Southend on Sea Local Plan

Habitat Regulations Assessment

Southend on Sea City Council

August 2026

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Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
1	17/08/26	Draft	JR	James Riley	Technical Director

Distribution List

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1. Introduction

Background

1.1 AECOM was appointed by Southend on Sea City Council to produce a report to inform the Council's Habitats Regulations Assessment (HRA) of the potential effects of the Regulation 19 Southend Local Plan (SLP) on the National Site Network of Special Areas of Conservation, Special Protection Areas and Ramsar sites. For simplicity these sites are referred to as Habitat sites throughout this report. The objectives of the assessment are to:

- Identify any aspects of the SLP that would cause an adverse effect on the integrity of Habitat sites either alone or in combination with other plans and projects; and
- To advise on appropriate policy mechanisms for delivering mitigation where such effects were identified.

1.2 The HRA of the SLP is required to determine if there are any realistic linking pathways present between a Habitats site and the Local Plan and where Likely Significant Effects cannot be screened out, an analysis to inform Appropriate Assessment is undertaken to determine if adverse effects on the integrity of the Habitats sites will occur as a result of the Local Plan alone or in combination.

1.3 There are two options within the SLP, the preferred approach and a higher-growth option both of which will be evaluated within this HRA.

Legislative Context

1.4 The UK left the European Union (EU) on 31 January 2020 under the terms set out in the European Union (Withdrawal Agreement) Act 2020 ("the Withdrawal Act"). While the UK is no longer a member of the EU, a requirement for Habitats Regulations Assessment will continue as set out in the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

1.5 The HRA process applies the 'Precautionary Principle' to Habitats sites. Plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the Habitat (formally "European") site(s) in question. To ascertain whether or not site integrity will be affected, an Appropriate Assessment should be undertaken of the Plan or project in question. Figure 1 below sets out the legislative basis for Appropriate Assessment.

1.6 Plans and projects that are associated with potential adverse impacts on Habitats sites may still be permitted if there are no reasonable alternatives and there are Imperative Reasons of Overriding Public Interest (IROPI) as to why they should go ahead. In such cases, compensation would be necessary to ensure the overall integrity of the site network.

Conservation of Habitats and Species Regulations 2017 (as amended)

The Regulations state that:

"*A competent authority, before deciding to … give any consent, permission or other authorisation for, a plan or project which – (a) is likely to have a significant effect on a European site … (either alone or in combination with other plans or project)… must make an appropriate assessment of the implications of the plan or project in view of the site's conservation objectives… The competent authority may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site*".

Figure 1: The legislative basis for Appropriate Assessment

1.7 Over time the phrase 'Habitats Regulations Assessment' (HRA) has come into wide currency to describe the overall process set out in the Regulations from screening through to IROPI. This has arisen in order to distinguish the process from the individual stage described in the law as an 'Appropriate Assessment'.

1.8 In spring 2018 the 'Sweetman' European Court of Justice ruling1 clarified that 'mitigation' (i.e., measures that are specifically introduced to avoid or reduce a harmful effect on a Habitats site that would otherwise arise) should not be taken into account when forming a view on Likely Significant Effects. Mitigation should instead only be considered at the Appropriate Assessment stage. This HRA is cognisant of that ruling.

Habitats site scope of the project

1.9 There is no pre-defined guidance that dictates the physical scope of an HRA of a Plan document. Current guidance suggests that the following Habitats Sites should be included in the scope of an HRA assessment:

- All Habitats Sites within the boundary of the SLP;
- Habitats Sites located within 10km of the District boundary; and
- Habitats Sites located outside of the District boundary shown to be linked to development in the SLP through a known 'pathway' (discussed below).

1.10 Generally, it is uncommon for development plans to be deemed to have significant impacts on Habitats Sites situated more than 10km from areas of growth. For example, most core recreational catchments (except for some coastal sites) are under 10km in size and the average vehicle commuting distance of a UK resident is approx. 10km. However, there are exceptions, and it should be noted that the presence of a conceivable impact pathway linking a Plan to a Habitats Site does not mean that Likely Significant Effects (LSEs) will occur.

1.11 In particular, development impacts can extend beyond 10km, particularly where hydrological pathways and surface water catchments are involved, which is why the source-pathway-receptor concept is also used to help determine whether there are potential pathways connecting development to Habitats Sites. This takes site-specific sensitivities into account, including issues such as nutrient neutrality or water levels, quantity and flow.

1.12 Briefly defined, impact pathways are routes by which the implementation of a policy within a Local Plan document can lead to an effect upon a Habitats Site. An example of this would be new residential development resulting in an increased population and thus increased recreational pressure, which could affect Habitats Sites through, for example, disturbance of ground-nesting birds. Guidance from the Ministry of Housing, Communities and Local Government (MHCLG, now the Department for Levelling Up, Housing and Communities (DLUHC)) states that the HRA should be 'proportionate to the geographical scope of the [plan policy]' and that 'an AA need not be done in any more detail, or using more resources, than is useful for its purpose' (MHCLG, 2006, p.6).

1.13 This basic principle has also been reflected in court rulings. The Court of Appeal[2] has ruled that provided the Council (competent authority) was duly satisfied that proposed mitigation could be 'achieved in practice' to satisfy that the proposed development would have no adverse effect, then this would suffice. This ruling has since been applied to planning permissions (rather than a Plan level document)3. In this case the High Court ruled that for 'a multistage process, so long as there is sufficient information at any particular stage to enable the authority to be satisfied that the proposed mitigation can be achieved in practice it is not necessary for all matters concerning mitigation to be fully resolved before a decision maker is able to conclude that a development will satisfy the requirements of Reg 61 of the Habitats Regulations'.

1.14 Habitats Sites discussed this HRA:

- Habitats sites associated with the Mid-Essex coast estuaries where the identified Recreational Zone of Influence (ZoI)[4] includes all or part of the city; and
- Habitats sites associated with the Greater Thames Complex.

