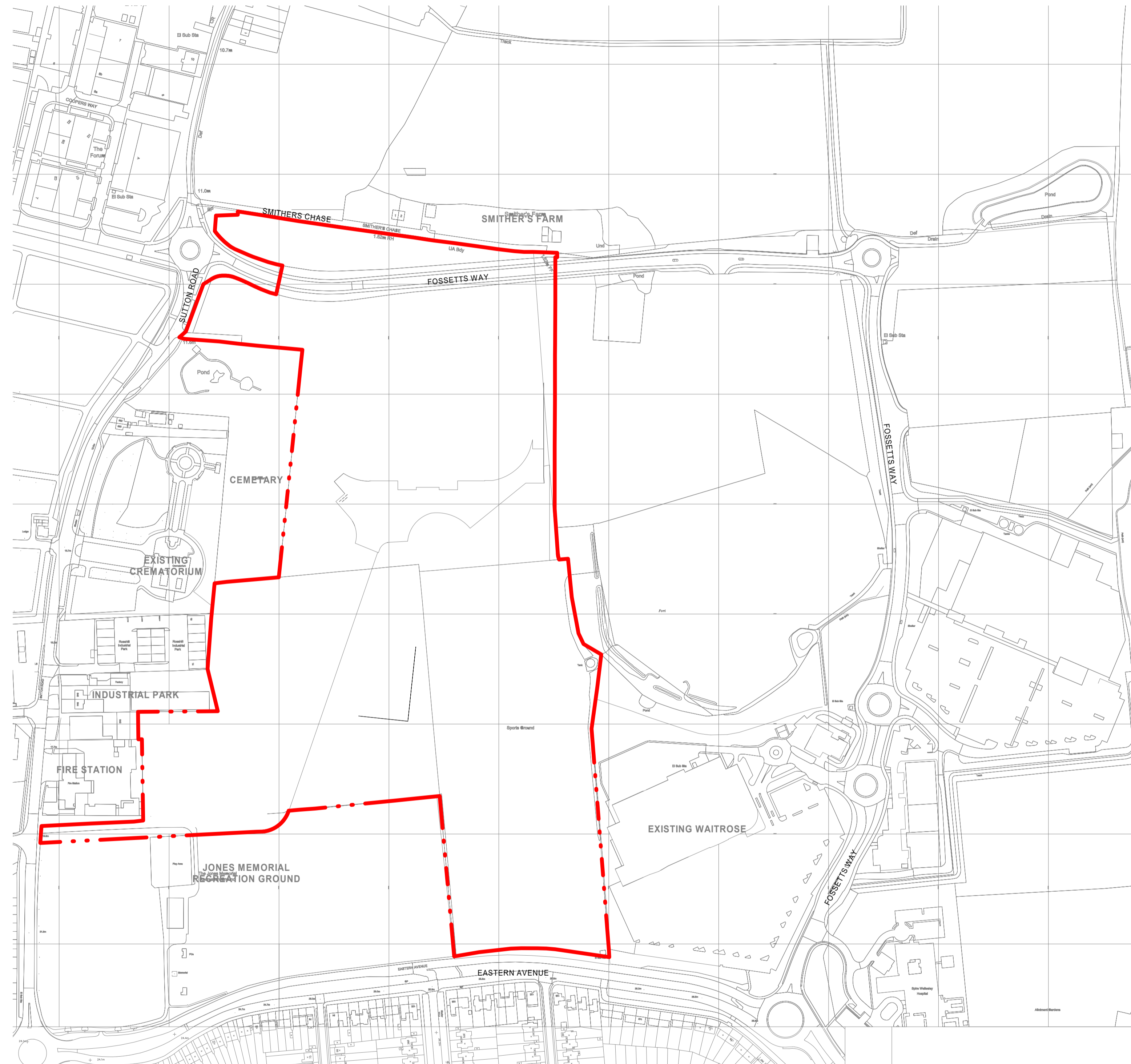


Appendix 5: Key Application Plans

Hybrid Development - Red Line Boundary



REVISIONS		
REV	DATE	DESCRIPTION

●●●●●●●● RED LINE BOUNDARY

CLIENT



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PROJECT NAME

SUFC RELOCATION

DRAWING TITLE

RED LINE BOUNDARY
 SOUTHEND COUNCIL

STATUS		PROJECT No.					
FOR PLANNING		3093					
DATE	SCALE	SIZE					
25.10.2020	1 : 2500	A1					
DRAWN	CHECKED	APPROVED					
OC	CC	MT					
PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRAWING	REV
SEU-POP-00-	ZZ-	SI-	A-	0004	00		

Outline Element - Parameter Plans and Density Illustrative Plan

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PROJECT TITLE
Southend United - Fossetts Farm

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REV.	DESCRIPTION	APP. DATE
03	Issued for Planning - Consultation Amendments	MW 16.03.21

ISSUED BY	London	T: 020 7467 1470
DATE	17 Sept 2020	DRAWN AK
SCALE@A3	1:2,000	CHECKED NB
STATUS	Planning	APPROVED MW

