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| Reference: | 17/00733/FULM | |
| Application Type: | Major | |
| Ward: | St Luke's | |
| Proposal: | <p>Hybrid planning application for part full and part outline consent for phased development for relocation of Southend United Football Club comprising:</p> <p>Full Application for erection of 21,000 seat football stadium; comprising east, west, south and north stands basement excavation changing rooms; ticket office; club shop; food drink concessions; cafe/restaurant: temporary stadium works including: erect end stand cladding, press seats and workroom, directors' seating and box, scoreboard and floodlights: stadium parking, new vehicular access from Fossetts Way, pedestrian access from Sutton Road and related ancillary works: stadium north stand, to include 107 bed hotel, conference floorspace and two residential corners to stadium of 4-6 additional storeys, 182 units: erect fan plaza residential building of 72 units with ground floor sporting and community floorspace of 890sqms (sui generis), 5-7 storey's, ground floor, parking, landscaping, access and related ancillary works; erect two residential buildings Fossetts Way north 42 units and south 51 units of 6-7 storeys and 4-7 storeys, car parking, access, landscaping and ancillary works; erect two soccer domes, changing facilities, classrooms, players hostel accommodation, parking and landscaping;</p> <p>Outline Application (with all matters reserved except means of access) for demolition of existing training centre and club house; erect buildings ranging in height from 1-9 storeys to provide a total of up to 118,000 sqms (GIA) of residential floorspace (up to 1,114 units), other commercial floorspace of up to 1,609 sqms (Use Class E) and up to 280 sqms community use (Use Classes F1/ F2); car parking; servicing; landscaping; new public realm; access from Eastern Avenue, related ancillary works</p> | |
| Address: | Part Of Fossetts Farm, Playing Fields, Jones Memorial Recreation Ground and SUFC Training Gound, Eastern Avenue, Southend-On-Sea, Essex | |
| Applicant: | Southend United Football Club | |
| Agent: | Ms Mary Power, PowerHaus Consultancy | |
| Consultation Expiry: | 04.06.21 | |

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| Expiry Date: | 31.01.22 |
| Case Officer: | Charlotte Galforg |
| Plan Nos: | <p>Full application</p> <p><u>Documents</u></p> <ul style="list-style-type: none"> • Planning Application Form and CIL Form • New Environmental Statement Rev A Volume 1 – Main Text • New Environmental Statement Rev A Volume 2 – Figures and Appendices • New Environmental Statement. Rev A; Non-Technical Summary • BREEAM Pre-Assessment Strategy – Full Planning • BREEAM Pre-Assessment Strategy – Phase 1c Development • Energy Statement – Detailed Planning Application (Residential) • Energy Statement – Outline Planning Application (Residential) • Energy Statement – Detailed Planning Application (Non-Residential) • Site Waste Management Plan • Operational Waste Management Plan • Sustainability Statement • Utilities Report • Flood Risk Assessment • Addendum to Flood Risk Assessment and Dwg 348762-MMD-XX-00-DR-D-0006 • Design and Access Statement Volume 1 Rev 02 • Design and Access Statement Volume 2: Drawings Rev 02 • Ecology Report – Extended Phase 1 Survey – see ES Vol 2 • Habitats Regulations Assessment • Ecology Report – Reptile Survey Report • Transport Assessment • Car Parking Management Plan Appendix F of the Transport Assessment • Travel Plan: Residential Appendix L of the Transport Assessment • Framework Travel Plan Appendix M of the Transport Assessment • SATURN Modelling Report • Planning Statement • Development Framework Specification • Sporting and Community Benefits Statement • HUDU Health Impact Assessment – See ES Vol 2 Appendix 5.1 • Affordable Housing Statement • Arboricultural Report <p><u>Plans</u></p> <ul style="list-style-type: none"> • Red Line Application Boundary - SEU-POP-00-ZZ-SI-A0004 Rev 00 • Masterplan Phase 01 - SEU-POP-00-ZZ-SI-A0000 Rev 03 • Masterplan Phase 02 - SEU-POP-00-ZZ-SI-A0001 Rev 03 • Land Ownership - SEU-POP-00-ZZ-SI-A0003 Rev 03 • Phasing Plan - 21174-0302 Rev P-03 |