[1] People Over Wind and Sweetman v Coillte Teoranta (C-323/17)
[2]No Adastral New Town Ltd (NANT) v Suffolk Coastal District Council Court of Appeal, 17th February 2015
[3]High Court case of R (Devon Wildlife Trust) v Teignbridge District Council, 28 July 2015
[4] https://consultations.essex.gov.uk/place-services/the-essex-coast-rams-spd/supporting_documents/Essex%20Coast%20RAMS_July%202019.pdf [Accessed 01/04/2025]

1.15 The distribution of the above Habitats Sites in relation to the city of Southend on Sea is shown in Appendix A and an introduction to the qualifying features (species and habitats), Conservation Objectives, and threats and pressures to the integrity of these Habitats Sites are set out in Appendix B.

1.16 In order to fully inform the screening for LSEs stage, several studies and online information databases have been consulted. These include:

- Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document, 2026
- Anglian Water Drainage and Wastewater Management Plan 2025-2050
- Anglian Water Revised Draft Water Resource Management Plan 2024 Environmental Report Sub-Report A: Habitats Regulations Assessment[5]
- Road traffic statistics from the Department for Transport (https://roadtraffic.dft.gov.uk);
- Journey-to-work data from the Population Census 2011 or 2021 (https://www.nomisweb.co.uk/census/2011/WU03UK);
- Site Improvement Plans and Supplementary Conservation Advice Notes for relevant Habitats Sites published by Natural England;
- The UK Air Pollution Information System (www.apis.ac.uk); and
- Multi Agency Geographic Information for the Countryside (MAGIC) and its links to SSSI citations and the JNCC website (www.magic.gov.uk).

Quality Assurance

1.17 This report was undertaken in line with AECOM's Integrated Management System (IMS). Our IMS places great emphasis on professionalism, technical excellence, quality, environmental and Health and Safety management. All staff members are committed to establishing and maintaining our certification to the international standards BS EN ISO 9001:2008 and 14001:2004 and BS OHSAS 18001:2007. In addition, our IMS requires careful selection and monitoring of the performance of all sub-consultants and contractors.

1.18 All AECOM Ecologists working on this project are members (at the appropriate level) of the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow their code of professional conduct (CIEEM, 2019)

[5] https://www.anglianwater.co.uk/siteassets/household/about-us/wrmp/revised-draft-wrmp24-environmental-report-sub-report-a--hra.pdf [Accessed 18/06/2024]

2. Methodology

Introduction

2.1 This section sets out the approach and methodology for undertaking the Habitats Regulations Assessment (HRA).

The Process of HRA

2.1 This HRA has been carried out with reference to the general EC guidance to the general EC guidance on HRA[6] and general guidance on HRA published by government in July 2019[7].

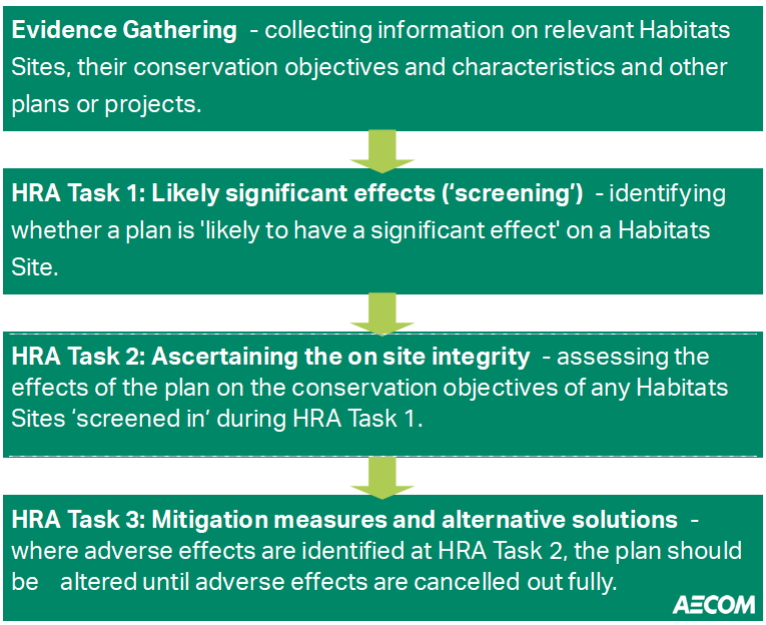


Plate 1. Four Stage Approach to Habitats Regulations Assessment. Source EC, 2001[6].

2.2 Plate 1 above outlines the stages of HRA according to current Department for Levelling Up, Housing & Communities (DLUHC) guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations, and any relevant changes to the Plan until no significant adverse effects remain.

HRA Task One: Test of Likely Significant Effects

2.3 Following evidence gathering, the first stage of any Habitats Regulations Assessment is a Test of Likely Significant Effect (LSEs) - essentially a brief, high-level assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

> "*Is the plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon Habitat sites?*"

2.4 The objective is to 'screen out' those plans and projects that can, without any detailed appraisal, be concluded to be unlikely to result in significant adverse effects upon Habitats sites, usually because there is no mechanism for an adverse interaction.

2.5 The LSEs screening is based on identification of the impact source, its pathway to receptors and an appraisal of the specific Habitat site receptors. These are normally designated features but also include

[6] European Commission (2001): Assessment of plans and projects significantly affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the Habitats Directive.
[7] https://www.gov.uk/guidance/appropriate-assessment

habitats and species fundamental for designated features to achieve favourable conservation status (notably functionally linked habitats outside the Habitat site boundary).

2.6 In the Waddenzee case[8], the European Court of Justice ruled on the interpretation of Article 6(3) of the Habitats Directive, including that:

- An effect should be considered 'likely', "if it cannot be excluded, on the basis of objective information, that it will have a significant effect on the site" (para 44);
- An effect should be considered 'significant', "if it undermines the conservation objectives" (para 48); and
- Where a plan or project has an effect on a site "but is not likely to undermine its conservation objectives, it cannot be considered likely to have a significant effect on the site concerned" (para 47).

2.7 The LSEs screening consists of two parts: Firstly, it should determine whether there are any policies that could result in negative impact pathways and secondly it establishes whether there are any Habitat sites that might be affected. It identifies Habitat sites that are most likely to be impacted by the Plan and the impact pathways that are most likely to require consideration.

