Vision – Thorpe Bay

#### *Where we want to be*

Thorpe Bay will remain an attractive residential area that benefits from landscaping and a strong tree canopy, with any selective redevelopment complementing local character. Thorpe Broadway neighbourhood centre will remain the commercial core of the neighbourhood, providing a range of shops and services to meet the day to day needs of the local community. There will be high quality walking, cycling and bus connections with the potential new neighbourhood north of Bournes Green Chase. A draft range of priorities for Thorpe Bay is set out below to aid feedback:

- Where acceptable in principle, new development in Thorpe Bay should be of high quality, respect the character of the area and incorporate greenery.
- Potential development of a major new community to the north of Bournes Green Chase, including a mix of uses and provision of new public accessible green space, with walking and cycling routes between the new community and existing neighbourhood.
- Thorpe Broadway neighbourhood centre to continue to act as a retail and service hub for the community, and fringes of the neighbourhood benefit from good services in Southchurch and Shoebury.
- Thorpe Bay Station to be a transport hub and new north-south cycle routes linked into this.
- The character and function of the foreshore will be conserved, protecting its value for different users while planning for the impacts of climate change and mitigating flood risk.
- There will continue to be good access to health and community facilities for local residents.
- Existing areas of Open Space will be retained and enhanced, with the potential new neighbourhood to the north of Bournes Green Chase providing opportunity for additional open green space, which will be accessible to residents in Thorpe Bay neighbourhood.

### **3.7.2 Thorpe Bay (Vision)**

**Have your say.....**

**Please explain your answers**

- a. Do you agree with our draft vision and priorities for Thorpe Bay – have we missed anything?

### 3.7.3 Complete Neighbourhoods (accessibility to services and facilities)

The following profile seeks to build up a picture of the 'completeness' of Thorpe Bay neighbourhood. Completeness is based on mapping the walking catchments around different day to day facilities (17 different facilities in total). The catchment areas vary by facility and reflect comfortable walking distances for the average, able-bodied person. The catchments are based on actual walking routes rather than 'as the crow flies' distances.

A high completeness score means a place has lots of facilities the community needs within an easy walking distance. This approach recognises the important links to health and social well-being, community cohesion and inclusion.

The completeness score for Thorpe Bay, by infrastructure type, is summarised in the rainbow image below. For example 91% of the neighbourhood lies within walking distance of health facilities and 71% within walking distance of education facilities, but only 45% of the neighbourhood is within walking distance of civic, town centre and sport and leisure uses, while 18% is within easy reach of green space.

#### 3.7.3 Thorpe Bay (Infrastructure)

**Have your say.....**

**Please explain your answers**

- a. What do you think are the main issues with infrastructure provision in Thorpe Bay, and what should be the priorities over the next 20 years?

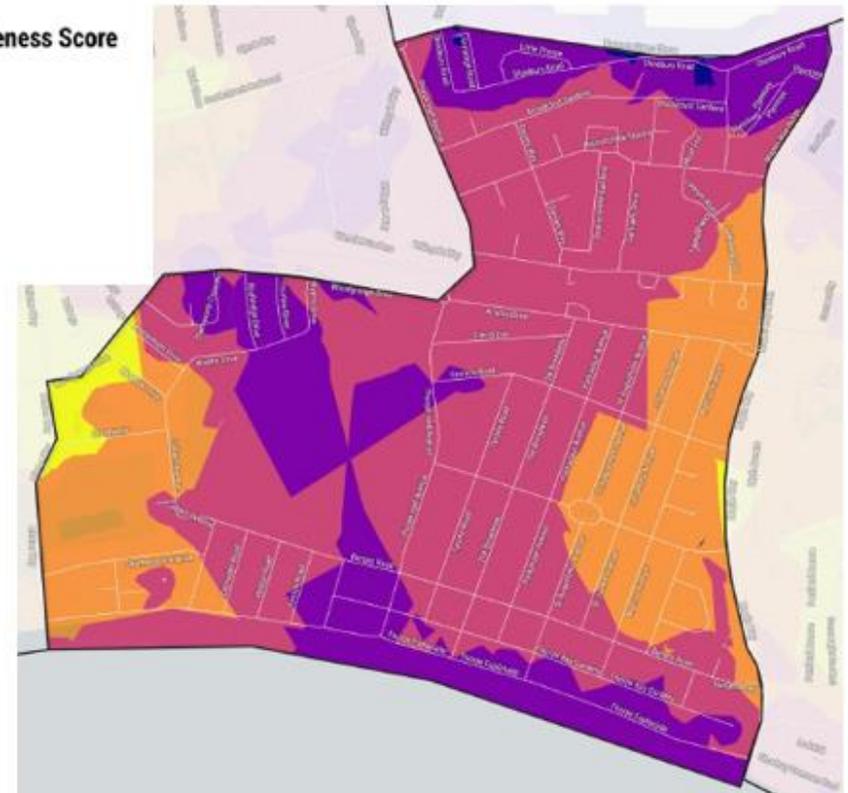
# Infrastructure – Thorpe Bay



- Neighbourhood contains few infrastructure facilities itself e.g. schools, health care, civic so parts of neighbourhood have a very low completeness score
- Eastern and western parts lie within the catchment of services in Southchurch and Shoeburyness
- General low level of completeness correlates with low population densities seen across the neighbourhood
- Limited access to green infrastructure, particularly north of railway line, although properties and highways have soft landscaping which provides for a verdant character and access to the seafront

| Thorpe Bay     | % of neighbourhood within walking distance |                       |
|----------------|--|-----------------------|
| Education: 71% | Civic: 33%                                 | Green Space: 18%      |
| Health: 91%    | Sports & Leisure: 28%                      | Town Centre uses: 45% |

Walking Completeness Score



## Thorpe Bay 'Aggregated Completeness Score' = 68%

Map – as an example a high completeness score would be 14 –17 different facilities being within a reasonable walking distance from home. Conversely a low score would be less than 4 facilities within walking distance.

### 3.7.4 Land Use Proposals – Thorpe Bay

Limited potential land use proposals are identified for future housing, and open space. For each site, the location, proposed use and indicative amount of development (if applicable) is provided.

For more information on each site an assessment can be viewed by clicking on the site reference in **Table 45** below, or via the Council's website:

<https://localplan.southend.gov.uk/>

#### 3.7.41 New Homes

The type and quality of the housing offer can have a significant impact on the health and wealth of places. Their ability to attract and retain people and provide support for those who need it relies on good housing and attractive and inclusive neighbourhoods.

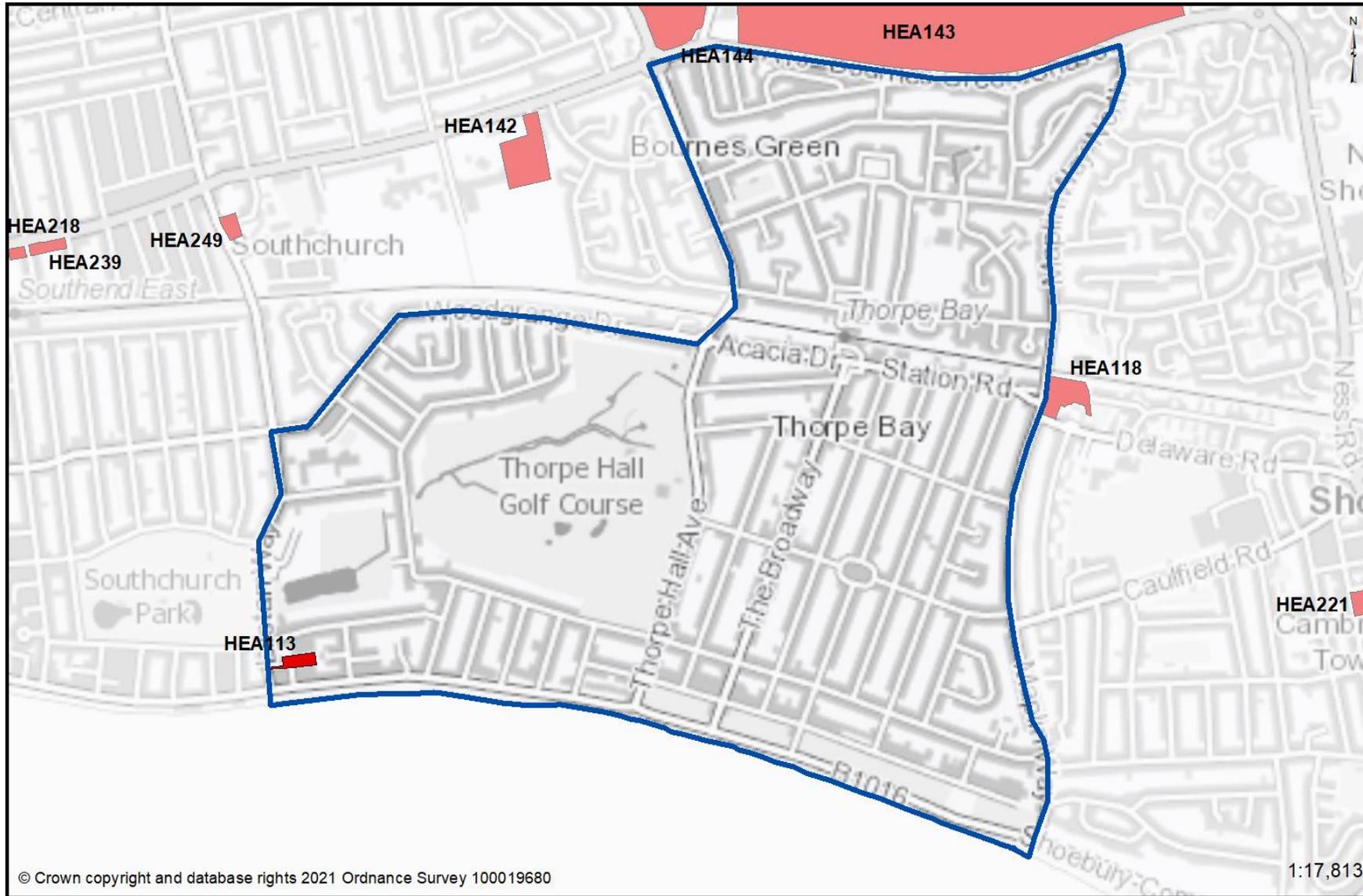
Potential site proposals for residential development can be viewed in **Map 47. Table 45** sets out relevant information including, context and surrounding uses, proposed use, estimated number of new dwellings and what 'components of growth' the site contributes to in reference to **Section 2: Housing Need (Table 2)**.