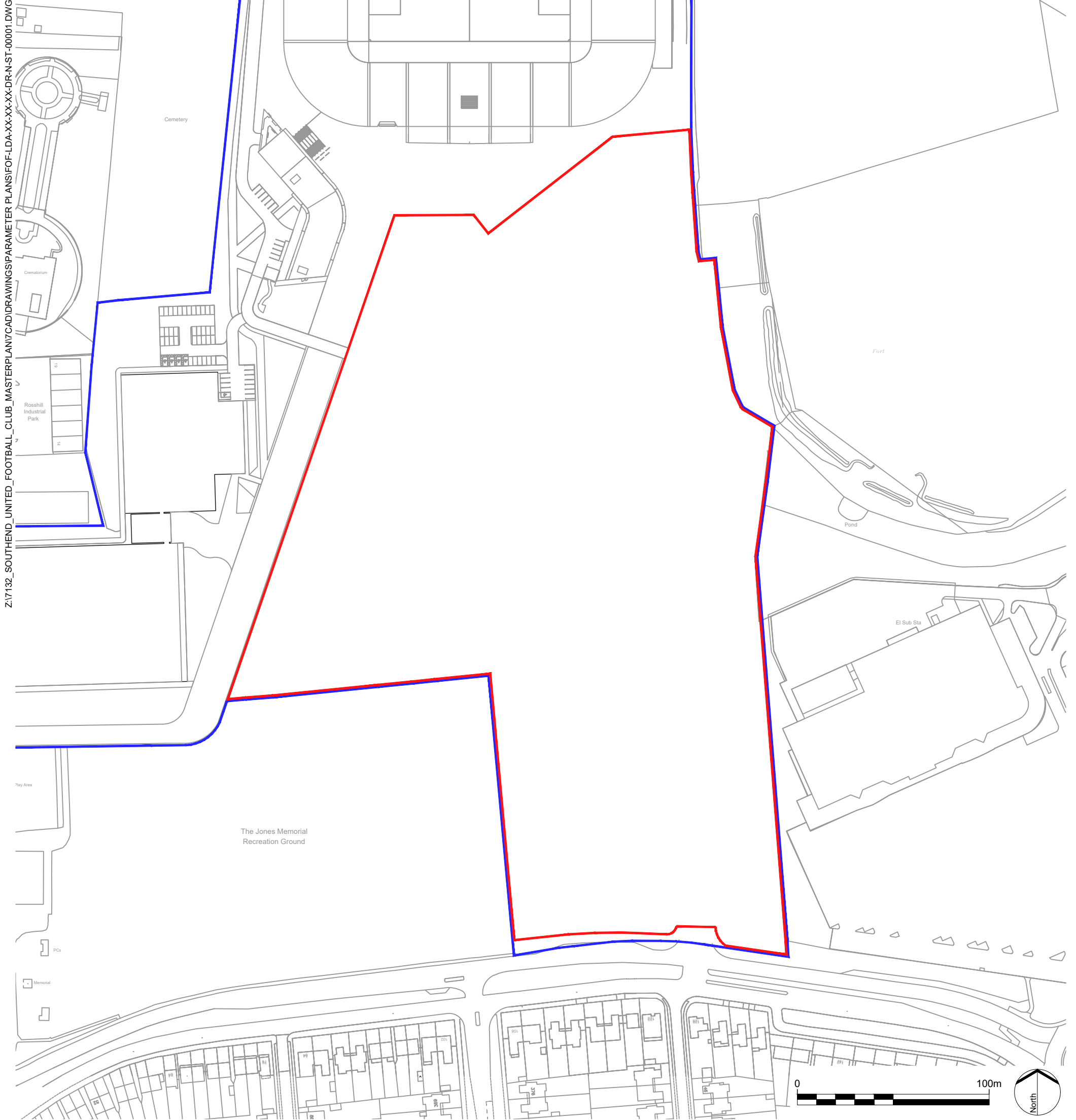
DRAWING TITLE
Outline Area Boundary of Hybrid Planning Application Location Plan

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Sources Ordnance Survey



LEGEND

- Outline Area of Hybrid Planning Application
- Hybrid Planning Application Boundary

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04	Issued for Planning - Consultation Amendments	MW 16.03.21
ISSUED BY	London	T: 020 7467 1470
DATE	17 Sept 2020	DRAWN AK
SCALE@A3	1:2,000	CHECKED NB
STATUS	Planning	APPROVED MW