2.8 It is important to note that LSEs screening must generally follow the precautionary principle as its main purpose is to determine whether the subsequent stage of AA (i.e., a more detailed investigation) is required

The Geographic Scope

2.9 The Habitats sites included for assessment in this report and their approximate distance from the SLP area are listed in **Table 1**.

Table 1. Physical Scope of the HRA - Habitat Sites of Interest

Habitat Site	Distance from Local Plan Area
Benfleet and Southend Marshes SPA / Ramsar	Within Local Plan Area
Essex Estuaries SAC	Within Local Plan Area
Foulness (Mid-Essex Coast Phase 5) SPA /Ramsar	Within Local Plan Area
Crouch & Roach Estuaries Mid-Essex Coast Phase 3) SPA / Ramsar	1.6km
Thames Estuary & Marshes SPA / Ramsar	4.4km
Medway Estuary & Marshes SPA /Ramsar	9.6 km
Dengie (Mid Essex Coast Phase 1) SPA / Ramsar	13 km
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	14 km

Confirming Other Plans and Projects That May Act 'In Combination'

2.10 It is a requirement of the Regulations that the impacts and effects of any land use plan being assessed are not considered in isolation but in combination with other plans and projects that may also be affecting the Habitat site(s) in question.

[8] Case C-127/0216

2.11 In considering the potential for combined regional housing development to impact on Habitat sites the primary consideration is the impact of visitor numbers – i.e., recreational pressure and urbanisation.

2.12 When undertaking this part of the assessment it is essential to bear in mind the principal intention behind the legislation i.e., to ensure that those projects or plans (which in themselves have minor impacts) are not simply dismissed on that basis but are evaluated for any cumulative contribution they may make to an overall significant effect. In practice, in combination assessment is therefore of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential. The overall approach is to exclude the risk of there being unassessed likely significant effects in accordance with the precautionary principle. This was first established in the seminal Waddenzee[9] case.

2.13 For the purposes of this HRA, AECOM has determined that the key plans with a potential for in-combination effects are the Local Plans of surrounding authorities. New versions of plans of many of the local authorities in close proximity to Southend are currently being developed, with adopted plans at the end of their useful life. Therefore, both adopted and emerging plans have been considered. Local plans, which are considered in this HRA, are for those directly adjacent to Southend:

- Emerging Rochford District Local Plan (2026)[10]
- Adopted Rochford District Local Plan (adopted 2009)[11]
- Adopted Castle Point Borough Local Plan (adopted 1998)[12]
- Emerging Castle Point Borough Local Plan (2026)[13]

2.14 Consideration has also been given to planned growth in Basildon, Thurrock and Maldon in the wider area.

2.15 It should be noted that, while the broad potential impacts of these plans will be considered, this document does not carry out a full HRA of these Plans and projects. Instead, it draws on existing HRAs that have been conducted on the Plans and projects.

[9] Waddenzee case (Case C-127/02, [2004] ECR-I 7405)
[10] https://www.rochford.gov.uk/the-rochford-district-local-plan (accessed 14/08/2026)
[11] Core Strategy Submission Document (accessed 14/08/2026)
[12] Adopted Local Plan - Castle Point Borough Council (accessed 14/08/2026)
[13] issues-and-options-consultation-document-final-web-version-3.pdf (accessed 14/08/2026)

3. Background to Impact Pathways

3.1 In carrying out an HRA it is important to avoid confining oneself to effectively arbitrary boundaries (such as Local Authority or parish boundaries), but to use an understanding of the various ways in which Land Use Plans can impact Habitat sites to evaluate whether development is connected with Habitat sites, in some cases many kilometres distant. Briefly defined, impact pathways are routes by which a change in activity associated with a development can lead to an effect upon a Habitat site. As highlighted earlier, it is also important to bear in mind MHCLG guidance which states that the AA should be '*proportionate to the geographical scope of the [plan policy]*' and that '*an AA need not be done in any more detail, or using more resources, than is useful for its purpose*' (CLG, 2006, p.6[14]).

3.2 Based upon Natural England's Site Improvement Plans (SIPs) and professional judgement, the following impact pathways require consideration regarding development proposals within the SLP area and the identified Habitat sites:

- Recreational pressure;
- Atmospheric pollution;
- Loss of functionally linked habitat;
- Water quality; and,
- Water quantity, level and flow.

Background to Recreational Pressure

3.3 There is growing concern over the cumulative impacts of recreation on key nature conservation sites in the UK, as most sites must fulfil Conservation Objectives while also providing recreational opportunity. Various studies have provided compelling links between increases in housing development and access levels[15], and resulting impacts in Habitat sites[16] [17].

3.4 Recreational use of a site has the potential to:

- Cause disturbance to sensitive species such as ground-nesting birds and wintering wildfowl;
- Prevent appropriate management or exacerbate existing management difficulties;
- Cause damage through erosion, trampling and fragmentation; and
- Cause eutrophication due to dog fouling.

3.5 Different types of Habitat sites (e.g., heathland, freshwater, chalk grassland) have a range of vulnerabilities and are sensitive to different types of recreational pressures. Studies across a range of species have shown that the effects from recreation can be complex.

Bird Disturbance

3.6 Disturbance effects can have negative impacts on qualifying birds in various ways, with reduced chick provisioning and increased nest predation due to adults being flushed from the nest and deterred from returning. A literature review on the effects of human disturbance on breeding birds found that 36 out of 40 studies reported reduced breeding success due to disturbance[18]. The main reasons given for the reduction in breeding success were nest abandonment and increased predation of eggs or young. Studies of other species have shown that birds nest at lower densities in disturbed areas, particularly when there is weekday

[14] Department for Communities and Local Government. 2006. *Planning for the Protection of European Sites: Appropriate Assessment*. http://www.communities.gov.uk/index.asp?id=1502244
[15] Weitowitz D.C., Panter C., Hoskin R. & Liley D. 2019. The effect of urban development on visitor numbers to nearby protected nature conservation sites. *Journal of Urban Ecology* **5**. https://doi.org/10.1093/jue/juz019
[16] Liley D, Clarke R.T., Mallord J.W., Bullock J.M. (2006a). The effect of urban development and human disturbance on the distribution and abundance of nightjars on the Thames Basin and Dorset Heaths. Natural England / Footprint Ecology.
[17] Liley D., Clarke R.T., Underhill-Day J., Tyldesley D.T. (2006b). Evidence to support the appropriate Assessment of development plans and projects in south-east Dorset. Footprint Ecology / Dorset County Council.
[18] Hockin D.M., Oundsted M., Gorman D., Hill V. & Barker M.A. (1992). Examination of the effects of disturbance on birds with reference to its importance in ecological assessments. *Journal of Environmental Management* **36**: 253-286.

as well as weekend pressure[19]. Recreational disturbance effects on ground-nesting birds are particularly severe, with many studies concluding that urban sites support lower densities of key species, such as stone curlew (*Numenius Arquata*) and nightjar (*Caprimulgus europaeus*)[20] [21].