The sites have been promoted to us by landowners/ agents and are included here for comment. **Table 45** also notes the amount of new homes that are likely to come forward over the lifetime of the plan through sites already with planning permission and windfall development.

For more information on each site an assessment can be viewed by clicking on the site reference in **Table 45** below, or via the Councils website:

<https://localplan.southend.gov.uk/>

Map 47: Potential Residential Sites – Thorpe Bay (excluding those with planning permission)



**Table 47: Potential Residential Sites – Thorpe Bay**

| Thorpe Bay                          |                            |   |  |                              |                     |                                   |                                 | Questions                    |
|-------------------------------------|----------------------------|---|--|------------------------------|---------------------|-----------------------------------|---------------------------------|------------------------------|
| Site ref                            | Name of Site               | Context and Surrounding uses  | Potential Land Use   | Potential Land Use (summary) | Component of Change | Estimated number of homes (Gross) | Estimated number of homes (Net) | Comment & Preferred typology |
| HEA113                              | Land rear of Camelia Hotel | Backland site forming rear of properties on Shaftsbury Avenue, Eastern Esplanade and Lifstan Way. In use as informal parking, providing access to a series of garages. The site is located within flood zone 3. | This Council owned site has been submitted through the Call for Sites process for potential residential development. A low-density scheme of 35 dph would equate to 9 dwellings (rounded) and should allow for enough land to appropriately deal with the noted constraints. | Residential development      | Urban Area General  | 9                                 | 9                               |                              |
| Planning permission 5 units or more | None                       |   |  |                              |                     |                                   | 0                               |                              |
| Planning permission 4 units or less |                            |   |  |                              |                     |                                   | 0                               |                              |
| Being Implemented                   |                            |   |  |                              |                     |                                   | 4                               |                              |
| Windfall                            |                            |   |  |                              |                     |                                   | 77                              |                              |
| <b>Total</b>                        |                            |   |  |                              |                     |                                   | <b>90</b>                       |                              |

### 3.7.41 Thorpe Bay (Residential)

**Have your say.....**

**Please explain your answer**

- Do you agree with the proposed housing sites for Thorpe Bay? You may wish to outline the type and scale of development you would like to see come forward in reference to **Figure 29: Development Typologies** as set out below.
- Do you have any other comments on housing provision in Thorpe Bay?

### **3.7.42 Urban Form and Development Typologies**

Good quality urban design will be essential in new housing development if the character of the neighbourhood is to be enhanced.

**Map 48** shows the Urban Forms of Thorpe Bay neighbourhood. This has been informed by the Southend Borough Wide Character Study and is intended to provide a broad overview of the types and densities of development across the neighbourhood; this can range from low density, areas of detached housing, to high rise flats.

To assist with the preparation of development management and design policies, which will impact the scale, type and density of new homes, we are interested in your views on broadly what types of development you think should come forward in the neighbourhood. It may be that there are different parts of the neighbourhood that you think could accommodate different types of development.

**Figure 29** provides a range of development typologies at different densities, for both houses and flats. We'd like to know whether there is a particular typology that you'd like to see come forward in Thorpe Bay and within the different Urbans Forms as shown in **Map 48**. For instance you may believe the established residential area within **Map 48** should accommodate lower density development, such as house typologies H1 and H2, while you may believe the area around Thorpe Bay Station should accommodate development of a higher density, such as flat typology F2, within **Figure 29**.

**Figure 29 - Development Typologies**

**Houses**



H1: 25dph



H2: 40dph



H3: 60dph

**Flats**



F1: 60dph



F2: 90dph



F3: 135dph



F4: 250dph



F5: 525dph

## Map 48: Urban Form of Thorpe Bay



**Low Density Perimeter Blocks:** large individual plots able to accommodate significant houses or bungalows, often built to individual designs.



**Medium Density Perimeter Blocks:** Includes classic inter-war suburban areas that can accommodate a wide variety of building scales and types.



**Campus:** Normally associated with institutional or business uses such as colleges, hospitals or civic buildings.



**Tertiary/Linear Centres:** typically found as shopping parades within residential areas but also include the near-continuous string of shops which line the most significant, historic routes in the Borough.



**Other Seafront:** Seafront areas east and west of the Central Seafront area with a varied scale and pattern of use. Includes guest houses, small hotels and retirement flats/apartment buildings.

### 3.7.42 Thorpe Bay (Urban Form)

Have your say.....

Please explain your answers

- a. What types of development typology ([Figure 29](#)) do you think should come in Thorpe Bay?  
You may wish to refer to the different urban forms presented in [Map 48](#) in your answer.

### 3.7.43 Employment

There are no proposals for new employment provision or existing designations in Thorpe Bay.

### 3.7.44 Commercial Centres

To ensure the vitality of town centres, the National Planning Policy Framework encourages local planning authorities to implement planning policies and decisions that support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management, and adaptation.

The Government recently introduced changes to the Use Classes Order which consolidates a wide range of uses including retail, food, financial services, gyms, healthcare, nurseries, offices, and light industry into a single use class (Use Class E) and any change of use of a building or land between those uses falling within this Use Class will not require planning permission. It is therefore proposed to define as “Commercial Areas”, centres where we will promote ground floor uses to be within Class E Use Class and encourage improvements to shopfronts and the street scene.

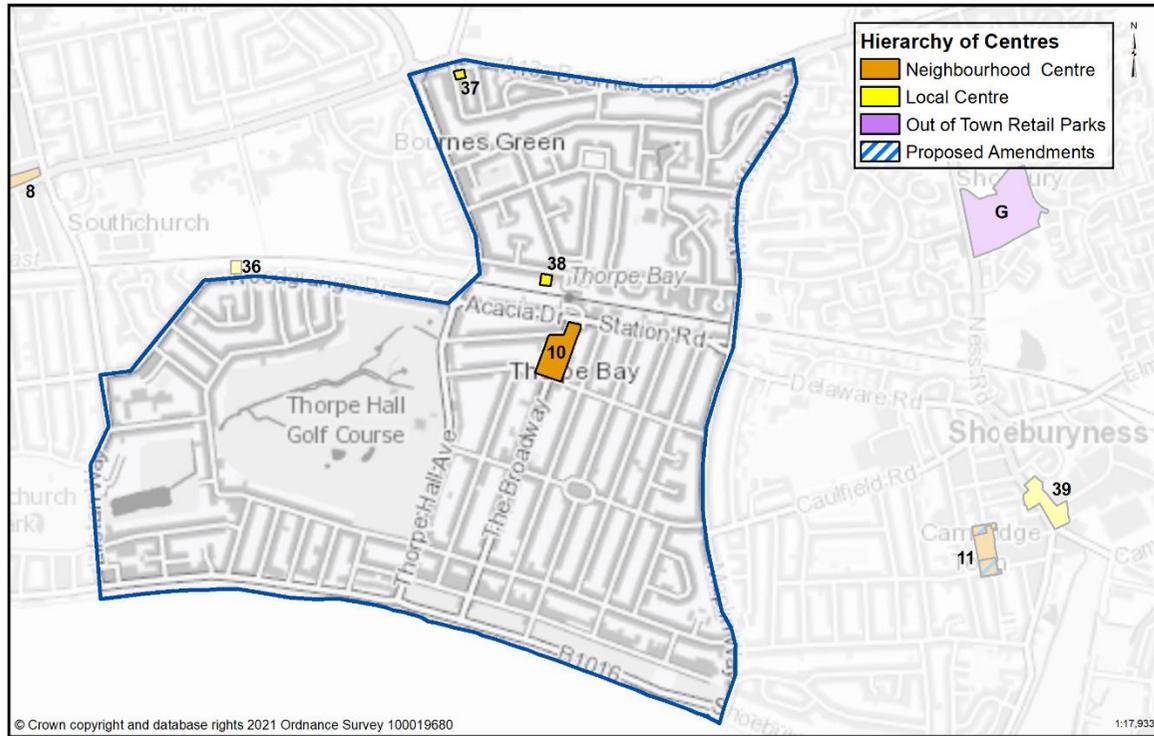
There are a range of commercial centres in the Borough that protect ground floor uses for business purposes (use class E<sup>5</sup>) and thereby perform a vital function by ensuring communities are served by a range of retail and commercial services. [Map 49](#) and [Table 46](#) shows the commercial centres in Thorpe Bay.

As of August 2021, the Government is also introducing expanded permitted development rights to enable Commercial Uses to be converted to residential without planning permission. Due to this there are limitations on safeguarding ground floor commercial uses within key centres from changing to residential. However, under Article 4 of the General Permitted Development Order a local planning authority can apply to the Secretary of State to withdraw specified permitted development rights across a defined area. The use of Article 4 directions should not be expansive and therefore if we were to use them to restrict ground floor commercial uses from changing to residential, we must focus them to the most important frontages. In reference to [Map 49](#) and [Table 46](#) we are interested in your views on which centres we should investigate for using Article 4 Directions in order to restrict ground floor commercial frontages from being developed to residential under permitted development.

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<sup>5</sup> <https://www.legislation.gov.uk/uksi/2020/757/made>

## Map 49: Thorpe Bay Commercial Centres



**Table 46: Thorpe Bay Commercial Centres**

| Ref | Name                          | Centre Type          |
|-----|-------------------------------|----------------------|
| 10  | Thorpe Bay (Broadway)         | Neighbourhood Centre |
| 37  | Shoebury Road (Bournes Green) | Local Centre         |
| 38  | Barnstaple Road               | Local Centre         |

### 3.7.44 Thorpe Bay (Commercial Centres)

Have your say.....

Please explain your answer

- a. Should we seek to define 'Commercial Areas' as set out in **Table 46** to promote a range of commercial uses to serve local community needs and provide local employment opportunities?
- b. Should we investigate using Article 4 direction to safeguard ground floor commercial uses within the town, district and neighbourhood centres by restricting permitted development to residential – if so what frontages?
- c. Are there any other areas within the Thorpe Bay Neighbourhood area that we haven't identified that should be protected for commercial activities?