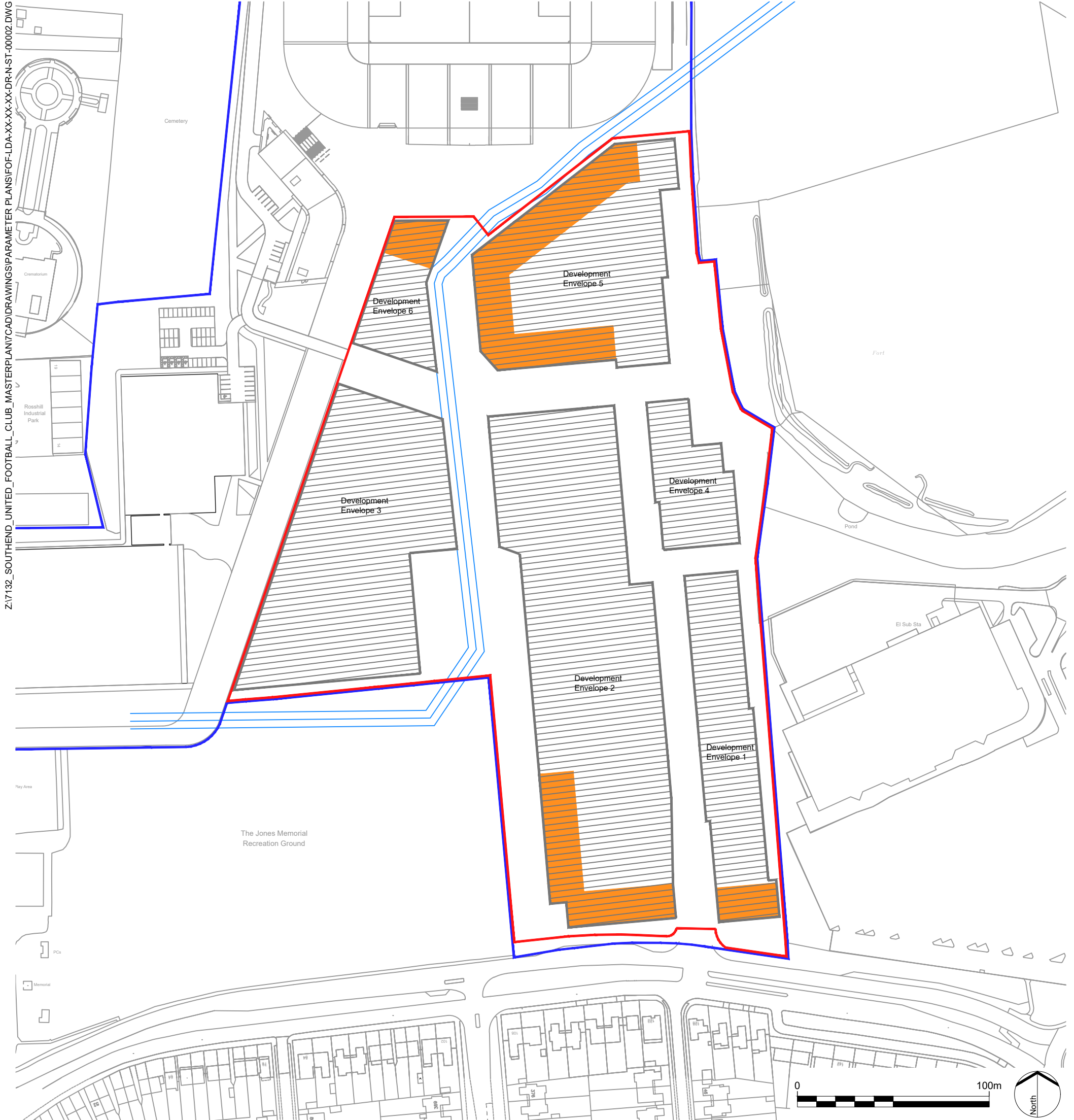
DRAWING TITLE
Land Use Parameter Plan

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Sources Ordnance Survey



LEGEND

- Outline Area of Hybrid Planning Application
- Hybrid Planning Application Boundary
- High Pressure Sewer Easement
- Development Envelope

Notes

1. The land use within the six identified development envelopes is described in the Area Schedule to the right. The maximum areas are Gross Internal Areas (GIA) and provide an upper limit for the indicated use classes.
2. The maximum areas identified within the Area Schedule do not include enclosed on-plot parking (e.g. podium parking) for the identified use classes.
3. All enclosed on-plot parking must occur within the identified development envelopes. The maximum Gross Internal Area (GIA) for enclosed on-plot parking is 25,600m².
4. The public open space, public realm and streetscapes outside of the denoted development envelopes allow for the provision of structures for cycle parking and transport infrastructure.

Area Schedule

Key	Use Class	Maximum Area
	Residential - Class C3	Up to 118,000 m ²
	Non-Residential - Class E	Up to 1,609 m ²
	Non-Residential - Class F1 & F2	Up to 280 m ²

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ISSUED BY London		T: 020 7467 1470
DATE	17 Sept 2020	DRAWN AK
SCALE@A3	1:2,000	CHECKED NB
STATUS	Planning	APPROVED MW

DRAWING TITLE
Vehicle Access Parameter Plan

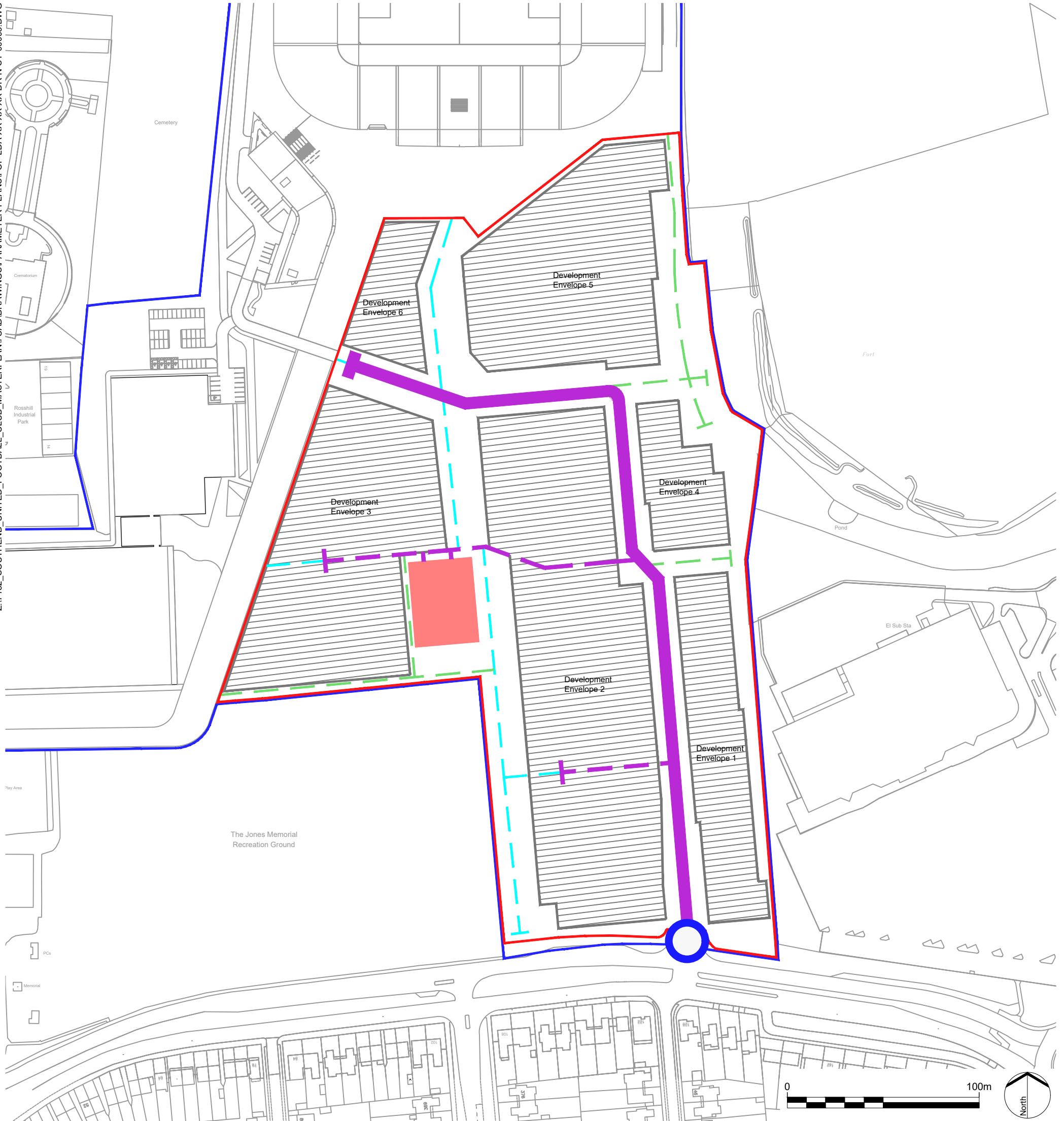
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Sources Ordnance Survey