3.7 Furthermore, there are numerous parameters (e.g. seasonality, type of recreational activity) that may reduce or exacerbate the magnitude of bird disturbance. For example, disturbance in winter may be more impactful because food shortages make birds more vulnerable at this time of year. In contrast, this may be counterbalanced by fewer recreational users in the winter months and lower overall sensitivity of birds outside the breeding season. Evidence in the literature suggests that the magnitude of disturbance clearly differs between different types of recreational activities. For example, dog walking leads to a significantly higher reduction in bird diversity and abundance compared to hiking[22]. Scientific evidence also suggests that key disturbance parameters, such as areas of influence and flush distance, are significantly greater for dog walkers than hikers[23]. In addition, dogs, rather than people, tend to be the cause of many management difficulties, notably by worrying grazing animals. A literature review summarised data on the use of semi-natural habitat by dogs[24], indicating that the proportion of dog walkers using sensitive sites tends to be high (54%).

3.8 Direct evidence for bird disturbance has been collected in many field studies. For example, observations of bird disturbance were undertaken by Footprint Ecology in North Kent in 2010 / 2011. The study focused on recreational disturbance to wintering waterfowl on intertidal habitats along the North Kent shoreline, stretching between Gravesend and Whitstable, and encompassing three SPAs. From 1,400 events (records of visitors in the bird survey areas) occurring within 200m of the birds, 3,248 species-specific observations were noted, which included no response (74% of observations), major flight (13%), minor flight (5%), short evasive walks away from the stimulus (5%) and alertness (3%).

3.9 Dog walking accounted for 55% of all major flight observations, with a further 15% attributed to walkers without dogs. After controlling for distance, major flights were more likely to occur when activities took place on the intertidal zone (compared to water-based or onshore events), when dogs were present, and a higher number of dogs were present in visitor groups. There were significant differences between species with curlew the species with the highest probability of major flight and teal and black-tailed godwit (*Limosa limosa*) the lowest. Tide state was also significant with major flights more likely at high tide, after controlling for distance. There was a significant interaction between distance and tide, indicating that the way in which birds responded varied according to tide. Inter-species differences in responses to disturbance stimuli are also evident from other studies. For example, one study found that there was a significant negative correlation between the degree of urban development and the number of nightjar territories in Dorset heathland sites, but no such impacts were found for woodlark (*Lullula arborea*) and Dartford warbler (*Curruca undata*)[25].

3.10 However, bird disturbance studies need to be treated with care. For instance, the magnitude of disturbance is not necessarily correlated with the impact of disturbance, i.e., the most easily disturbed species are not necessarily those that will suffer the greatest impacts. For example, it has been shown in some cases, that the most easily disturbed birds simply move to alternative feeding sites, while others remain (likely due to an absence of suitable alternative foraging areas) and thus suffer greater population-level impacts[26]. A recent literature review undertaken for the RSPB[27] also urges caution when extrapolating the results of disturbance studies because responses differ between species and may be impacted by local environmental

[19] Van der Zande A.N., Berkhuizen J.C., van Letesteijn H.C., ter Keurs W.J. & Poppelaars A.J. (1984). Impact of outdoor recreation on the density of a number of breeding bird species in woods adjacent to urban residential areas. *Biological Conservation* **30**: 1-39.
[20] Clarke R.T., Liley D., Sharp J.M. & Green R.E. (2013). Building development and roads: Implications for the distribution of stone curlews across the Brecks. *PLOS ONE*. https://doi:10.1371/journal.pone.0072984.
[21] Liley D. & Clarke R.T. (2003). The impact of urban development and human disturbance on the numbers of nightjar *Caprimulgus europaeus* on heathlands in Dorset, England. *Biological Conservation* **114**: 219-230.
[22] Banks P.B. & Bryant J.Y. (2007). Four-legged friend or foe? Dog walking displaces native birds from natural areas. *Biology Letters* **3**: 14pp.
[23] Miller S.G., Knight R.L. & Miller C.K. (2001). Wildlife responses to pedestrians and dogs. *Wildlife Society Bulletin* **29**: 124-132.
[24] Ibid.
[25] Liley D. & Clarke R.T. (2002). Urban development adjacent to heathland sites in Dorset: The effect on the density and settlement patterns of Annex I bird species. English Nature Research Reports, No 463. English Nature, Peterborough. 33pp.
[26] Gill et al. (2001). Why behavioural responses may not reflect the population consequences of human disturbance. *Biological Conservation* **97**: 265-268.
[27] Woodfield & Langston. (2004). Literature review on the impact on bird population of disturbance due to human access on foot. *RSPB Research Report* No. 9.

conditions. This should be considered when predicting the potential impacts of future recreational pressure on Habitat sites.

3.11 It should also be emphasised that recreational use is not necessarily a problem. Many Habitat sites are also National Nature Reserves or nature reserves managed by Wildlife Trusts and the RSPB. At these sites, access is encouraged, and resources are deployed to ensure that recreational use is managed appropriately. Bird abundances at many of these sites remain stable or, in some cases, increase despite high visitor numbers.

3.12 A recreational use study of the Essex Coast Habitats Sites[28] identified the presence of at least 210 carparks within 1 km of the Sites within the Essex Coast Mitigation Strategy, providing around 18,000 parking spaces and nearly 2,000 km of footpath. The main activities at the sites are dog walking (45% of interviewees) and walking (35%), with 93% of interviewees visiting directly from home, with the average visit being 2.4 times per week, and 60% indicating that they visited year-round.