### 3.7.45 Green Space

National planning policy allows for Local Plans to identify and protect existing green space so it is not built on unless an assessment demonstrates the open space, buildings or land are surplus to requirements; any open space lost would be replaced by equivalent or better provision in terms of quantity, quality and access; or the benefits of new sports and recreation facilities clearly outweigh the loss of the current or former use as open space. In this respect the New Local Plan seeks to protect the green spaces as set out in [Table 47](#) and [Map 50](#).

#### Existing Green Space

Green Spaces in Thorpe Bay include the formal and natural green space at Southchurch Park East, the formally laid out Thorpe Bay Gardens on the foreshore and a number of smaller amenity spaces clustered around the north side of the railway line. The wide grass verge of Thorpe Hall Avenue also provides a recreational resource for residents including for dog walking. In addition, the Thorpe Hall private golf course provides a large area of green space with extensive tree cover and is traversed by a local public footpath link. These green facilities together with the lower density nature of development in the area, particularly south of the railway which includes properties with large gardens and wide-grassed verged streets, as well as extensive tree cover, means that the neighbourhood is verdant in character. Tree canopy cover in the neighbourhood is 13% of the Thorpe ward. This is set within the context of the Council's Tree Policy which sets a target to extend the overall tree canopy cover in the Borough from 12% to 15% by 2050.

#### Local Green Space

National planning policy allows local authorities to designate land as Local Green Space through their local plans, so that communities can identify and protect green areas of particular importance to them, for example because of its historic significance, recreational value, tranquillity, beauty or richness of its wildlife. Policies for managing Local Green Space are consistent with those for Green Belt.

**Proposed Local Green Space** - Thorpe Bay Gardens is a grassed area opposite the foreshore. It is the main recreational space for the neighbourhood, and is valued in the main for the wide expansive views of the Estuary it offers. It therefore performs a key role for Thorpe Bay neighbourhood and is proposed as a Local Green Space. The outcome of this consultation will be particularly important in demonstrating that the space is special to the community. In addition Thorpe Hall golf course is proposed as Local Green Space as the largest and best quality green space in the neighbourhood.

#### Proposed New Green Space

The wide grass verge of Thorpe Hall Avenue also provides a recreational resource for residents including for dog walking, but is not currently protected. It is therefore proposed to designate this as Linear Green Space. Thorpe Bay Station Gardens is a formally laid out garden with mature trees and shrubs which is not currently protected, so it is proposed to designate this space as Amenity Open Space.

Map 50: Protected Green Space in Thorpe Bay and Proposed New Green Space



**Table 47: Thorpe Bay – Protected Green Space**

| Site Ref.                 | Name of Site              | Size (Ha)    |
|---------------------------|---------------------------|--------------|
| <b>Local Park</b>         |                           |              |
| E99                       | <b>Thorpe Bay Gardens</b> | <b>4.184</b> |
| E100                      | Southchurch Park East     | 7.094        |
| <b>Amenity Open Space</b> |                           |              |
| E101                      | Barnstaple Road           | 0.130        |
| E102                      | Branscombe Square         | 0.372        |
| E103                      | Burleigh Square           | 0.265        |
| E104                      | Plymtree                  | 0.155        |

Sites in bold are proposed as ‘Local Green Space’

**Table 47a: Thorpe Bay – Proposed new green space**

| Site Ref.                 | Name of Site                | Size (Ha) |
|---------------------------|-----------------------------|-----------|
| <b>Amenity Open Space</b> |                             |           |
| N28                       | Thorpe Bay Station Gardens  | 0.139     |
| N29                       | Branscome Square (enlarged) | 0.136     |
| N30                       | Burleigh Square (enlarged)  | 0.050     |

Sites in bold are proposed as ‘Local Green Space’

| Site Ref.             | Name of Site                    | Size (Ha)     |
|-----------------------|---------------------------------|---------------|
| <b>Sports Grounds</b> |                                 |               |
| <b>E105</b>           | <b>Thorpe Hall Golf Course</b>  | <b>35.690</b> |
| E106                  | Broadclyst Gardens              | 0.577         |
| E107                  | Thorpe Esplanade Tennis Courts  | 1.392         |
| E108                  | Thorpe Bay Bowling Club         | 0.157         |
| <b>School</b>         |                                 |               |
| S27                   | Thorpe Greenways Playing Fields | 1.101         |
| S28                   | Bournes Green School            | 1.036         |

| Site Ref.                 | Name of Site       | Size (Ha) |
|---------------------------|--------------------|-----------|
| <b>Linear Green Space</b> |                    |           |
| N31                       | Thorpe Hall Avenue | 1.502     |

### 3.7.45 Thorpe Bay (Green Infrastructure)

**Have your say.....**

**Please explain your answers**

- Do you agree with the proposed new green space designations (**Table 47a**)? If not, can you explain why?
- Are there any other areas we haven’t identified that should be protected or promoted for green infrastructure? Please provide an address.

- c. Do you agree with the proposed designation of Thorpe Bay Gardens and Thorpe Bay golf course as Local Green Space ([Table 47](#))? If not please provide reasons.
- d. Do you propose any other spaces within the neighbourhood as Local Green Space? Any proposals must be supported by evidence, for example the space is special in terms of beauty, historic significance, recreational value, tranquillity, wildlife or is special to the local community for other reasons.
- e. Do you have any other comments on green space provision in Thorpe Bay?

## 3.8 Shoeburyness

### 3.8.1 General Character

The eastern most neighbourhood in the Borough, Shoeburyness is perhaps one of the most fragmented of the areas in Southend, displaying a wide range of spatial and architectural characteristics over a number of distinct zones ([Map 51](#) and [Figure 30](#)). The Garrison is a significant feature of the area, an important example of Victorian military establishment design with a strong urban form much of which is protected by Conservation Area status set in a generous layout of green spaces and parkland which abuts the coastline. The Garrison buildings have largely been converted to residential uses, and other areas of the wider site have been built out for residential, developed to integrate with the original form. The Garrison, and the neighbouring East Beach, forms part of the attractiveness of the area for tourism.

The rest of South Shoebury is more influenced by the neighbouring Thorpe Bay, following a grid pattern with relatively large plots although tight knit Victorian/Edwardian terraced housing predominates around the West Road neighbourhood centre and local centre in Shoebury High Street, both of which provide a range of shops and services. North Shoebury is characterised by cul-de-sac, often lacking in terms of legibility and permeability, and open-plan modern low-rise development. The area contains an out of town retail development, anchored by a large ASDA store. To the north, Bournes Green Chase / Poynters Lane, currently act as a clear boundary to the built-up area. Land north of this is currently in agricultural use and designated as Green Belt. This land has, however, potential as a new neighbourhood on the edge of Southend as part of Development Opportunity C and D (see [Section 2.1: Providing New Homes](#)), which could provide a new link road, country park, homes, jobs, education and health facilities and other supporting infrastructure.

Shoebury is also home to employment / industrial areas, providing an important local employment base. However, some of the older traditional industrial areas are in need of renewal or reallocation to other uses, and some employment allocations on the Garrison are primarily now in residential use. The MOD/Qinetiq still maintains a presence on the “New Ranges” and provides local employment.

There is a wide variation in socio economic conditions within the area. The Index of multi-deprivation indicates that areas around Delaware Road and the eastern end of Eagle Way are within the lowest 10% of Lower Super Output Areas in the country. In contrast parts of Shoeburyness, particularly in the north and west of the area are among the least deprived nationally.

Map 51: Shoeburyness Characteristics

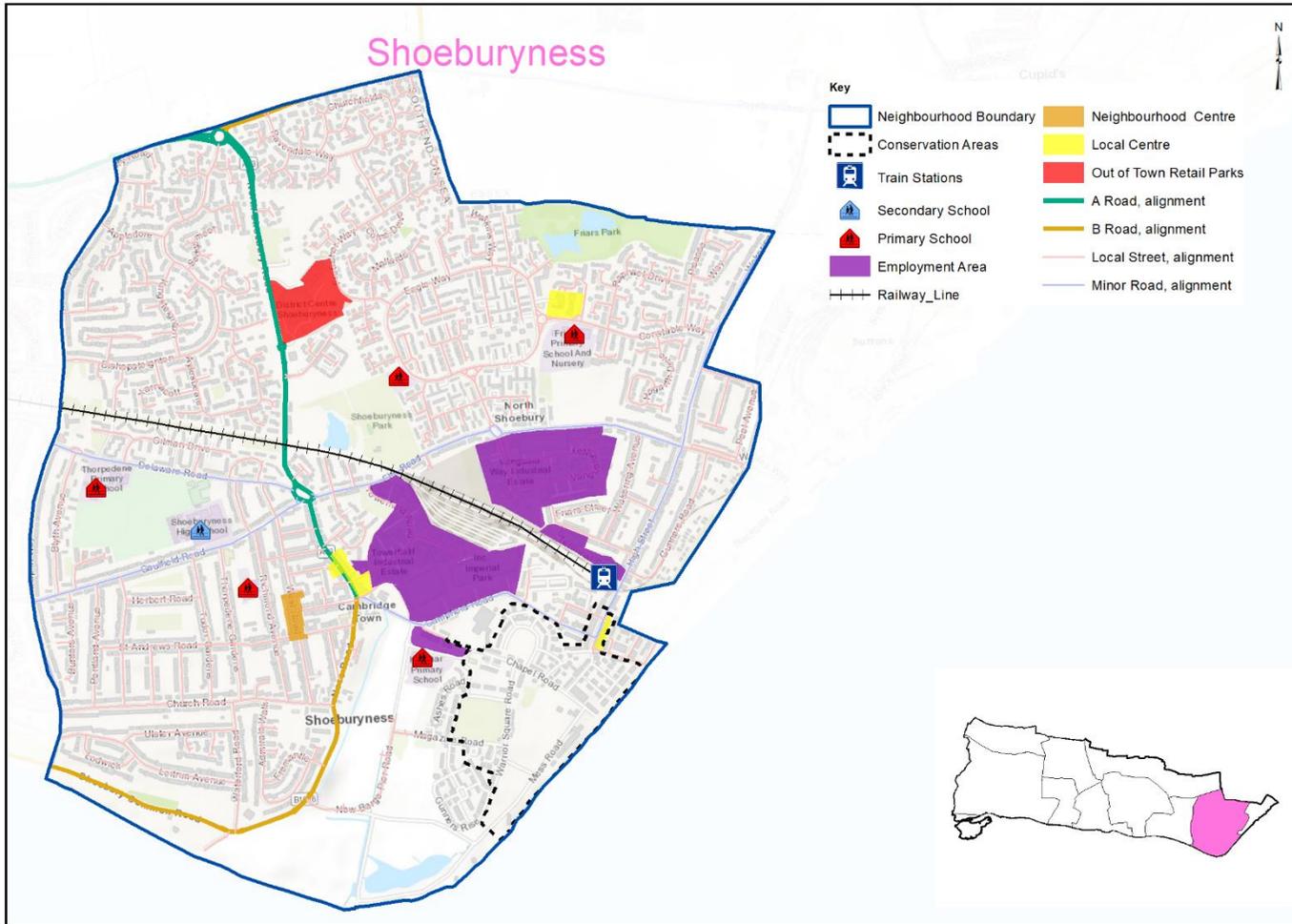


Figure 30: Shoeburyness Characteristics

|           |          |                |     |
|-----------|----------|----------------|-----|
| No. Homes | 9,339    | Land Area (ha) | 543 |
| Density   | 17.2 dph | Car Ownership  | 1.2 |