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LEGEND

- Outline Area of Hybrid Planning Application
- Hybrid Planning Application Boundary
- Development Envelope
- Jones Memorial Ground Parking
- Primary Access Point - Detailed element within hybrid planning application
- Primary Street - Primary vehicle access route with tolerance of up to 7.5m variance in either direction from the identified centre line
- Secondary Street - Secondary vehicle access route with tolerance of up to 7.5m variance in either direction from the identified centre line
- Emergency and / or Servicing Access Route with tolerance of up to 7.5m variance in either direction from the identified centre line.
- Fire Apparatus Access Route with tolerance of up to 7.5m variance in either direction from the identified centre line.

Notes

1. The Jones Memorial Ground Parking is to be provided in the identified location with a tolerance of up to 15 metres variance for its future location. Vehicle access to the parking area must be provided via a Secondary Street.
2. The Jones Memorial Ground Parking is to be a minimum of 58 parking spaces.
3. Access arrangements for Supporter's Way, the Fan Plaza and along the eastern facade of the football stadium are as defined in the detailed elements of the hybrid planning application.

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ISSUED BY	London	T: 020 7467 1470
DATE	17 Sept 2020	DRAWN AK
SCALE@A3	1:2,000	CHECKED NB
STATUS	Planning	APPROVED MW

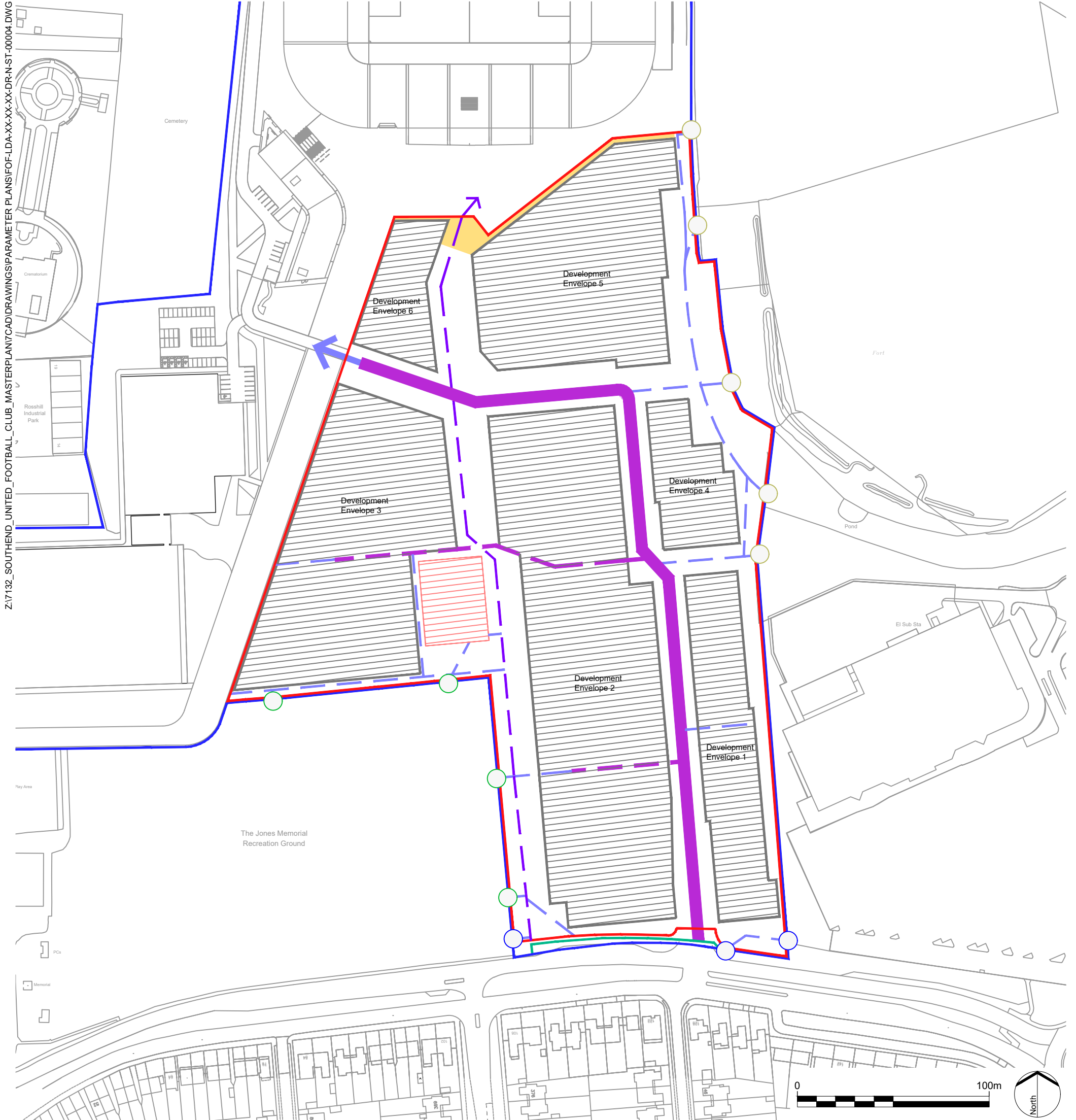
DRAWING TITLE
Pedestrian & Cycle Access Parameter Plan