Stadium Plans

- L1 Lower Concourse/BOH Level, Phase 01, GA Plan - SUS-POP-00-01-GA-A-0101
- L2 Main Concourse Level, Phase 01, GA Plan - SUS-POP-00-02-GA-A-0103
- L3 Level, Phase 01, GA Plan - SUS-POP-00-03-GA-A-0104
- Roof Level, Phase 01, Ga Plan - SUS-POP-00-RF-GA-A-0106
- L0 Parking & Pitch Level, Phase 02, GA Plan - SUS-POP-00-00-GA-A-0110
- L1 Lower Concourse/BOH Level, Phase 02, GA Plan - SUS-POP-00-01-GA-A-0111
- L1m Mezzanine Concourse Level, Phase 02, GA Plan - SUS-POP-00-M1-GA-A-0112
- L2 Main Concourse Level, Phase 02, GA Plan - SUS-POP-00-02GA-A-0113
- L3 Hospitality Level, Phase 02, GA Plan - SUS-POP-00-03-GA-A-0114
- L4 Meeting/Box Level, Phase 02, GA Plan - SUS-POP-00-04-GA-A-0115
- L5 Hotel/Box Level, Phase 02, GA Plan - SUS-POP-00-05-GA-A-0116
- L6 Hotel Level, Phase 02, GA Plan - SUS-POP-00-06-GA-A-0117
- Stadium Roof Level, Phase 02, GA Plan - SUS-POP-00-RF-GA-A-0118
- North/South, East/West Sections Phase 01 - SUS-POP-ZX-ZZ-SE-A-0200
- North/South, East/West Sections Phase 02 - SUS-POP-ZX-ZZ-SE-A-0201
- East & West Stand Sections - SUS-POP-ZX-ZZ-SE-A-0202
- South & North Stand Sections - SUS-POP-ZX-ZZ-SE-A-0203
- East & West Elevations, Phase 01 - SUS-POP-ZX-ZZ-EE-A-0300
- North & South Elevations, Phase 01 - SUS-POP-ZX-ZZ-EE-A-0301
- East & West Elevations, Phase 02 - SUS-POP-ZX-ZZ-EE-A-0302
- North & South Elevations, Phase 02 - SUS-POP-ZX-ZZ-EE-A-0303
- Bowl Plan Phase 1 - SUS-POP-00-04-GA-A-6000
- Bowl Plan Phase 2 - SUS-POP-00-ZZ-GA-A-6001
- Axonometrics Phase 1 - SUS-POP-00-ZZ-DR-A-0900
- Axonometrics Phase 2 - SUS-POP-ZX-ZZ-DR-A-0901
- Community Dome Pitch Layout Plan - SUA-POP-00-L01-GA-A-0303

Academy Buildings

- Ground Floor Plan, Academy and Community Building - SUA-POP-00-L01-GA-A0100
- Ground Floor and Roof Plan Community Building - SUA-POP-00-XX-GA-A-0101
- L00 & L01 Plan, Academy Building - SUA-POP-00-XX-GA-A-0102
- L02 & L03 Plan, Academy Building - SUA-POP-00-XX-GA-A-0103
- Roof Plan, Academy Building - SUA-POP-00-XX-GA-A-0104
- Sections, Academy and Community Building - SUA-POP-00-XX-SE-A-0200
- Detailed Sections, Academy Building - SUA-POP-00-XX-SE-A-0201

- Detailed Sections, Community Building - SUA-POP-00-XX-SE-A-0202
- Elevations, Academy and Community Building - SUA-POP-00-XX-EE-A-0300
- Detailed Elevations, Community Building - SUA-POP-00-XX-EE-A-0301
- Detailed Elevations, Academy Building - SUA-POP-00-XX-EE-A-0302
- Perspective Views, Academy and Community Building - SUA-POP-00-XX-DR-A-0900 Rev 01

Training Building

- Site Plan Training Centre - STC-POP-00-ZZ-SI-A-0000
- L00 Plan, Training Centre - STC-POP-00-L00-GA-A-0100
- L01 Plan, Training Centre - STC-POP-00-L001GA-A-0101
- Roof Plan, Training Centre - STC-POP-00-RF-GA-A-0102
- Sections A & F, Training Centre - STC-POP-00-XX-SE-A-0200
- Sections J & K, Training Centre - STC-POP-00-XX-SE-A-0201
- Sections 2, 4 & 7, Training Centre - STC-POP-00-XX-SE-A-0202
- Elevations North and South, Training Centre - STC-POP-00-XX-EE-A-0300
- Elevations East and West, Training Centre - STC-POP-00-XX-EE-A-0301
- Detailed Elevations, Training Centre - STC-POP-00-XX-EE-A-0302
- Perspective Views, Training Centre - STC-POP-00-XX-DR-A-0900
- Perspective Views, Training Centre - STC-POP-00-XX-DR-A-0901