3.13 Breeding bird species along the Essex coast vary in their nesting habitats and sensitivity to disturbance. Ringed plover and little tern typically nest on open shingle and sandy beaches that are also popular for recreation, while tern species generally breed colonially, making them particularly vulnerable to disturbance, especially sandwich terns, which rely on a small number of large colonies that can be rapidly abandoned following disturbance events. Common terns and avocets also breed in coastal habitats susceptible to recreational pressure, although many avocet breeding sites benefit from protective management measures. In contrast, pochards tend to breed in sheltered inland waters and are generally less vulnerable to disturbance. Mapping of breeding tern records and coastal vegetated shingle highlights both current and potential future breeding areas for sensitive coastal species such as ringed plover and little tern.

3.14 The Essex Coast supports internationally important numbers of non-breeding waders and wildfowl throughout much of the year, with birds present from July to May and species distributions varying seasonally. Disturbance can cause birds to avoid suitable habitat, reduce roost use, and incur high energetic costs through repeated flushing, particularly during periods of environmental stress. Studies on the Stour and Orwell estuaries have shown that recreational activities can adversely affect waterbird populations, with shoreline disturbance having the greatest impact at high tide and estuary-based activities affecting birds most at low tide. Intertidal mudflats and high-tide roost sites are therefore critical habitats across all Essex SPAs, although their use varies with tidal conditions, weather, and levels of disturbance.

Trampling Damage

3.15 Most terrestrial habitats (including heathland, grassland and woodland) can be affected by trampling and other mechanical damage, which dislodges individual plants, leads to soil compaction and erosion. A general effect of trampling on vegetation is reduced species and structural diversity, since only dominant and tolerant plant species persist[29]. However, many parameters (e.g. vegetation type, recreational activity, weather, and ground conditions) can have marked impacts on the degree of trampling damage. The following provides a brief overview of the impacts of trampling associated with different recreational activities in different habitats:

- A study on experimental trampling of different heathland types under varying weather conditions in Brittany (France) showed that dry heath was more resistant to trampling damage than wet heath[30]. Equally, both heathland habitats showed greater resilience to trampling under dry than wet conditions.
- Wilson & Seney)[31] examined the degree of track erosion caused by hikers, motorcyclists, horse riders and cyclists in 108 plots along tracks in the Gallatin National Forest, Montana. Although the results proved difficult to interpret, it was concluded that horses and hikers disturbed more sediment on wet tracks, and therefore caused more erosion, than motorcycles and bicycles.

[28] Appendix 1 Essex Coast Mitigation Strategy FINAL.pdf
[29] Santoro R. et.al. (2012). Effects of Trampling Limitation on Coastal Dune Plant Communities. Environmental Management DOI 10.1007/s00267-012-9809-6.
[30] Gallet S. & Roze F. (2002). Long-term effects of trampling on Atlantic heathland in Brittany (France): Influence of vegetation type, season and weather conditions. *Biological Conservation* **103**: 267-275.
[31] Wilson, J.P. & J.P. Seney. (1994). Erosional impact of hikers, horses, motorcycles and off-road bicycles on mountain trails in Montana. *Mountain Research and Development* **14**:77-88.

- Cole et al[32] conducted experimental off-track trampling in 18 closed forest, dwarf scrub and meadow & grassland communities (each trampled between 0 – 500 times) over five mountain regions in the US. Vegetation cover was assessed two weeks and one year after trampling, and a negative correlation with trampling intensity was discovered. This relationship was weaker after one year than two weeks, indicating some vegetation recovery. Differences in plant morphology was found to explain more variation in response than soil and topographic factors. Low-growing, mat-forming grasses regained their cover best after two weeks and were considered most resistant to trampling, while tall forbs (non-woody vascular plants other than grasses, sedges, rushes and ferns) were considered least resistant. The cover of hemicryptophytes and geophytes (plants with buds below the soil surface) was heavily reduced after two weeks but had recovered well after one year and as such these were considered most resilient to trampling. Chamaephytes (plants with buds above the soil surface) were considered least tolerant to regular trampling disturbance.
- Cole [33] conducted a follow-up study (across four vegetation types) in which shoe type (trainers or walking boots) and trampling weight were varied. Although immediate damage was greater with walking boots, there was no significant difference after one year. Heavier tramplers caused a greater reduction in vegetation height than lighter tramplers, but there was no differential impact on vegetation cover.
- Cole & Spildie[34] experimentally compared the effects of off-track trampling by hikers and horse riders (at two intensities – 25 and 150 passes) in two woodland vegetation types (one with an erect forb understorey and one with a low shrub understorey). Generally, it was shown that higher trampling intensities caused greater levels of disturbance. Horse trampling resulted in a larger reduction in vegetation cover than hiking. While the forb-dominated vegetation suffered greater disturbance impacts, it recovered rapidly.

3.16 In heathland sites, trampling damage can affect the value of a site to wildlife. For example, heavy use of sandy tracks loosens and continuously disturbs sand particles, reducing the habitat's suitability for invertebrates[35]. Species that burrow into flat surfaces such as the centres of paths, are likely to be particularly vulnerable, as the loose sediment can no longer maintain their burrow. In some instances, nature conservation bodies and local authorities resort to hardening paths to prevent further erosion. However, this is concomitant with the loss of habitat used by wildlife, such as sand lizards (*Lacerta agilis*) and burrowing invertebrates.

3.17 Sensitive coastal habitats along the Essex Coast, particularly seagrass beds, saltmarsh, Atlantic salt meadow and halophilous scrub, are vulnerable to recreational pressure and trampling. Damage to these habitats can have wider ecological consequences, affecting not only the habitats themselves but also specialist invertebrates such as the wolf spider *Arctosa fulvolineata*, striped horsefly, big-spotted cleg and ground lackey moth, which depend on upper saltmarsh areas where footfall is most concentrated. Although access constraints mean impacts are likely to be localised, particularly near urban areas, car parks and other access points, recreational disturbance is recognised as a threat to seagrass habitats, and aerial imagery indicates that localised trampling damage to saltmarsh habitats is already occurring.