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Sources Ordnance Survey



LEGEND

Outline Area of Hybrid Planning Application	Pedestrian Access Point to be coordinated with Eastern Avenue and adjacent properties	Pedestrian and cycle access route to be coordinated with the future alignment of the Primary Street in accordance with the vehicle access parameter plan
Hybrid Planning Application Boundary	Pedestrian Access Point to be coordinated with Jones Memorial Ground	Eastern Avenue - shared pedestrian and cycle route as per detailed drawings
Development Envelope	Pedestrian Access Point to be coordinated with schedule monument and scheduled monument management plan	Shared pedestrian pathway & cycle route within Public Open Space. Route to have a tolerance of up to 7.5 metres variance in either direction from the identified centre line
Jones Memorial Ground Parking	Primary Street with shared pedestrian and cycle access routes within the street layout	Pedestrian Access Route. Route to have tolerance of up to 15 metres variance in either direction from the identified centre line
Public realm to be integrated with the plaza to the south of the proposed Football Stadium	Secondary Street with pedestrian footways and cycling within the carriageway	

Notes

- The identified routes within the Primary and Secondary Streets are to be located in accordance with the Vehicle Access Parameter Plan and integrated within their future street layout.
- Pedestrian access between the Jones Memorial Ground Parking and the Jones Memorial Ground must be provided.
- Pedestrian access point locations connecting to the adjacent context are to be coordinated during future reserved matters applications. The access point locations are to be coordinated with the identified routes and may vary with a tolerance of up to 15 metres variance in either direction to support their future coordination.

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DATE	17 Sept 2020	DRAWN AK
SCALE@A3	1:2,000	CHECKED NB
STATUS	Planning	APPROVED MW

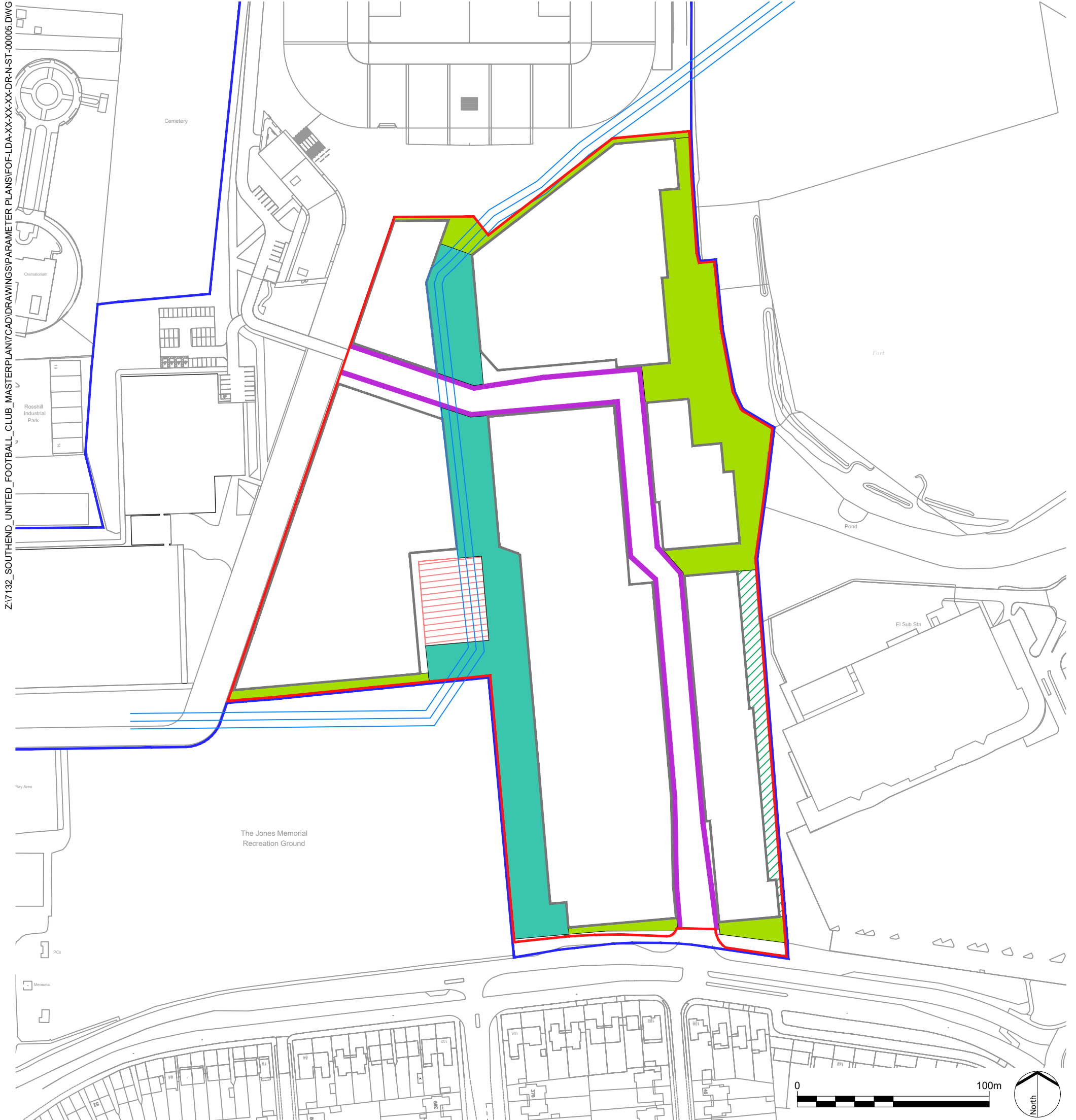
DRAWING TITLE
Landscape Parameter Plan

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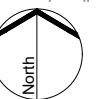


LEGEND

- Outline Area of Hybrid Planning Application
- Hybrid Planning Application Boundary
- Development Envelope
- Public Open Space - Linear Park. The location of the public open space may vary in accordance with tolerances of variation defined within the Vehicle Access Parameter Plan
- Public Realm including town squares, pocket parks, and structural landscape
- Existing landscape buffer to be retained
- Jones Memorial Ground Parking. Location may vary in accordance with the tolerance of variation defined within the Vehicle Access Parameter Plan
- High Pressure Sewer Easement
- Primary Street with shared pedestrian and cycle access within the street. Pathway location may vary in accordance with the tolerance of variation defined within the Vehicle Access Parameter Plan.