Gateway Building Plans and Elevations

- Ground Floor Plan - 2125-00-DR-0001 Rev P03
- First Floor Level - 2125-00-DR-0002 Rev P03
- Second Floor Level - 2125-00-DR-0003 Rev P02
- Third Floor Level - 2125-00-DR-0004 Rev P02
- Fourth Floor Level - 2125-00-DR-0005 Rev P02
- Fifth Floor Level - 2125-00-DR-0006 Rev P02
- Sixth Floor Level - 2125-00-DR-0007 Rev P02
- Roof Level - 2125-00-DR-0008 Rev P02
- East and West Elevations - 2125-00-DR-0605 Rev P02
- South Gateway Building – North and South Elevations - 2125-00-DR-0606 Rev P02
- North Gateway Building – North and South Elevations - 2125-20-DR-0606 Rev P02

Residential Fan Plaza Plans and Elevations

- Floor Plan Lower Carpark - 2095-00-DR-0108 Rev P02
- Floor Plan Upper Carpark - 2095-00-DR-0109 Rev P03
- Floor Plan Floor 00 - 2095-00-DR-0110 Rev P05
- Floor Plan Floor 01 - 2095-00-DR-0111 Rev P02
- Floor Plan Floor 02 - 2095-00-DR-0112 Rev P02
- Floor Plan Floor 03 - 2095-00-DR-0113 Rev P02
- Floor Plan Floor 04 - 2095-00-DR-0114 Rev P04
- Floor Plan Floor 05 - 2095-00-DR-0115 Rev P02
- Floor Plan Floor 06 - 2095-00-DR-0116 Rev P04
- Floor Plan Roof - 2096-00-DR-0117 Rev P02
- Elevation East and West - 2095-00-DR-0601 Rev P02
- Elevation North and South - 2095-00-DR-0602 Rev P02

Residential Stadium Accommodation Plans and Elevations

- Wheelchair Accessible Units - 2059-00-DR-0403 Rev 01
- Floor 00 East Stand - 2059-10-DR-0111 Rev P02
- Floor 04 East Stand - 2059-10-DR-0114 Rev P02
- Floor 05 East Stand - 2059-10-DR-0115 Rev P02
- Floor 06 East Stand - 2059-10-DR-0116 Rev P02
- Floor 07 East Stand - 2059-10-DR-0117 Rev P02
- Floor 08 East Stand - 2059-10-DR-0118 Rev P02
- Floor 09 East Stand - 2059-10-DR-0119 Rev P02
- Floor 10 East Stand - 2059-10-DR-0120 Rev P02
- Floor 00 West Stand - 2059-10-DR-0211 Rev P02
- Floor 04 West Stand - 2059-10-DR-0214 Rev P02
- Floor 05 West Stand - 2059-10-DR-0215 Rev P02
- Floor 06 West Stand - 2059-10-DR-0216 Rev P02
- Floor 07 West Stand - 2059-10-DR-0217 Rev P02
- Floor 08 West Stand - 2059-10-DR-0218 Rev P02
- Floor 09 West Stand - 2059-10-DR-0219 Rev P02
- Floor 10 West Stand - 2059-10-DR-0220 Rev P02
- West Wing North and West Elevation - 2059-10-DR-0400 Rev P02

Landscape Plans

- Illustrative Landscape Masterplan - 1230-1-R001 Rev P3
- Landscape GA 1 of 14 - 1230-1-001 Rev P3
- Landscape GA 2 of 14 - 1230-1-002 Rev P3
- Landscape GA 3 of 14 - 1230-1-003 Rev P3
- Landscape GA 4 of 14 - 1230-1-004 Rev P3
- Landscape GA 5 of 14 - 1230-1-005 Rev P3
- Landscape GA 6 of 14 - 1230-1-006 Rev P3
- Landscape GA 7 of 14 - 1230-1-007 Rev P3
- Landscape GA 8 of 14 - 1230-1-008 Rev P3
- Landscape GA 9 of 14 - 1230-1-009 Rev P3
- Landscape GA 10 of 14 - 1230-1-0010 Rev P3
- Landscape GA 11 of 14 - 1230-1-0011 Rev P3
- Landscape GA 12 of 14 - 1230-1-0012 Rev P3
- Landscape GA 13 of 14 - 1230-1-0013 Rev P3
- Landscape GA 14 of 14 - 1230-1-0014 Rev P3