Nutrient Enrichment

3.18 A major concern for nutrient-poor terrestrial habitats such as dune systems is nutrient enrichment associated with dog fouling, which has been addressed in various reviews (e.g.,[36]). It is estimated that dogs will defecate within 10 minutes of starting a walk and therefore most nutrient enrichment arising from dog faeces will occur within 400m of a site entrance. In contrast, dogs will urinate at frequent intervals during a walk, resulting in a spread-out distribution of urine. For example, in Burnham Beeches National Nature Reserve

[32] Cole, D.N. (1995a). Experimental trampling of vegetation. I. Relationship between trampling intensity and vegetation response. *Journal of Applied Ecology* **32**: 203-214
Cole, D.N. (1995b). Experimental trampling of vegetation. II. Predictors of resistance and resilience. *Journal of Applied Ecology* **32**: 215-224
[33] Cole, D.N. (1995c). Recreational trampling experiments: effects of trampler weight and shoe type. Research Note INT-RN-425. U.S. Forest Service, Intermountain Research Station, Utah.
[34] Cole, D.N., Spildie, D.R. (1998). Hiker, horse and llama trampling effects on native vegetation in Montana, USA. *Journal of Environmental Management* **53**: 61-71
[35] Taylor K., Anderson P., Liley D. & Underhill-Day J.C. (2006). Promoting positive access management to sites of nature conservation value: A guide to good practice. English Nature / Countryside Agency, Peterborough and Cheltenham.
[36] Taylor K., Anderson P., Taylor R.P., Longden K. & Fisher P. (2005). Dogs, access and nature conservation. English Nature Research Report, Peterborough.

it is estimated that 30,000 litres of urine and 60 tonnes of dog faeces are deposited annually[37]. While there is little information on the chemical constituents of dog faeces, nitrogen is one of the main components[38]. Nutrient levels are the major determinant of plant community composition and the effect of dog defecation in sensitive habitats is comparable to a high-level application of fertiliser, potentially resulting in the shift to plant communities that are more typical of improved grasslands.

3.19 A recent study has published further compelling evidence on the relative impact of nitrogen (N) and phosphorus (P) deposition arising from dogs. Using 487 direct-count censuses from four peri-urban forests and nature reserves, the modelling data suggested that canine fertilisation rates amount to 11 kg N and 5 kg P per hectare per year respectively[39]. These amounts are significant when compared to atmospheric nitrogen deposition rates and the offsetting achievable through traditional habitat management techniques (e.g. cutting and removal of hay). The nitrogen deposition by dogs is particularly significant given the nitrogen Critical Load (CL) of 10-20 kg N/ha/yr provided for European dry heath and Northern Atlantic wet heath (qualifying feature of the Dorset Heaths SAC) on the Air Pollution Information System (APIS). This implies that the minimum CL of a site may be exceeded by N nitrogen deposition from dogs alone, before atmospheric sources are considered. Nutrient availability is the major determinant of plant community composition and the effect of dog defecation in sensitive habitats is comparable to a high-level application of fertiliser, potentially resulting in a shift towards plant communities that are more typical of improved grasslands.

Summary

3.20 Where increased recreational use is predicted to cause adverse impacts on a site, avoidance and mitigation should be considered. Avoidance of recreational impacts at Habitat sites involves locating new residential development further away (where possible). Strategic plans, such as Local Plans provide the mechanism for this. Where avoidance of impacts is not possible, mitigation will usually involve a mix of access management, habitat management and provision of alternative recreational space.

Background to Atmospheric Pollution

3.21 The main pollutants of concern for Habitats sites are oxides of nitrogen (NOx), ammonia (NH_3) and Sulphur dioxide (SO_2) and are summarised in Table 2.

Table 2. Main sources and effects of air pollutants on habitats and species.

Pollutant	Source	Effects on habitats and species
Sulphur dioxide (SO_2)	The main sources of SO_2 are electricity generation, and industrial and domestic fuel combustion. However, total SO_2 emissions in the UK have decreased substantially since the 1980's. Another origin of Sulphur dioxide is the shipping industry and high atmospheric concentrations of SO_2 have been documented in busy ports. In future years shipping is likely to become one of the most important contributors to SO_2 emissions in the UK.	Wet and dry deposition of SO_2 acidifies soils and freshwater and may alter the composition of plant and animal communities. The magnitude of effects depends on levels of deposition, the buffering capacity of soils and the sensitivity of impacted species. However, SO_2 background levels have fallen considerably since the 1970's and are now not regarded a threat to plant communities. For example, decreases in Sulphur dioxide concentrations have been linked to returning lichen species and improved tree health in London.
Acid deposition	Leads to acidification of soils and freshwater via atmospheric deposition of SO_2, NOx, ammonia and hydrochloric	Gaseous precursors (e.g., SO_2) can cause direct damage to sensitive

[37] Barnard A. (2003). Getting the facts – Dog walking and visitor number surveys at Burnham Beeches and their implications for the management process. *Countryside Recreation* **11**:16-19.
[38] Taylor K., Anderson P., Liley D. & Underhill-Day J.C. (2006). Promoting positive access management to sites of nature conservation value: A guide to good practice. English Nature / Countryside Agency, Peterborough and Cheltenham.
[39] De Frenne P., Cougnon M., Janssens G.P.J. & Vangansbeke P. (2022). Nutrient fertilization by dogs in peri-urban ecosystems. *Ecological Solutions and Evidence* **3**, https://doi.org/10.1002/2688-8319.12128