Notes

1. The public open space within the linear park is to be a minimum of 0.75 hectares.
2. The public realm including town squares, pocket parks and structural landscape is to be a minimum of 0.73 hectares.
3. The public open space, public realm and streetscapes outside of the denoted development envelopes allow for the provision of structures for cycle parking and transport infrastructure.



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03	Issued for Planning - Consultation Amendments	MW 16.03.21

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DATE	17 Sept 2020	DRAWN AK
SCALE@A3	1:2,000	CHECKED NB
STATUS	Planning	APPROVED MW

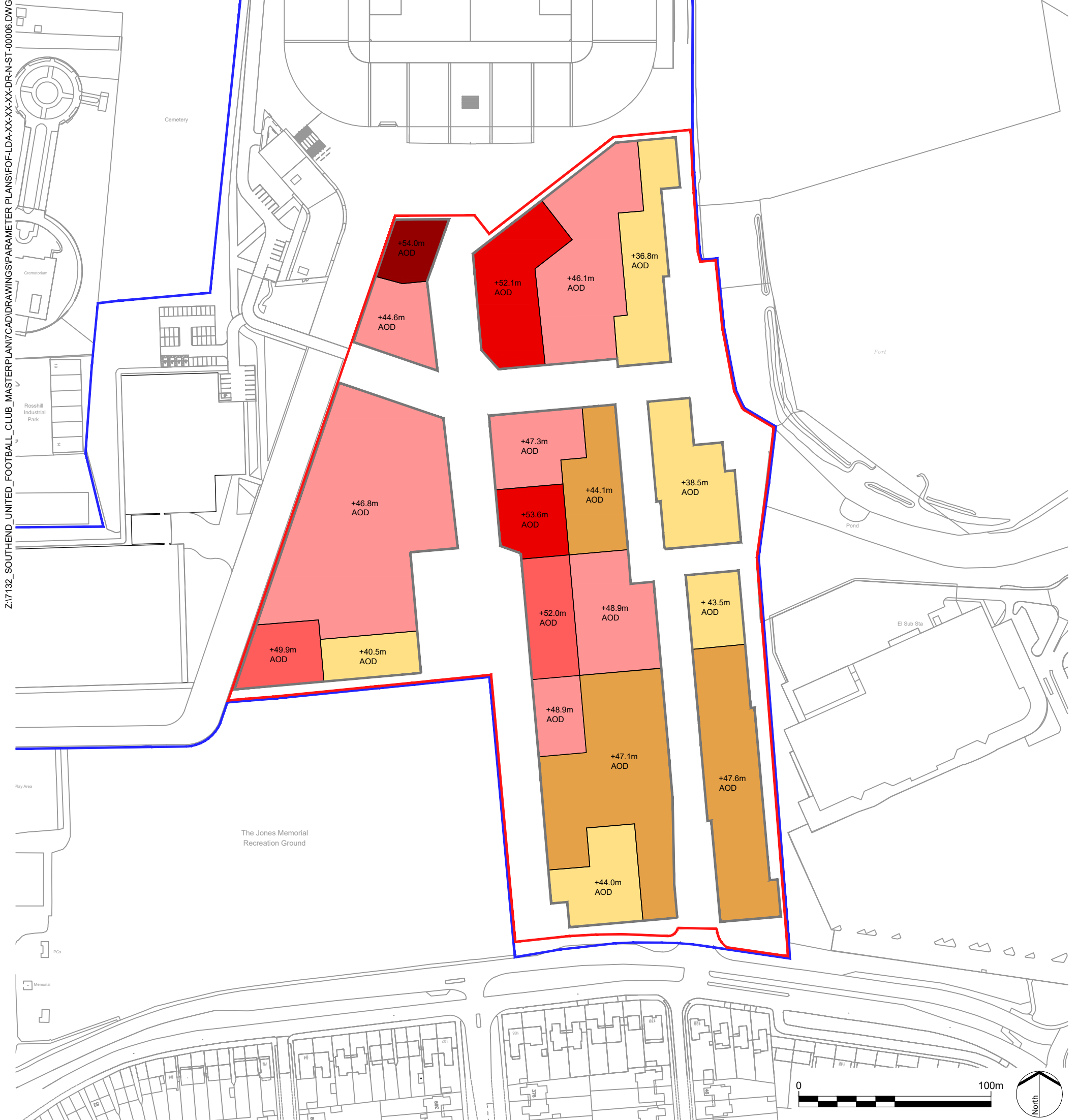
DRAWING TITLE
Maximum Building Height Parameter Plan

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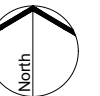


LEGEND	
	Outline Area of Hybrid Planning Application
	Hybrid Planning Application Boundary
	Development Envelope
	Up to 4 Storeys
	Up to 5 Storeys
	Up to 6 Storeys
	Up to 7 Storeys
	Up to 8 Storeys
	Up to 9 Storeys

Notes

- The maximum building heights are noted as elevations AOD within each zone on the parameter plan. The heights are provided in relationship to the site's terrain and includes an allowance for rooftop plant space and flues to support the energy strategy.
- The public open space, public realm and streetscapes outside of the denoted development envelopes allow for the provision of structures for cycle parking and transport infrastructure.