# Shoeburyness

Area 543 hectares



**9,339**  
Existing homes

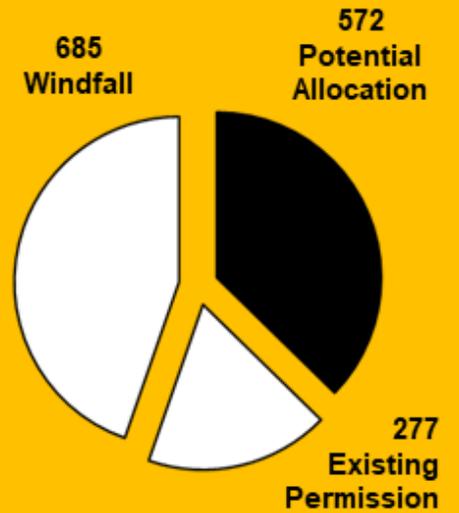
Density 17.2  
homes per  
hectare



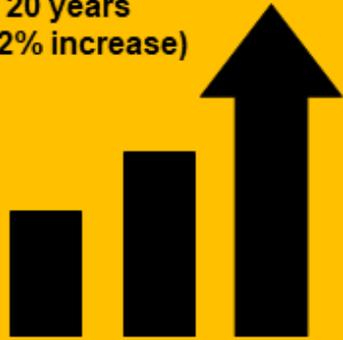
**3** GP Surgeries  
**5** Pharmacies  
**3** Health Centres



Potential number of  
new homes by 2040 **1,534**



843 new homes built over the  
last 20 years  
(9.92% increase)



**5** Primary  
Schools



**1** Secondary  
Schools

90 hectares of protected  
greenspace

2.1 miles of coastline



1 Train  
Station



5 Commercial Areas  
(7.5 hectares)



5 Business/ Industrial Estates  
(26.5 hectares)



Good bus service  
around Asda



1.20 cars per household  
1.35 cars per house  
0.62 cars per flat



### 3.8.2 Vision - Shoeburyness

#### Where we want to be

For Shoeburyness to grow in a sustainable way and adapt to change in a positive manner, enhancing its existing characteristics. The historic core around the Garrison will be conserved and East Beach carefully managed for both its tourism and ecological value. The range of local centres and facilities will be allowed to evolve and be enhanced to facilitate the role of Shoeburyness as a complete neighbourhood. To aid feedback a draft set of priorities for Shoeburyness is included below:

- New housing, where acceptable in principle, will be of high quality and enhance the characteristics of the local area.
- The Shoebury Garrison Conservation Area and other designated heritage assets will be conserved and enhanced.
- The environmental quality of employment areas will be enhanced, and the existing stock upgraded
- Opportunities to improve the offer of existing neighbourhood and local centres and shopping parades to serve the day to day needs of the local community will be encouraged, including community facilities and healthcare services, with improved walking and cycling connections to surrounding residential areas.
- Working with partners to facilitate East Beach as a key tourism, recreational and environmental asset, including sustainable access and enhanced links to Shoeburyness Railway Station.
- Effectively integrating Shoeburyness with potential new development to the north of Bournes Green Chase/Poynters Lane, potentially including new link road and new country park.
- Seek to enhance existing green space.

### 3.8.2 Shoeburyness (Vision)

Have your say.....

Please explain your answers

- a. Do you agree with our draft vision and priorities for Shoeburyness – have we missed anything?

### 3.8.3 Complete Neighbourhoods (accessibility to services and facilities)

The following profile seeks to build up a picture of the ‘completeness’ of Shoeburyness. Completeness is based on mapping the walking catchments around different day to day facilities (17 different facilities in total)<sup>6</sup>. The catchment areas vary by facility and reflect comfortable walking distances for the average, able-bodied person. The catchments are based on actual walking routes rather than ‘as the crow flies’ distances.

A high completeness score means a place has lots of facilities the community needs within an easy walking distance. This approach recognises the important links to health and social well-being, community cohesion and inclusion.

The completeness score for Shoeburyness, by infrastructure type, is summarised in the rainbow image below. For example 66% of the neighbourhood lies within easy walking distance to a health facility, 80% of the neighbourhood is within easy walking distance of sports and leisure facilities, while 24% is within easy reach of green space

#### 3.8.3 Shoeburyness (Infrastructure)

**Have your say.....**

**Please explain your answer**

- a. What do you think are the main issues with infrastructure provision in Shoeburyness in reference to the below, and what should be the priorities over the next 20 years?

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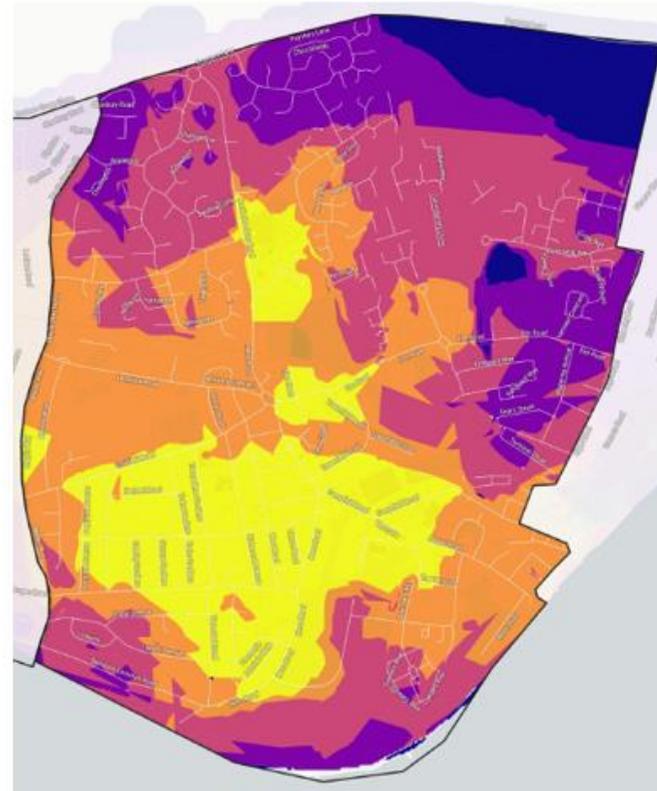
<sup>6</sup> nurseries, primary schools, secondary schools, doctors, dentists, pharmacies, libraries, places of worship, public conveniences, community centres and halls, playing pitches, local equipped play space, amenity greenspace, allotments, natural and semi-natural greenspace, local and neighbourhood centres, town and district centres

# Infrastructure - Shoeburyness



- Most day-to-day infrastructure facilities fall south of the Railway line, and especially within the south-eastern part of the neighbourhood.
- One superstore (Asda) is located north and provides access to the majority of the neighbourhood.
- Rail corridor is a huge barrier to those living to north and accessing infrastructure by foot, especially schools, green infrastructure, and community infrastructure.
- Limited community infrastructure north of rail line
- The area just south of the rail corridor has the greatest level of access to the different types of infrastructure identified in this study.
- There is a good provision of sports and green infrastructure across the neighbourhood, including to the north-western portion.
- Bus services are poorest to the north of the area
- Lack of woodland in the north east of the Borough

| Shoeburyness   | % of neighbourhood within walking distance |                       |
|----------------|--|-----------------------|
| Education: 59% | Civic: 46%                                 | Green Space: 24%      |
| Health: 66%    | Sports & Leisure: 80%                      | Town Centre uses: 46% |



Walking Completeness Score



## Shoeburyness 'Aggregated Completeness Score' = 53%

Map – as an example a high completeness score would be 14 –17 different facilities being within a reasonable walking distance from home. Conversely a low score would be less than 4 facilities within walking distance.

### 3.8.4 Land Use Proposals – Shoeburyness

A number of potential land use proposals are identified for future housing, employment and open space. For each site, the location, proposed use and indicative amount of development (if applicable) is provided.