Pollutant	Source	Effects on habitats and species
	acid. Acid deposition from rain has declined by 85% in the last 20 years, which most of this contributed by lower sulphate levels. Although future trends in Sulphur (S) emissions and subsequent deposition to terrestrial and aquatic ecosystems will continue to decline, increased N emissions may cancel out any gains produced by reduced S levels.	vegetation, such as lichen, upon deposition. Can affect habitats and species through both wet (acid rain) and dry deposition. The effects of acidification include lowering of soil pH, leaf chlorosis, reduced decomposition rates, and compromised reproduction in birds / plants. Not all sites are equally susceptible to acidification. This varies depending on soil type, bed rock geology, weathering rate and buffering capacity. For example, sites with an underlying geology of granite, gneiss and quartz rich rocks tend to be more susceptible.
Ammonia (NH_3)	Ammonia is a reactive, soluble alkaline gas that is released following decomposition and volatilisation of animal wastes and from some chemical processes and vehicle exhausts. It is a naturally occurring trace gas, but ammonia concentrations are directly related to the distribution of livestock. Ammonia reacts with acid pollutants such as the products of SO_2 and NO_X emissions to produce fine ammonium (NH_4+) - containing aerosol. Due to its significantly longer lifetime, NH_4+ may be transferred much longer distances (and can therefore be a significant trans-boundary issue). While ammonia deposition may be estimated from its atmospheric concentration, the deposition rates are strongly influenced by meteorology and ecosystem type.	The negative effect of NH_4+ may occur via direct toxicity when uptake exceeds detoxification capacity and via N accumulation. Its main adverse effect is eutrophication, leading to species assemblages that are dominated by fast-growing and tall species. For example, a shift in dominance from heath species (lichens, mosses) to grasses is often seen. As emissions mostly occur at ground level in the rural environment and NH_3 is rapidly deposited, some of the most acute problems of NH_3 deposition are for small relict nature reserves located in intensive agricultural landscapes.
Nitrogen oxides (NO_x)	Nitrogen oxides are mostly produced in combustion processes. Half of NO_X emissions in the UK derive from motor vehicles, one quarter from power stations and the rest from other industrial and domestic combustion processes.	Direct toxicity effects of gaseous nitrates are likely to be important in areas close to the source (e.g. roadside verges). A critical level of NO_X for all vegetation types has been set to 30 ug/m^3. Deposition of nitrogen compounds (nitrates (NO_3), nitrogen dioxide (NO_2) and nitric acid (HNO_3)) contributes to the total nitrogen deposition and may lead to both soil and freshwater acidification. In addition, NOx contributes to the eutrophication of soils and water, altering the species composition of plant communities at the expense of sensitive species.
Nitrogen deposition	The pollutants that contribute to the total nitrogen deposition derive mainly from oxidized (e.g. NO_X) or reduced (e.g. NH_3) nitrogen emissions (described separately above). While oxidized	All plants require nitrogen compounds to grow, but too much overall N is regarded as the major driver of biodiversity change globally.

Pollutant	Source	Effects on habitats and species
	nitrogen mainly originates from major conurbations or highways, reduced nitrogen mostly derives from farming practices. The N pollutants together are a large contributor to acidification (see above).	Species-rich plant communities with high proportions of slow-growing perennial species and bryophytes are most at risk from N eutrophication. This is because many semi-natural plants cannot assimilate the surplus N as well as many graminoid (grass) species. N deposition can also increase the risk of damage from abiotic factors, e.g. drought and frost.
Ozone (O_3)	A secondary pollutant generated by photochemical reactions involving NO_X, volatile organic compounds (VOCs) and sunlight. These precursors are mainly released by the combustion of fossil fuels (as discussed above). Increasing anthropogenic emissions of ozone precursors in the UK have led to an increased number of days when ozone levels rise above 40 parts per billion (ppb) ('episodes' or 'smog'). Reducing ozone pollution is believed to require action at international level to reduce levels of the precursors that form ozone.	Concentrations of O_3 above 40 ppb can be toxic to both humans and wildlife and can affect buildings. High O_3 concentrations are widely documented to cause damage to vegetation, including visible leaf damage, reduction in floral biomass, reduction in crop yield (e.g. cereal grains, tomato, potato), reduction in the number of flowers, decrease in forest production and altered species composition in semi-natural plant communities.

Source: Information summarised from the Air Pollution Information System (http://www.apis.ac.uk/)

3.22 SO_2 emissions are overwhelmingly influenced by the output of power stations and industrial processes that require the combustion of coal and oil. As such, it is unlikely that material increases in SO_2 emissions will be associated with the SLP. NH_3 emissions are dominated by agriculture, with some chemical processes also making notable contributions.

3.23 NH3 can have a directly toxic effect upon vegetation, particularly at close distances to the source such as near road verges[40]. NOx can also be toxic at high concentrations (far above the annual average Critical Level) but generally only in the presence of elevated SO_2 which is very rare in the UK.

3.24 NO_x emissions, however, are dominated by the output of vehicle exhausts (more than half of all emissions). Within a 'typical' housing development, by far the largest contribution to NO_x (92%) will be made by the associated road traffic. Other sources, although relevant, are of minor importance (8%) in comparison[41]. Emissions of NO_x could therefore be reasonably expected to increase as a result of greater vehicle use due to the SLP. High levels of NO_x and NH_3 are likely to increase the total N deposition to soils, potentially leading to deleterious knock-on effects in resident ecosystems. Increases in nitrogen deposition from the atmosphere can, if sufficiently great, enhance soil fertility and lead to eutrophication. This often has adverse effects on community composition and the quality of semi-natural, nitrogen-limited terrestrial and aquatic habitats[42], [43].

3.25 According to the World Health Organisation, the critical NOx concentration (critical threshold) for the protection of vegetation is 30 μgm^{-3}. In addition, ecological studies have determined 'Critical Loads' (CLs)[44] of atmospheric N deposition (that is, NO_x combined with ammonia NH_3) for key habitats within Habitats sites.

[40] http://www.apis.ac.uk/overview/pollutants/overview_NOx.htm.
[41] Proportions calculated based upon data presented in Dore CJ et al. 2005. UK Emissions of Air Pollutants 1970 – 2003. UK National Atmospheric Emissions Inventory. http://www.airquality.co.uk/archive/index.php
[42] Wolseley, P. A.; James, P. W.; Theobald, M. R.; Sutton, M. A. **2006.** Detecting changes in epiphytic lichen communities at sites affected by atmospheric ammonia from agricultural sources. Lichenologist 38: 161-176
[43] Dijk, N. **2011.** Dry deposition of ammonia gas drives species change faster than wet deposition of ammonium ions: evidence from a long-term field manipulation Global Change Biology 17: 3589-3607
[44] The critical load is the rate of deposition beyond which research indicates that adverse effects can reasonably be expected to occur

3.26 According to the Department of Transport's Transport Analysis Guidance, "Beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels *is not significant*"[45] (see Figure 2).