0 100m



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REV.	DESCRIPTION	APP. DATE
04	Issued for Planning - Consultation Amendments	MW 29.03.21

ISSUED BY	London	T: 020 7467 1470
DATE	17 Sept 2020	DRAWN AK
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STATUS	Planning	APPROVED MW

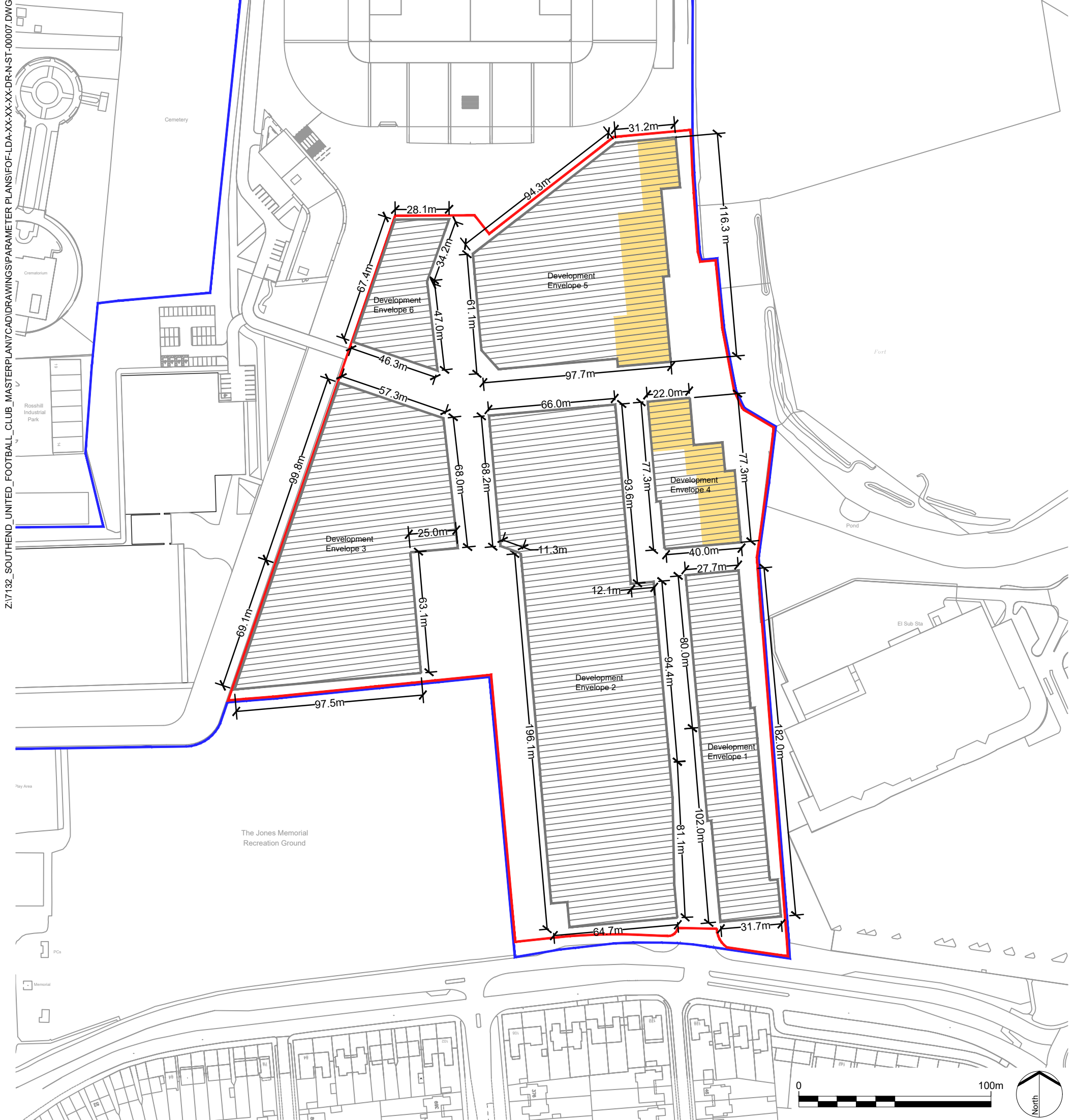
DRAWING TITLE
Development Envelope Dimensions
Parameter Plan

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Sources Ordnance Survey



- LEGEND**
- Outline Area of Hybrid Planning Application
 - Hybrid Planning Application Boundary
 - Development Envelope
 - Area of Restricted Building Facade Length

- Notes**
1. Within the identified 'Areas of Restricted Building Facade Length' in Development Envelope 4 and Development Envelope 5, the eastern building facade for buildings of 2 storeys or more should not exceed 35 metres in length.

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03	Issued for Planning - Revised to Illustrative Plan	MW 16.03.21
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DATE	17 Sept 2020	DRAWN AK
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DRAWING TITLE
Maximum Residential Density - Illustrative Plan

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LEGEND

Outline Area of Hybrid Planning Application	Development Zone A Up to 210 Dwellings per Hectare	Development Zone E Up to 275 Dwellings per Hectare	Development Zone I Up to 285 Dwellings per Hectare
Hybrid Planning Application Boundary	Development Zone B Up to 210 Dwellings per Hectare	Development Zone F Up to 200 Dwellings per Hectare	Development Zone J Up to 350 Dwellings per Hectare
Development Envelope	Development Zone C Up to 200 Dwellings per Hectare	Development Zone G Up to 275 Dwellings per Hectare	
	Development Zone D Up to 275 Dwellings per Hectare	Development Zone H Up to 260 Dwellings per Hectare	