#### 3.8.41 New Homes

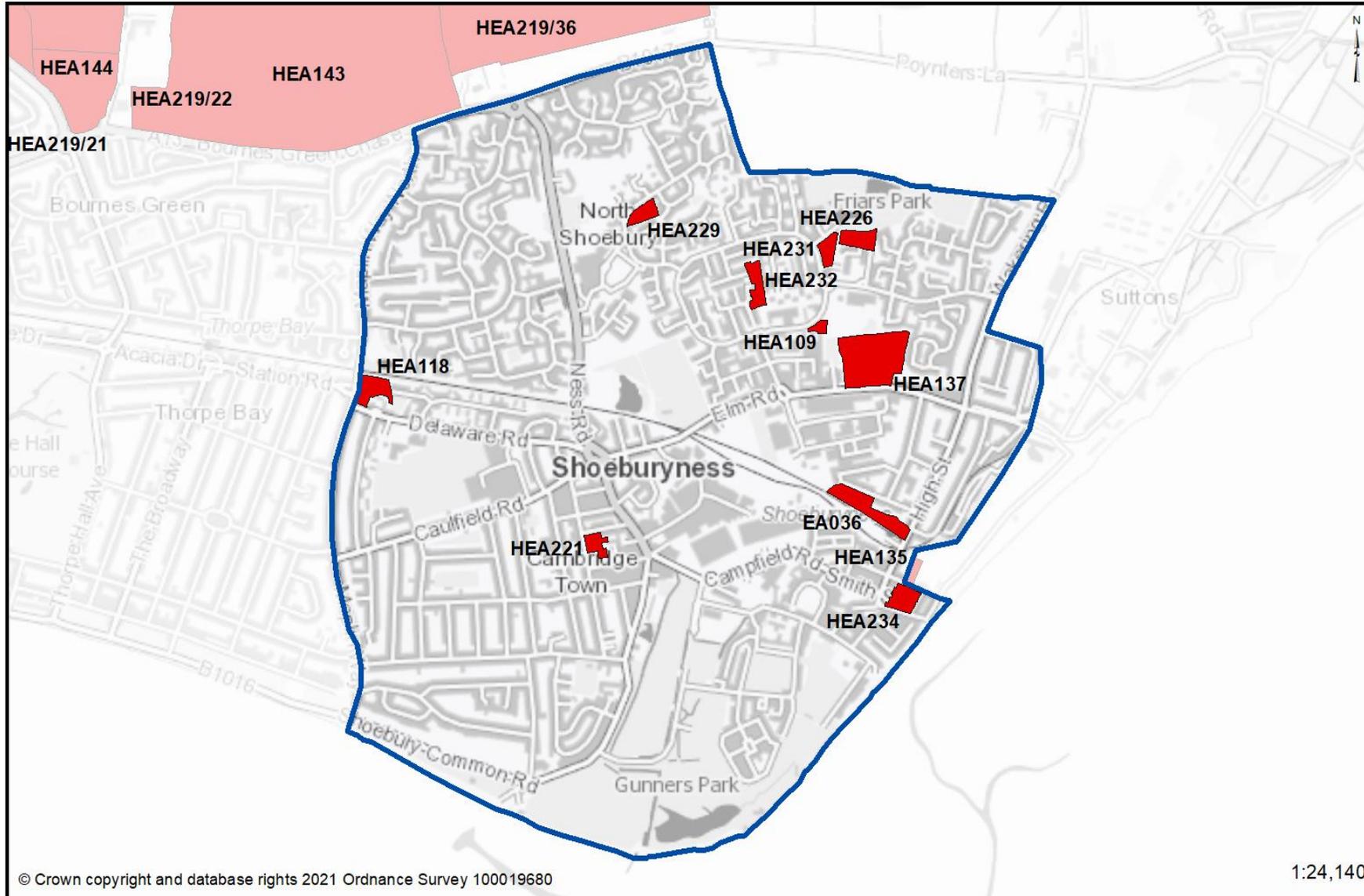
The type and quality of the housing offer can have a significant impact on the health and wealth of places. Their ability to attract and retain people and provide support for those who need it relies on good housing and attractive and inclusive neighbourhoods.

Potential site proposals for residential development can be viewed in **Map 52. Table 48** sets out relevant information including, context and surrounding uses, proposed use, estimated number of new dwellings and what ‘components of growth’ the site contributes to in reference to **Section 2: Housing Need (Table 2)**.

The sites have been promoted to us by landowners/ agents and are included here for comment. **Table 48** also notes the amount of new homes that are likely to come forward over the lifetime of the plan through sites already with planning permission and windfall development.

For more information on each site an assessment can be viewed by clicking on the site reference in **Table 48** below, or via the Councils website: <https://localplan.southend.gov.uk/>

Map 52: Potential Residential Sites - Shoeburyness (excluding those with planning permission)



**Table 48: Potential Residential Sites - Shoeburyness**

| Shoeburyness |  |   |  |  |                            |                                   |                                 | Questions                    |
|--------------|--|---|--|--|----------------------------|-----------------------------------|---------------------------------|------------------------------|
| Site ref     | Name of Site                                 | Context and Surrounding uses  | Potential Land Use   | Potential Land Use (summary)                                 | Component of Change        | Estimated number of homes (Gross) | Estimated number of homes (Net) | Comment & Preferred typology |
| HEA109       | Parking Area and adjacent areas at Eagle Way | A former Council owned garage site which has since been demolished with the area left open for parking. The land to the north which is included within the proposal is currently an under-utilised grass area with low-level planting (Not designated).   | This Council owned site has been submitted through the Call for Sites process for residential development  | Residential development                                      | Urban Area General         | 12                                | 12                              |                              |
| HEA118       | Thorpedene Campus                            | Includes Delaware House, a two-storey residential care home, and Thorpedene Clinic, which includes NHS facilities. Railway track to the north. Surrounding area largely residential. Significant change in levels from Maplin Way North to Delaware Road. | This site has been submitted through the Call for Sites process. Existing building(s) in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential led development with potential for community use | Urban Area General         | 65                                | 65                              |                              |
| HEA221       | Avon Way / West Road, Avon Way               | Group of 3 storey buildings currently occupied as sheltered housing. In a mixed area adjacent to a parade of shops surrounded by residential uses.  | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.   | Residential  | Housing Regeneration Sites | 63                                | 0                               |                              |

|        |  |  |  |             |                            |    |   |  |
|--------|--|--|--|-------------|----------------------------|----|---|--|
| HEA226 | Crouchmans, 46 Centurion Close                     | Group of 1 and 2 storey buildings currently occupied as sheltered housing. Located in a mainly residential area on the urban edge. Adjacent to Friars Park and surrounded by low-rise housing. | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential | Housing Regeneration Sites | 60 | 0 |  |
| HEA229 | Great Mead, 200 Frobisher Way                      | Part 2 and 3 storey sheltered housing building with car park and shared gardens. Located in a residential estate fronting Frobisher Way. Near to a local centre.                               | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential | Housing Regeneration Sites | 53 | 5 |  |
| HEA231 | Kestrel House, 96 Eagle Way                        | Part 1 and 2 storey sheltered housing building with car parking and shared greenspaces. In a residential setting surrounded by low rise housing. Near to local centre and Friars Park.         | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential | Housing Regeneration Sites | 51 | 0 |  |
| HEA232 | 57-103 Kingfisher Close and 58-120 Sandpiper Close | Group of eight 2 storey buildings with car parking to the front and shared green spaces. In a low-rise residential area.   | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of   | Residential | Housing Regeneration Sites | 32 | 0 |  |

|                                     |   |   |  |  |                            |     |     |  |
|-------------------------------------|---|---|--|--|----------------------------|-----|-----|--|
|                                     |   |   | publication of this document no Council decision has been made on redeveloping this site.  |  |                            |     |     |  |
| HEA234                              | Longmans, 11 Rampart Street                                 | Group of mainly 2 storey buildings currently used as sheltered accommodation near to seafront. Area is generally residential of 1 to 3 storey buildings   | Existing building in public ownership that may benefit from some renewal, redevelopment or expansion that could provide new and better quality homes that are designed to be adaptable so local people can reside independently through all stages of their lives. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. | Residential  | Housing Regeneration Sites | 77  | 25  |  |
| HEA135                              | Playing Field, George Street                                | Grassed playing field associated with former Hinguar School. Shoebury High Street to the north west, residential uses opposite the site, mainly 2 storey, open space public toilets and East Beach lie to the east and south east. Covenant issues on land        | The site has been submitted through the Call for Sites process. Potential for residential development and to enhance adjacent East Beach recreational / environmental offer  | Residential development  | Green Space Release Sites  | 16  | 16  |  |
| HEA137                              | Land at Elm Road, Shoeburyness                              | Large site, designated protected green space, includes an area of landfill greened over. Mixture of uses surround the site including residential, school, open space.   | The site has been submitted through the Call for Sites process. Potential for residential. Tree planting on the remaining green space would increase biodiversity. There is an existing programme of managing the habitat with controlled cutting regimes to increase biodiversity. Site remediation would also be required.   | Residential development with improvements to remaining green space | Green Space Release Sites  | 300 | 300 |  |
| EA036                               | Terminal Close Employment Area                              | Existing employment site. Industrial estate made up of 1.5 storey buildings next to Shoeburyness train station, which may potentially cause noise issues. The site may also be contaminated: this requires further investigation. Site designated for employment. | Terminal Close is currently underutilised with half of the site being vacant and difficult to let due to the poor condition of premises and the unviable nature of the significant investment that would be required to bring the site up to modern day standards.   | Mixed Use  | Employment Release Site    | 149 | 149 |  |
| Planning permission 5 units or more | HEA004, HEA026, HEA032, HEA051, 18/01141/OUTM, 17/01473/FUL |   |  |  |                            |     | 251 |  |

|                                     |  |  |  |  |  |  |              |  |
|-------------------------------------|--|--|--|--|--|--|--------------|--|
| Planning permission 4 units or less |  |  |  |  |  |  | 10           |  |
| Being Implemented                   |  |  |  |  |  |  | 16           |  |
| Windfall                            |  |  |  |  |  |  | 685          |  |
| <b>Total</b>                        |  |  |  |  |  |  | <b>1,534</b> |  |

### 3.8.41 Shoeburyness (Residential)

Have your say.....

Please explain your answer

- Do you agree with the proposed housing sites for Shoeburyness? You may wish to outline the type and scale of development you would like to see come forward in reference to **Figure 31: Development Typologies** as set out below.
- Do you have any other comments on housing provision in Shoeburyness?

### 3.8.42 Urban Form and Development Typologies

Good quality urban design will be essential in new housing development if the character of the neighbourhood is to be enhanced.

**Map 53** shows the Urban Forms of Shoeburyness neighbourhood. This has been informed by the Southend Borough Wide Character Study and is intended to provide a broad overview of the types and densities of development across the neighbourhood; this can range from low density, areas of detached housing, to low rise flats.

To assist with the preparation of development management and design policies, which will impact the scale, type and density of new homes, we are interested in your views on broadly what types of development you think should come forward in the neighbourhood. It may be that there are different parts of the neighbourhood that you think could accommodate different types of development.

**Figure 31** provides a range of development typologies at different densities, for both houses and flats. We'd like to know whether there is a particular typology that you'd like to see come forward in Shoeburyness and within the different Urbans Forms as shown in **Map 53**. For instance you may believe the medium density residential area within **Map 53** should accommodate similar development, such as house typologies H2 and H3, and flat typology F1, within **Figure 31**.