Outline application

Documents

- Planning Application Form and CIL Form
- Development Framework Specification
- New Environmental Statement Rev A Volume 1 – Main Text
- New Environmental Statement Rev A Volume 2 – Figures and Appendices
- New Environmental Statement. Rev A; Non-Technical Summary
- BREEAM Pre-Assessment Strategy – Full Planning
- BREEAM Pre-Assessment Strategy – Phase 1c Development
- Energy Statement – Detailed Planning Application (Residential)
- Energy Statement – Outline Planning Application (Residential)
- Energy Statement – Detailed Planning Application (Non-Residential)
- Site Waste Management Plan
- Operational Waste Management Plan

- Sustainability Statement
- Utilities Report
- Flood Risk Assessment
- Addendum to Flood Risk Assessment and Dwg 348762-MMD-XX-00-DR-D-0006
- Design and Access Statement Volume 1 Rev 02
- Design and Access Statement Volume 2: Drawings Rev 02
- Ecology Report – Extended Phase 1 Survey – see ES Vol 2
- Habitats Regulations Assessment
- Ecology Report – Reptile Survey Report
- Transport Assessment
- Car Parking Management Plan Appendix F of the Transport Assessment
- Travel Plan: Residential Appendix L of the Transport Assessment
- Framework Travel Plan Appendix M of the Transport Assessment
- SATURN Modelling Report
- Planning Statement
- Sporting and Community Benefits Statement
- HUDU Health Impact Assessment – See ES Vol 2 Appendix 5.1
- Affordable Housing Statement
- Arboricultural Report

Site Plans

- Red Line Application Boundary - SEU-POP-00-ZZ-SI-A0004 Rev 00
- Masterplan Phase 01 - SEU-POP-00-ZZ-SI-A0000 Rev 03
- Masterplan Phase 02 - SEU-POP-00-ZZ-SI-A0001 Rev 03
- Land Ownership - SEU-POP-00-ZZ-SI-A0003 Rev 03
- Phasing Plan - 21174-0302 Rev P-03

Parameter Plans

- Outline Area Boundary of Hybrid Planning Application Location Plan - FOF-LDA-XX-XX-XX-DR-N-ST-0001 Rev 03
- Land Use Parameter Plan - FOF-LDA-XX-XX-XX-DR-N-ST-0002 Rev 04
- Vehicle Access Parameter Plan - FOF-LDA-XX-XX-XX-DR-N-ST-0003 Rev 04
- Pedestrian and Cycle Access Parameter Plan - FOF-LDA-XX-XX-XX-DR-N-ST-0004 Rev 03
- Landscape Parameter Plan - FOF-LDA-XX-XX-XX-DR-N-ST-0005 Rev 03
- Maximum Building Height Parameter Plan - FOF-LDA-XX-XX-XX-DR-N-ST-0006 Rev 03
- Development Envelope Dimensions Parameter Plan - FOF-LDA-XX-XX-XX-DR-N-ST-0007 Rev 04
- Maximum Residential Density – Illustrative Plan - FOF-LDA-XX-XX-XX-DR-N-ST-0102 Rev 03

Recommendation:

DELEGATE to the Director of Planning and Head of Planning and Building Control to GRANT PLANNING PERMISSION subject to:

i. The application being one of strategic importance to it must be referred to the Secretary of State for Ministry of Housing, Communities and Local Government and the grant of permission in accordance with the Committee's resolution will be subject to no call-in Direction being made by the Secretary of State;

ii. Subject to sub-paragraph i) above and to the section 106 agreement (as explained in this report) being completed by the Council and other persons shown in the Heads of Terms appended to this report in Appendix 3 as having a requisite interest in the site before the planning permission is issued, so as to effectively incorporate and transpose the Heads of Terms in Appendix 3 to the satisfaction of the Interim Director of Planning or Group Manager Planning and Building Control

iii. That (subject to the Secretary of State's respective decisions not to direct refusal of permission and/or to call in the application) upon completion of the above Section 106 agreement the Director of Planning and Head of Planning and Building Control be instructed to APPROVE the application reference 17/00733/FULM under delegated powers and grant planning permission subject to conditions substantially in the form contained in Appendix 4 (with such detailed amendments as the Director of Planning and Head of Planning and Building Control may consider to be reasonable and necessary in the course of negotiating the detailed Section 106 Agreement

iv. In the event that the agreement referred to in part (ii) above has not been completed before 31st January 2022 or an extension of this time as may be agreed by the Director of Planning and Head of Planning and Building Control to refuse planning permission for the application on grounds that the development will not secure the necessary contributions as in part (ii) above and further detailed in Appendix 3. As such, the proposal would be unacceptable and contrary to National Planning Policy Framework (2021) and policies KP1, KP2, KP3, CP3, CP6, CP7 and CP8 of the Core Strategy (2007) DM7, DM8 and DM15 of the Development Management Document (2015)