Illustrative Masterplan



Overall Masterplan

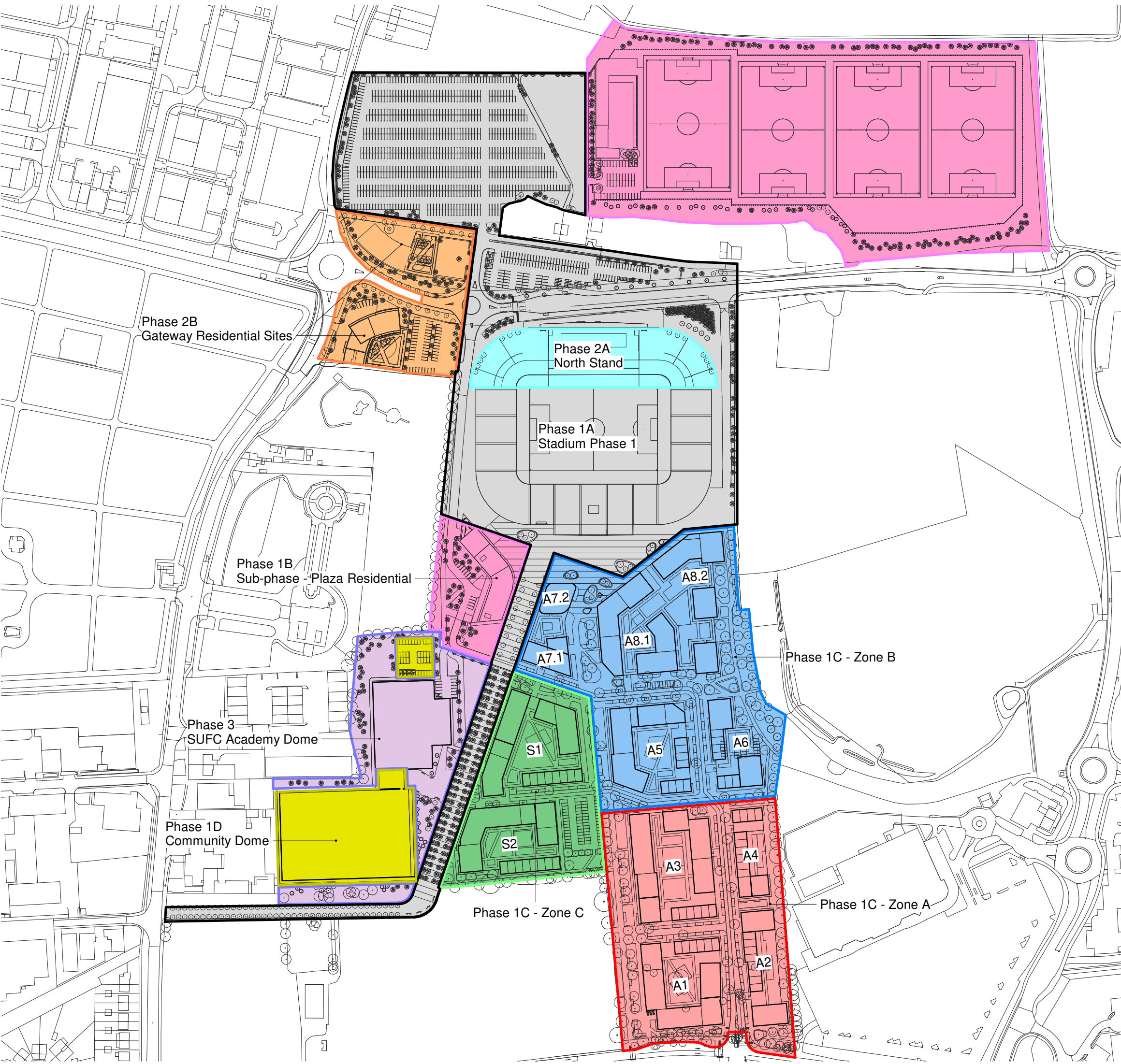
Illustrative Phasing Plan

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NOTES:

Phase	Sub Phase	Description	Start on site	PC Date
Phase 1	a Phase 1A Stadium Phase 1	East, West and South Stands of New Stadium and match day car park	Summer 2022	Summer 2023
	b Phase 1B - New Training Ground Phase 1B - Sub Phase Plaza Residential	New training ground pitches and car park Plaza Residential Building	Autumn 2021 Summer 2022	Spring 2022 Spring 2024
	Phase 1C - Zone A	Outline residential blocks A1, A2, A3 and A4	Spring 2022	Spring 2024
	Phase 1C - Zone B	Outline residential blocks A5, A6, A7 and A8	Spring 2024	Spring 2026
	Phase 1C - Zone C	Outline residential blocks S1 and S2	Spring 2026	Spring 2028
	d Phase 1D - Community Dome	Community Dome and associated parking	December 2023	Summer 2024
Phase 2	a Phase 2A - North Stand Stadium	North Stand, Hotel and Stadium Residential	Autumn 2023	Autumn 2025
	b Phase 2B - Fossetts Way Gateway residential - (North & South)	Gateway Residential Sites (North and South)	Spring 2023	December 2025
Phase 3	Phase 3 - SUFC Academy Dome	Soccer Domes and ancillary buildings	Spring 2026	December 2026



Rev	Description	Date	Dr	App by
P-03	Supporters way added to Phase 1 Stadium.	01/06/21	KF	JD
P-02	Key updated.	27/05/21	KF	TM
P-01	A7.3 removed. Phase 1B boundary updated.	29/04/21	KF	JD
P-00	Issued for comment	26/04/21	MT	JD

Project Stage

SKETCH

Client:
South United Football Club

Project:
Southend Fossetts Farm

Drawing Title:
Phasing Plan

Drawn	Checked	Paper Size	Scale	Date
MT	JS	A1	1 : 1500@A1	26/04/21

Drawing No. 21174-0302

Drawing BIM Name: 21174-CW-ZZ-M3-A-Site-S0.RVT

CDE Area: Suitability Code: BIM Revision: P01.01



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