

Reference:	19/01985/FULM	
Application Type:	Major	
Ward:	Prittlewell	
Proposal:	Demolish existing stadium and buildings, phased erection of 9 buildings between 2 and 8 storeys comprising of 502 residential units (Use Class C3), lay out associated car and cycle parking, amenity space, landscaping and highways works to form vehicular access from Fairfax Drive, Roots Hall Avenue and Shakespeare Drive and pedestrian/cycle access only from Victoria Avenue	
Address:	Roots Hall Stadium, Victoria Avenue, Southend-On-Sea Essex, SS2 6EL	
Applicant:	Southend United Football Club And Roots Hall Limited	
Agent:	Ms Mary Power, PowerHaus Consultancy	
Consultation Expiry:	18.06.2021	
Expiry Date:	31.01.2022	
Case Officer:	Charlotte Galforg	
Plan Nos:	<p>Documents</p> <ul style="list-style-type: none"> • Affordable Housing Statement • Air Quality Assessment • Archaeological Desk-Based Assessment • Consultation Statement • Daylight, Sunlight and Overshadowing Report • Design And Access Statement • Ecology And Biodiversity Assessment/Conservation of Habitats • Environmental Statement Volume 1 • Environmental Statement Volume 2 • Environmental Statement Volume 3 Appendices • Environmental Statement: Non-Technical Summary • Flood Risk and Suds Assessment • Geotechnical & Hydrogeological Assessment • Health Impact Assessment • Historical Analysis, Assessment and Heritage Statement • Internal Daylight Analysis • Microclimate Assessment • Noise Assessment • Outline Residential Travel Plan • Outline Car Park Management Plan • Outline Recycling And Waste Management Strategy • Outline Construction Logistics Plan • Shadow HRA • Sustainability And Energy Strategy • Townscape Visual Impact Assessment 	

- Transport Assessment
- Phase 1 Preliminary Risk Assessment
- Planning Statement
- Utilities Statement (See FRA and Appendices)

Plans

SITEWIDE

- Existing Site Plan (1:500) - 2188-00-DR-0001 rev P02
- Existing Site Plan (1:1250) - 2188-00-DR-0002 rev P02
- Demolition Plan (1:1250)- 2188-00-DR-0003-rev P01
- Existing Stadium Elevation - 2188-00-DR-0611 rev P01
- Site Wide - Level 0 - 2188-00-DR-0100 rev P04
- Site Wide - Level 1 - 2188-00-DR-0101 rev P04
- Site Wide - Level 2 - 2188-00-DR-0102 rev P04
- Site Wide - Level 3 - 2188-00-DR-0103 rev P04
- Site Wide - Level 4 - 2188-00-DR-0104 rev P04
- Site Wide - Level 5 - 2188-00-DR-0105 rev P04
- Site Wide - Level 6 - 2188-00-DR-0106 rev P04
- Site Wide - Level 7 - 2188-00-DR-0107 rev P04
- Site Wide - Roof Plan - 2188-00-DR-0120 rev P04
- Site Wide - GA Elevations Sheet 1 - 2188-00-DR-0600 rev P03
- Site Wide - GA Elevations Sheet 2 - 2188-00-DR-0601 rev P02
- Site Wide - GA Elevations Sheet 3 - 2188-00-DR-0602 rev P02

BUILDING A

- Building A - Level 0 - 2188-10-DR-0100 rev P02
- Building A - Level 1 - 2188-10-DR-0101 rev P02
- Building A - Level 2 - 2188-10-DR-0102 rev P02
- Building A - Level 3 - 2188-10-DR-0103 rev P02
- Building A - Level 4 - 2188-10-DR-0104 rev P02
- Building A - Level 5 - 2188-10-DR-0105 rev P02
- Building A - Level 6 - 2188-10-DR-0106 rev P02
- Building A - Level 7 - 2188-10-DR-0107 rev P02
- Building A - Level 8 - 2188-10-DR-0108 rev P02
- Building A - Car Park - 2188-10-DR-0120 rev P02
- Building A - GA Elevations Sheet 1 - 2188-10-DR-0600 rev P03
- Building A - GA Elevations Sheet 2 - 2188-10-DR-0601 rev P03
- Building A - GA Elevations Sheet 3 - 2188-10-DR-0602 rev P02
- Building A - GA Elevations Sheet 4 - 2188-10-DR-0603 rev P03

BUILDING B

- Building B - Level 0-1 - 2188-20-DR-0100 rev P03
- Building B - Level 2-3 - 2188-20-DR-0101 rev P02
- Building B - Level 4-5 - 2188-20-DR-0102 rev P02
- Building B - Level 6-7 - 2188-20-DR-0103 rev P02
- Building B - Roof Plan - 2188-20-DR-0104 rev P02
- Building B - GA Elevations Sheet 1 - 2188-20-DR-0600 rev P03
- Building B - GA Elevations 01 - 2188-20-DR-0601 rev P03

BUILDING C

- Existing Victoria Avenue & Roots Hall Avenue Street Elevations - 2188-30-DR-0610 rev P01
- Building C - Level 0 - 2188-30-DR-0100 rev P04
- Building C - Level 1 - 2188-30-DR-0101 rev P04
- Building C - Level 2 - 2188-30-DR-0102 rev P04
- Building C - Level 3 - 2188-30-DR-0103 rev P04
- Building C - Roof Plan - 2188-30-DR-0104 rev P03
- Building C - GA Elevation Sheet 1 - 2188-30-DR-0600 rev P03
- Building C - GA Elevation Sheet 2 - 2188-30-DR-0601 rev P03
- Building C - GA Elevation Sheet 3 - 2188-30-DR-0602 rev P03