### Figure 31 - Development Typologies

#### Houses



H1: 25dph

H2: 40dph

H3: 60dph

#### Flats



F1: 60dph

F2: 90dph

F3: 135dph

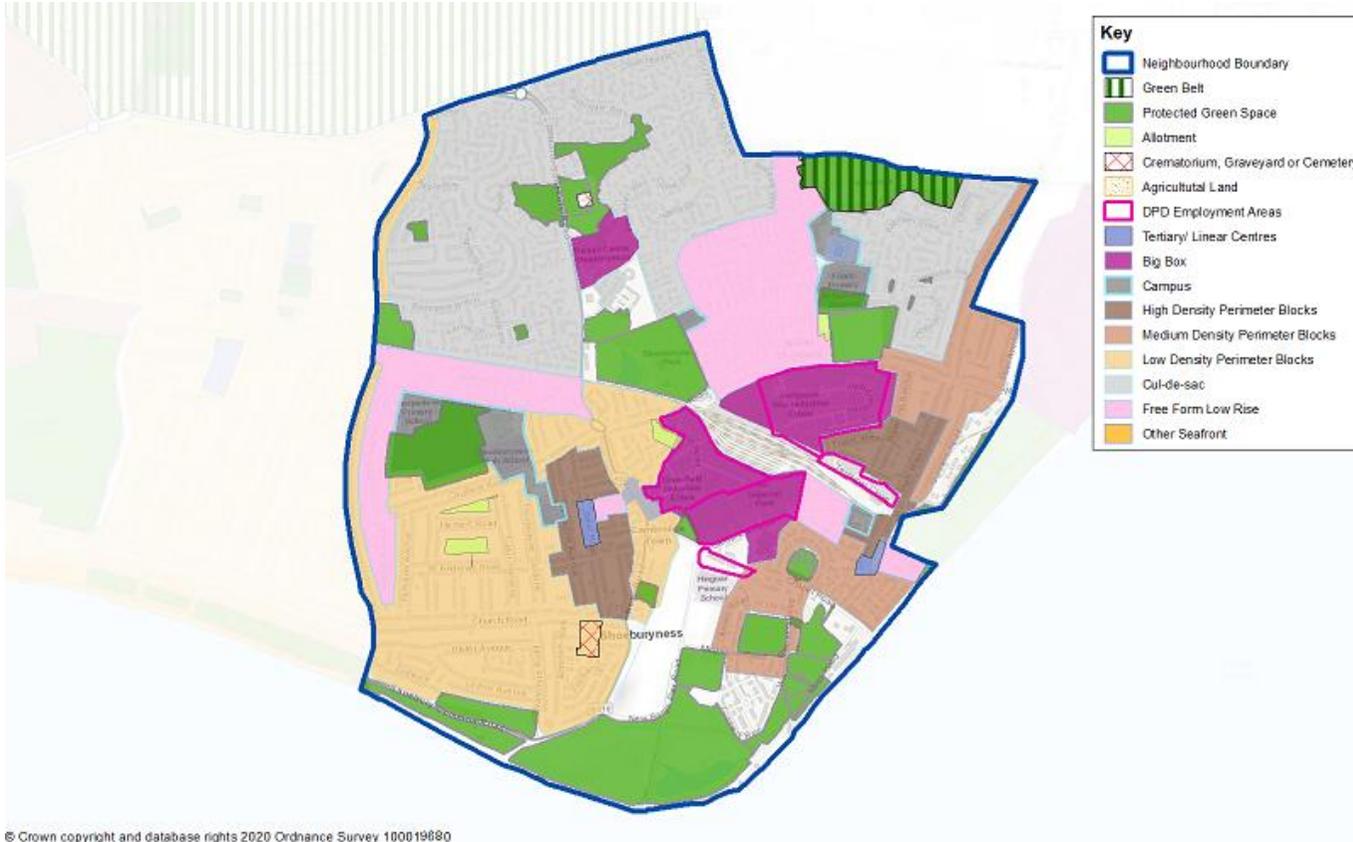


F4: 250dph



F5: 525dph

## Map 53: Urban Form of Shoeburyness



| Key |                                    |
|-----|------------------------------------|
|     | Neighbourhood Boundary             |
|     | Green Belt                         |
|     | Protected Green Space              |
|     | Allotment                          |
|     | Crematorium, Graveyard or Cemetery |
|     | Agricultural Land                  |
|     | DPD Employment Areas               |
|     | Tertiary/ Linear Centres           |
|     | Big Box                            |
|     | Campus                             |
|     | High Density Perimeter Blocks      |
|     | Medium Density Perimeter Blocks    |
|     | Low Density Perimeter Blocks       |
|     | Cul-de-sac                         |
|     | Free Form Low Rise                 |
|     | Other Seafront                     |



**Cul-de-Sac:** Post-war development, typically from late 1960s onwards, featuring low densities often with poor permeability and legibility.



**Low Density Perimeter Blocks:** large individual plots able to accommodate significant houses or bungalows, often built to individual designs.



**Medium Density Perimeter Blocks:** Includes classic inter-war suburban areas that can accommodate a wide variety of building scales and types.



**High Density Perimeter Blocks:** Urban Areas often comprised of tightly arranged, regular rows of Victorian/Edwardian terraces with on street parking



**Free-form low-rise:** Typically early post-war development, featuring low rise terraces and detached buildings with a fragmented layout.



**Campus:** Normally associated with institutional or business uses such as colleges, hospitals or civic buildings.



**Big Box:** Industrial, business and retail areas featuring large buildings, which are usually car based in terms of access and movement.



**Tertiary/Linear Centre:** typically found as shopping parades within residential areas but also include the near-continuous string of shops which line the most significant, historic routes in the Borough.

### 3.8.42 Shoeburyness (Urban Form)

Have your say.....

Please explain your answers

- a. What types of development typology ([Figure 31](#)) do you think should come in Shoeburyness? You may wish to refer to the different urban forms presented in [Map 53](#) in your answer.

### 3.8.43 Employment

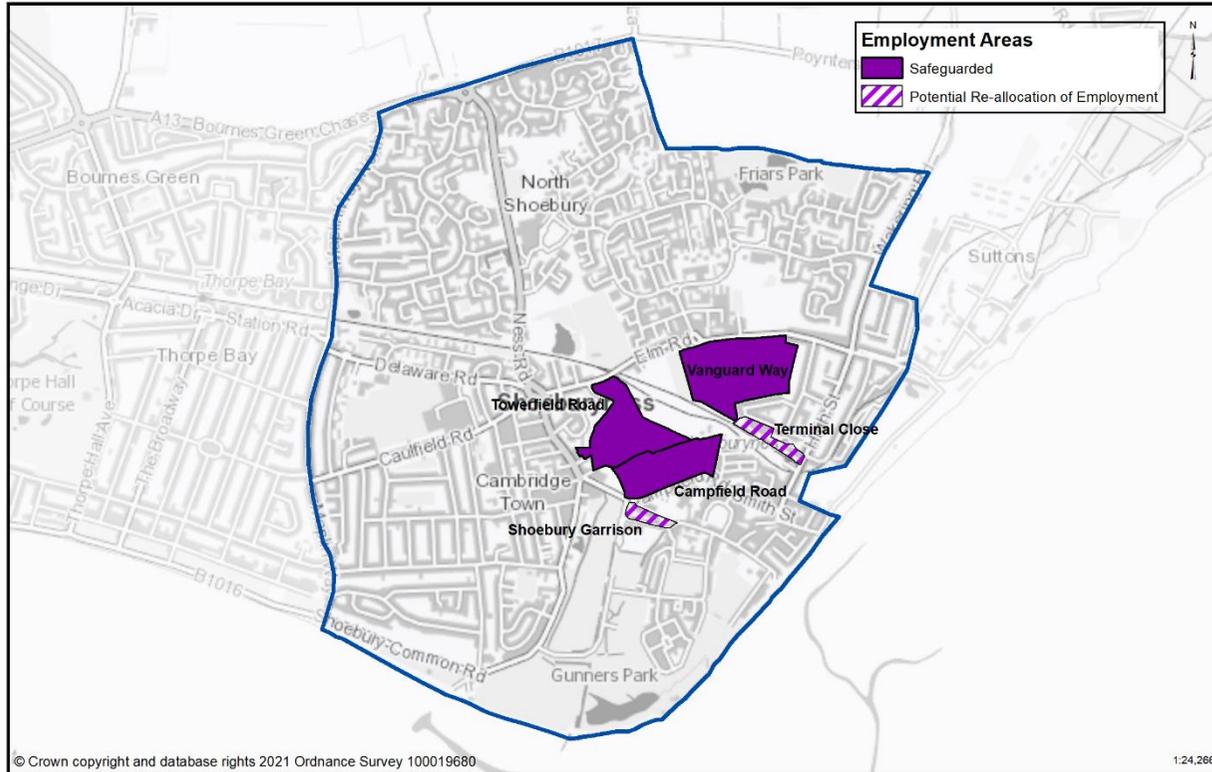
There are a number of industrial estates in Shoeburyness, largely clustered in the area close to the railway station and sidings. Vanguard Way, Towerfield Road and Campfield Road are particularly important locations offering a range of different sizes of units, from large format spaces accommodating major employers through to small business units such as the Seedbed Centre at Vanguard Way. It is intended they will be safeguarded for this purpose. Terminal Close and Shoebury Garrison Employment Areas may however offer opportunities for redevelopment for housing as they are currently functioning poorly as employment areas and have been identified for potential release. Terminal Close has a high vacancy rate and poor quality buildings, while Shoebury Garrison has lost most of its employment function to residential development and is likely to continue to do so as permissions have been granted for more residential development on other parts of the employment area. [Table 49](#) and [Map 54](#) sets out the employment land use proposals for Shoeburyness.

For businesses with regional and national markets, the location of Shoeburyness at the very end of the A13 creates access issues. It can take a considerable time at peak hours to negotiate traffic in Southend before reaching the Borough boundary. The proposed new Link Road offers the potential to improve accessibility to Shoebury's employment areas.