	<p><u>BUILDING D</u></p> <ul style="list-style-type: none"> • Building D Floor Plans - 2188-40-DR-0100 rev P03 • Building D Elevations - 2188-40-DR-0600 rev P03 • Building D Swept Path Analysis - 23258301-STR-HGN-100-DR-D-00501 <p><u>BUILDING E</u></p> <ul style="list-style-type: none"> • Building E - Level 0-1 - 2188-50-DR-0100 rev P02 • Building E - Level 2-3 - 2188-50-DR-0101 rev P02 • Building E - Level 4-5 - 2188-50-DR-0102 rev P02 • Building E - Level 6-7 - 2188-50-DR-0103 rev P03 • Building E - Roof Plan - 2188-50-DR-0104 rev P02 • Building E - GA Elevations Sheet 1 - 2188-50-DR-0600 rev P02 <p><u>BUILDING F</u></p> <ul style="list-style-type: none"> • Building F Plans - 2188-60-DR-0100 rev P01 • Building F Elevations - 2188-60-DR-0600 rev P01 <p><u>DETAILS</u></p> <ul style="list-style-type: none"> • Façade Materials Sheet 01 - 2188-00-DR-0653 rev P01 • Façade Materials Sheet 02 - 2188-00-DR-0653 rev P03 <p><u>LANDSCAPING</u></p> <ul style="list-style-type: none"> • Landscape Proposals - 1931-TF-00-00-DR-L-1002 – P04 • Landscape Proposals - 1931-TF-00-00-DR-L-1003 – P04 • Landscape Proposals - 1931-TF-00-00-DR-L-1004 – P04 • Planting Schedule and Specification - 1931-TF-00-00-SP-L-1005 – P02 <p><u>HIGHWAYS</u></p> <ul style="list-style-type: none"> • Proposed Level 2 Layout Site Access - 23258301-STR-HGN-100-DR-D-00306 Rev P3 • Proposed Level 0.5 Cycle Parking - 23258301-STR-HGN-098-DR-D-00106 Rev P1 • Proposed Level 2 Layout Cycle Parking - 23258301-STR-HGN-100-DR-D-00305 Rev P3 • Proposed Level 2 Layout Emergency Access Swept Path Analysis - 23258301-STR-HGN-100-DR-D-00304 Rev P3
<p>Recommendation:</p>	<p>a. DELEGATE to the Director of Planning or Head of Planning and Building Control to GRANT PLANNING PERMISSION subject to conditions and following the completion of agreement (pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) by the Council which secures a PLANNING AGREEMENT UNDER SECTION 106 of the Town and Country Planning Act 1990 (as amended) to be entered into to secure the provision of:</p> <ul style="list-style-type: none"> • 30% units of affordable housing on site (152 units) • A per phase contribution to secondary educational provision • Essex RAMS payment of £127.30 per dwelling to mitigate the potential disturbance to European designated sites. • CPZ contribution of £10,000 towards consultation on the introduction of a CPZ and the cost of provision if

required, payable before first occupation

- Works to the Fairfax Dr/Victoria Avenue junction, Prittlewell Chase/Fairfax Drive junction as follows:

- o Widening the Fairfax Drive approach to the Victoria Avenue signal junction to provide 2 x 3 metre traffic lanes;

- o Providing markings for the right turn movements from Victoria Avenue to Fairfax Drive and Priory Crescent in accordance with approved detailed designs;

- o Providing two left turn lanes from Prittlewell Chase onto Fairfax Drive;

- o TRO and appropriate signage to prevent U turns on Fairfax Drive;

- o Or in the event of changes to the baseline situation alternative works with detailed final design and triggers to be agreed, taking into account junction improvement works to be undertaken by the Local Highways Authority pursuant to DfT Levelling up fund submission;

- TRO and signage for entrance of Shakespeare Drive

- The detailed designs (including relevant road safety audits) of all accesses and egresses into the development and designs of surrounding junctions should be agreed with the Council in line with the final road safety audit approved by the Council

- Highways Agreement to include a supervision fee of maximum of 10%.

- Continuity of Stadium Provision

- Amenity Space and Management Plan

- Car Club

- Employment and skills

- Travel Plan Monitoring Fee

- Travel Packs

- CCTV

- as further detailed in Appendix 3.

b. That the Director of Planning or Head of Planning and Building Control be DELEGATED to APPROVE the application reference 19/01985/FULM subject to the completion of the agreement securing the SECTION 106 planning agreement referred to above and to conditions substantially in the form contained in Appendix 4, with

such detailed minor amendments to the conditions as the Director of Planning or Head of Planning and Building Control may consider to be reasonable and necessary, so long as these changes do not alter the objectives and purposes of the conditions detailed in Appendix 4 of this Report.

c. In the event that the agreement referred to in part (a) above has not been completed before 31 January 2022 or an extension of this time as may be agreed by the Director of Planning or 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 (a) above and further detailed in Appendix 3. As such, the proposal would be unacceptable and contrary to National Planning Policy Framework (2019) 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) and policies DS5 and PA8 of the Southend Central Area Action Plan (2018).