**Table 49: Land Use Proposals in Shoeburyness – Employment Land**

| Ref. No.     | Site Name         | Category      | Hectares | Additional Floorspace |
|--------------|-------------------|---------------|----------|-----------------------|
|              | Vanguard Way      | Safeguarded   | 10.69    |                       |
|              | Towerfield Road   | Safeguarded   | 7.25     |                       |
|              | Campfield Road    | Safeguarded   | 6.13     |                       |
|              | Shoebury Garrison | Re-allocation | -1.49    |                       |
|              | Terminal Close    | Re-allocation | -0.94    |                       |
| <b>Total</b> |                   |               | 21.64    |                       |

## Map 54: Land Use Proposals in Shoeburyness – Employment Land



### 3.8.43 Shoeburyness (Employment)

Have your say.....

Please explain your answers

a. Do you agree with the proposed employment sites for Shoeburyness? Please name the employment site you are referring to.

b. Do you have any other comments on employment land provision in Shoeburyness?

### 3.8.44 Commercial Centres

To ensure the vitality of town centres, the National Planning Policy Framework encourages local planning authorities to implement planning policies and decisions that support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management, and adaptation.

The Government recently introduced changes to the Use Classes Order which consolidates a wide range of uses including retail, food, financial services, gyms, healthcare, nurseries, offices, and light industry into a single use class (Use Class E) and any change of use of a building or land between those uses falling within this Use Class will not require planning permission. It is therefore proposed to define as “Commercial Areas”, centres where we will promote ground floor uses to be within Class E Use Class and encourage improvements to shopfronts and the street scene.

There are a range of commercial centres in the Borough that protect ground floor uses for business purposes (use class E<sup>7</sup>) and thereby perform a vital function by ensuring communities are served by a range of retail and commercial services. Those centres within Shoeburyness are outlined in [Table 50](#) and [Map 55](#).

A number of amendments are proposed to designate parts of existing centres as shown in [Map 55](#). These are in areas which either suffer from high vacancies or has lost a commercial frontage at ground floor level.

As of August 2021, the Government is also introducing expanded permitted development rights to enable Commercial Uses to be converted to residential without planning permission. Due to this there are limitations on safeguarding ground floor commercial uses within key centres from changing to residential. However, under Article 4 of the General Permitted Development Order a local planning authority can apply to the Secretary of State to withdraw specified permitted development rights across a defined area. The use of Article 4 directions should not be expansive and therefore if we were to use them to restrict ground floor commercial uses from changing to residential, we must focus them to the most important frontages. In reference to [Map 55](#) and [Table 50](#) we are interested in your views on which centres we should investigate for using Article 4 Directions in order to restrict ground floor commercial frontages from being developed to residential under permitted development.

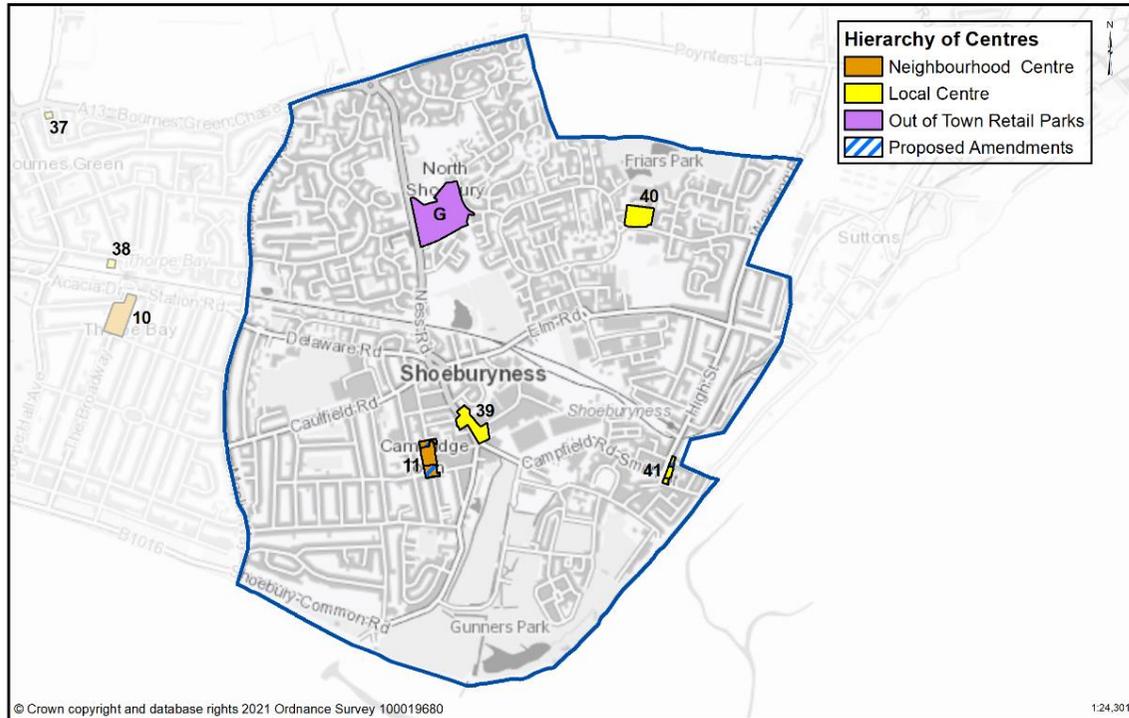
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<sup>7</sup> <https://www.legislation.gov.uk/uksi/2020/757/made>

**Table 50: Shoeburyness Commercial Centres**

| Ref | Name                      | Centre Type              |
|-----|---------------------------|--------------------------|
| 11  | Shoeburyness (West Road)  | Neighbourhood Centre     |
| 39  | Ness Road                 | Local Centre             |
| 40  | The Renown                | Local Centre             |
| 41  | High Street, Shoeburyness | Local Centre             |
| G   | North Shoebury            | Out of Town Retail Parks |

**Map 55: Shoeburyness Commercial Centres**



There are amendments proposed to the Shoeburyness (West Road) Neighbourhood Centre due to the reduction of active frontages in the north and south of the centre that reduce its ability to function as an effective Commercial, business and service sector. The northern section has a high vacancy rate while the southern section has a high proportion of units in residential use, introducing a dispersed distribution of commercial activities along these parts of the centre. To ensure a healthy commercial centre which delivers the required improvements and which functions accordingly it might be necessary to consider the extent of the centre by redefining and consolidating the areas dedicated to commercial activities to ensure a focused approach with emphasis on the areas located in the middle of the centre.

There are similar amendments also proposed to the High Street, Shoeburyness local centre due to a high proliferation of residential uses on the northern and southern parts of the centre.

### **3.8.44 Shoeburyness (Commercial Centres)**

**Have your say.....**

**Please explain your answer**

- a. Should we seek to define 'Commercial Areas' as set out in **Table 50** to promote a range of commercial uses to serve local community needs and provide local employment opportunities?
- b. Should we investigate using Article 4 direction to safeguard ground floor commercial uses within the town, district and neighbourhood centres by restricting permitted development to residential – if so what frontages?
- c. Do you agree with the proposed amendments as set out on **Map 55**?
- d. Are there any other areas within the Shoeburyness Neighbourhood area that we haven't identified that should be promoted for commercial activities at ground floor level?

### 3.8.45 Green Space

National planning policy allows for Local Plans to identify and protect existing green space so it is not built on unless an assessment demonstrates the open space, buildings or land are surplus to requirements; any open space lost would be replaced by equivalent or better provision in terms of quantity, quality and access; or the benefits of new sports and recreation facilities clearly outweigh the loss of the current or former use as open space. In this respect the New Local Plan seeks to protect the green spaces as set out in [Table 51](#) and [Map 56](#).

#### Existing Green Space

Shoebury Park, Friars Park, Gunners Park and East Beach are key areas of green space within the neighbourhood. Gunners Park has been re-configured as a result of the redevelopment of the Shoebury Garrison and is a large area of informal public space, including a pond, areas of natural open space, children's play area, skateboard park and tennis courts. The areas of natural open space are managed by the Essex Wildlife Trust. The broader Garrison development includes a cricket field. Friars Park contains two ponds and a play area for older children. Other play spaces are located around the neighbourhood, such as off Caulfield Road. Tree canopy cover in the neighbourhood ranges from 8.6% of the ward in West Shoebury to 12.3% in Shoeburyness ward. This is set within the context of the Council's Tree Policy which sets a target to extend the overall tree canopy cover in the Borough from 12% to 15% by 2050. Opportunities for enhancement of green space will be pursued wherever possible, especially around East Beach where management of day visitors will be particularly important.

#### Local Green Space

National planning policy allows local authorities to designate land as Local Green Space through their local plans, so that communities can identify and protect green areas of particular importance to them, for example because of its historic significance, recreational value, tranquillity, beauty or richness of its wildlife. Policies for managing Local Green Space are consistent with those for Green Belts.

**Proposed Local Green Space** – Gunners Park is proposed to be designated as a Local Green Space for its heritage and biodiversity value and unique character offering panoramic sea views. The outcome of this consultation will be particularly important in demonstrating that the space is special to the community.

#### Proposed New Green Space

It is proposed to designate the coastal walking and cycle link between East Beach and the Garrison estate as a Green Corridor. The potential new settlement to the north and west of Shoeburyness would include substantial amounts of greenspace linking into a broader South Essex Regional Park. This would include significant green corridors that would make access to countryside easier particularly by walking and cycling ([Table 51a](#)).

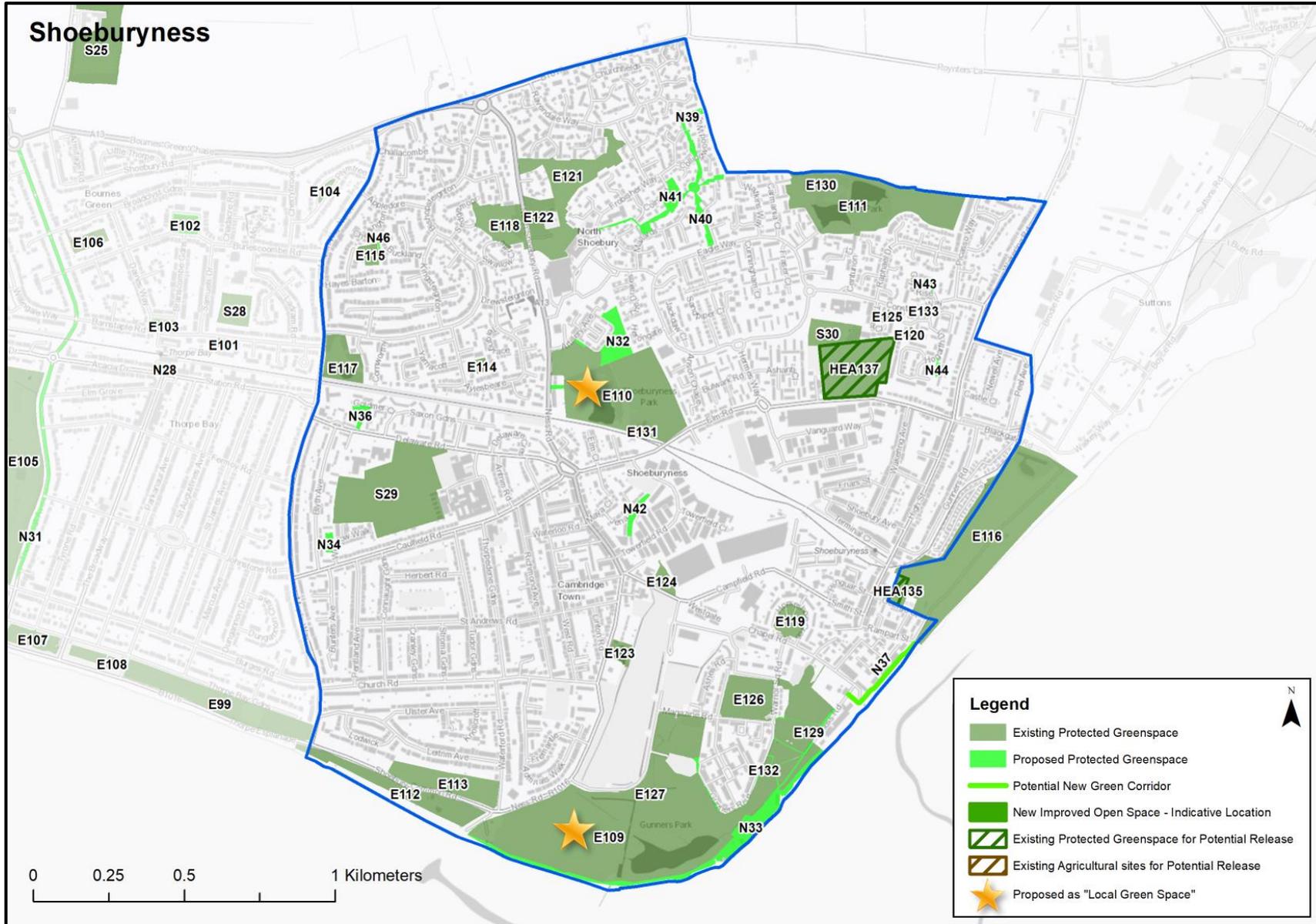
Falcon Way and Colne Drive are existing green spaces adjacent to Colne Drive playground which are proposed to be protected as Amenity Green Space. Other existing green spaces proposed to be protected as Amenity Green Space are Jena Close, Goya Rise and Hogarth Open Space. These informal spaces perform a valuable amenity, recreational and biodiversity role.

Existing playgrounds at Delaware Road, Jena Close and Caulfield Road are also proposed to be protected.

**Green spaces with potential for other uses**

Playing Fields at George Street and land at Elm Road which are currently protected as green space in the local plan have been identified as public land which has potential for development, including for housing ([Table 51b](#)).

Map 56: – Protected Green Space in Shoeburyness and Proposed Green Space



**Table 51: Shoeburyness - Protected Green Space**

| Site Ref.                 | Name of Site                  | Size (Ha)     |
|---------------------------|-------------------------------|---------------|
| <b>Local Parks</b>        |                               |               |
| <b>E109</b>               | <b>Gunners Park</b>           | <b>28.235</b> |
| <b>E110</b>               | <b>Shoebury Park</b>          | <b>9.261</b>  |
| E111                      | Friars Park                   | 7.619         |
| E112                      | Shoebury Common               | 2.769         |
| E113                      | Shoebury Common North         | 2.495         |
| <b>Amenity Open Space</b> |                               |               |
| E114                      | Aylesbeare Open Space         | 0.173         |
| E115                      | Cheldon Barton Open Space     | 0.365         |
| E116                      | East Beach Open Space         | 12.735        |
| E117                      | Maplin Way Open Space         | 1.574         |
| E118                      | Sedgemoor Open Space          | 1.900         |
| E119                      | Horseshoe Crescent            | 0.838         |
| E120                      | Whistler Rise Open Space      | 0.044         |
| E121                      | St Mary's Green               | 4.011         |
| E122                      | St Mary's Nature Reserve      | 0.975         |
| E123                      | Ness Road                     | 0.448         |
| E124                      | Campfield Road War Memorial   | 0.422         |
| E125                      | Turner Close Courtyard        | 0.041         |
| <b>Sports Grounds</b>     |                               |               |
| E126                      | Garrison Cricket Square       | 2.186         |
| E127                      | Gunners Park - Wheeled Sports | 0.034         |
| E128                      | Gunners Park - Ball Sports    | 0.032         |
| E129                      | Gunners Park - Tennis Courts  | 0.124         |

Sites in **bold** are proposed as 'Local Green Space'

| Site Ref.                                 | Name of Site                         | Size (Ha) |
|---|--------------------------------------|-----------|
| <b>Playgrounds</b>                        |                                      |           |
| E130                                      | Friars Park                          | 0.402     |
| E131                                      | Shoebury Park Playground             | 0.191     |
| E132                                      | Gunners Park - Toddler Play Area     | 0.036     |
| <b>Pocket Park</b>                        |                                      |           |
| E133                                      | Hogarth Drive Open Space             | 0.026     |
| <b>School</b>                             |                                      |           |
| S29                                       | Shoebury High playing fields         | 7.646     |
| S30                                       | Friars Primary School Playing fields | 1.206     |
| <b>Allotments</b>                         |                                      |           |
| A12                                       | Growing Together Shoeburyness        | 0.349     |
| A13                                       | Elm Road/Towerfield Road             | 0.577     |
| A14                                       | Herbert Road                         | 0.460     |
| A15                                       | St Andrews Road                      | 0.821     |
| <b>Crematorium, Graveyard or Cemetery</b> |                                      |           |
| C10                                       | St Mary's, Shoebury                  | 0.258     |
| C11                                       | St Andrews                           | 0.975     |
| <b>Release Site</b>                       |                                      |           |
| HEA135                                    | Part of playing field George Street  | 0.318     |
| HEA137                                    | Land at Elm Road Sports Ground       | 3.880     |

**Table 51a: Shoeburyness – Proposed Green Space**

| Site Ref.                | Name of Site                    | Size (Ha) |
|--------------------------|---------------------------------|-----------|
| <b>Local Parks Parks</b> |                                 |           |
| N32                      | Shoebury Park Expansion         | 1.184     |
| N33                      | Gunners Park update to boundary | 3.061     |
| <b>Playgrounds</b>       |                                 |           |
| N34                      | Caulfield Road (Wicklow Walk)   | 0.161     |
| N35                      | Jena Close Playground           | 0.038     |
| N36                      | Delaware Road                   | 0.295     |
| <b>Green Corridor</b>    |                                 |           |
| N37                      | East Beach path to Gunners Park | 315m      |
| <b>Sports Ground</b>     |                                 |           |
| N38                      | Colne Drive Sports Ground       | 0.026     |

| Site Ref.                 | Name of Site                        | Size (Ha) |
|---------------------------|-------------------------------------|-----------|
| <b>Amenity Open Space</b> |                                     |           |
| N39                       | Collingwood Open Space              | 0.450     |
| N40                       | Falcon Way Open Space               | 0.557     |
| N41                       | Colne Drive Open Space              | 0.768     |
| N42                       | Jena Close Open Space               | 0.238     |
| N43                       | Goya Rise Open Space                | 0.082     |
| N44                       | Hogarth Open Space                  | 0.066     |
| N45                       | Aylesbeare Open Space Extension     | 0.033     |
| N46                       | Cheldon Barton Open Space Extension | 0.035     |

**Table 51b: Land Use Proposals in Shoeburyness – Green Space Currently Protected but with potential for release**

| HELAA Site Ref | Site                  | Site Area (ha) | Description   | Quality/Condition  | Area of Deficiency? Y/N         | Potential Housing Capacity (net) | Justification  |
|----------------|-----------------------|----------------|---|--|---------------------------------|----------------------------------|--|
| HEA135         | Land at George Street | 0.32           | Former playing field associated with Hinguar School, about 0.5 miles from site. | Grassed playing field, maintained. Fenced off and sign states “for school use only”. Green space to north and east is publicly accessible and functionally part of East Beach recreation area. | N                               | 16                               | Land is in public ownership and has potential for residential development. Redevelopment could enhance adjacent green space. |
| HEA137         | Land at Elm Road      | 3.77           | Former landfill site  | Contamination issues, land actively managed for biodiversity, used by dog  | Possible if removed in entirety | 300                              | Land is in public ownership and has potential  |

|  |  |  |  |                                       |  |  |                             |
|--|--|--|--|---------------------------------------|--|--|-----------------------------|
|  |  |  |  | walkers/pedestrian link through area. |  |  | for residential development |
|--|--|--|--|---------------------------------------|--|--|-----------------------------|

### 3.8.45 Shoeburyness (Green Space)

**Have your say.....**

**Please explain your answers**

- a. Do you agree with the proposed new green space designations (**Table 51a**)? If not, can you explain why?
- b. Are there any other areas we haven't identified that should be protected or promoted for green infrastructure? Please provide an address.
- c. Do you agree with the sites identified for release from green space designations (**Table 51b**)? If not, can you explain why?
- d. Do you agree with Gunners Park and Shoebury Park being identified as Local Green Space? If not, can you explain why?
- e. Do you propose any other sites within Shoeburyness should be designated as Local Green Space? Any proposals must be supported by evidence the space is special to local community in terms of beauty, historic significance, recreational value, tranquillity, wildlife or is special to the local community for other reasons.
- f. Do you have any other comments on green space provision in Shoeburyness?