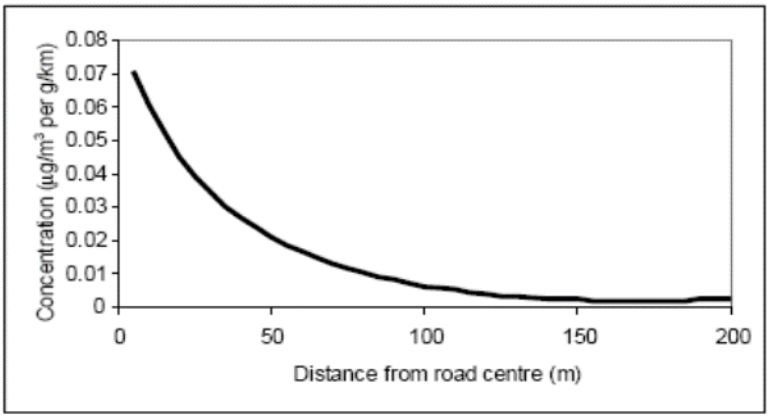


Figure 2: Traffic contribution to concentrations of pollutants at different distances from a road (Source: www.dft.gov.uk/ha/standards/dmrb/vol11/section3/ha20707.pdf)

Background to Loss of Functionally Linked Habitat

3.27 While most Habitats sites have been geographically defined to encompass the key features that are necessary for coherence of their structure and function, and the support of their qualifying features, this is not necessarily the case. A diverse array of qualifying species including birds, bats and amphibians are not always confined to the boundary of designated sites.

3.28 For example, the highly mobile nature of both wader and waterfowl species implies that areas of habitat of crucial importance to the integrity of their populations lie outside the physical limits of Habitats sites. Despite not being part of the formal designation, these habitats are integral to the maintenance of the structure and function of the designated site, for example by encompassing important foraging grounds. Therefore, land use plans that may affect such functionally linked habitat require further assessment.

3.29 There is now an abundance of authoritative examples of HRA cases on plans affecting bird populations, where Natural England recognised the potential importance of functionally linked habitat. For example, bird surveys in relation to a previous HRA established that approximately 25% of the golden plover population in the Somerset Levels and Moors SPA were affected while on functionally linked land, and this required the inclusion of mitigation measures in the relevant plan policy wording. Another important case study originates from the Mersey Estuary SPA / Ramsar, where adjacently located functionally linked land had a peak survey count of 108% of the 5 year mean peak population of golden plover. This finding led to considerable amendments in the planning proposal to ensure that the site integrity was not adversely affected.

3.30 The identification of an area as functionally linked habitat is not always a straightforward process. The importance of non-designated land parcels may not be apparent and thus might require the analysis of existing data sources (e.g. Bird Atlases or data from records centres) to be firmly established. In some instances, data may not be available at all, requiring further survey work.

3.31 An area may be considered as functionally linked if:

- It is of a type likely to be used by a receptor (for example, a bird species) such as grazing salt marsh;
- The area is within the usual foraging range of the bird species in question (as measured from the habitats site);
- There is sufficient habitat that the area is of value (the further a species travels to an area, the more energy is expended and therefore the are must provide the possibility of recovering the energy spent to be considered useful;

[45] www.webtag.org.uk/archive/feb04/pdf/feb04-333.pdf

- The area conforms to other characteristics required by the receptor species, for example, clear line of site to avoid predation; and
- There is insufficient equivalent habitat closer to the Habitats site in question.

Background to Water Quality

3.32 The quality of the water that feeds Habitats sites is an important determinant of the nature of their habitats and the species they support. Poor water quality can have a range of environmental impacts:

- At high levels, toxic chemicals and metals can result in immediate death of aquatic life, and can have detrimental effects even at lower levels, including increased vulnerability to disease and changes in wildlife behaviour.
- Eutrophication, the enrichment of plant nutrients in water, increases plant growth and consequently results in oxygen depletion. Algal blooms, which commonly result from eutrophication, increase turbidity and decrease light penetration. The decomposition of organic wastes that often accompanies eutrophication deoxygenates water further, augmenting the oxygen depleting effects of eutrophication. In the marine environment, nitrogen is the limiting plant nutrient, and so eutrophication is associated with discharges containing available nitrogen.
- Some pesticides, industrial chemicals, and components of sewage effluent are suspected to interfere with the functioning of the endocrine system, possibly having negative effects on the reproduction and development of aquatic life.

3.33 The main risk associated with the Southend Local Plan is the discharge of treated sewage effluent from Wastewater Treatment Works (WwTWs) serving the Plan area. This could increase the nutrient concentrations in the water feeding Habitats Sites that are hydrologically linked to waterbodies that receive treated wastewater.

Background to Water Quantity, Level and Flow

3.34 The water level, its flow rates and the mixing conditions are important determinants of the condition of Habitats sites and their qualifying features. Hydrological processes are critical in influencing habitat characteristics in wetlands, terrestrial systems that have hydrological associations (e.g. wet heath) and coastal waters, including current velocity, water depth, dissolved oxygen levels, salinity and water temperature. In turn these parameters determine the short- and long-term viability of plant and animal species, as well as overall ecosystem composition.

3.35 A highly cited review paper summarised the ecological effects of reduced flow in rivers and connected water-dependent ecosystems. Droughts (ranging in their magnitude from flow reduction to a complete loss of surface water) have both direct and indirect effects on dependent floral and faunal communities. For example, the unique nature of wetlands combines shallow water and conditions that are ideal for the growth of organisms at the basal level of food webs, which feed many species of birds, mammals, fish and amphibians.

3.36 Maintaining a steady water supply is of critical importance for many hydrologically dependent SPAs, SACs and Ramsars. For example, in many freshwater bodies and wetlands the hydrological regime is essential for sustaining a variety of foraging habitats for SPA / Ramsar waterfowl species. However, different species vary in their requirements for specific water levels. Splash and / or shallow flooding is required to provide suitable feeding areas and roosting sites for ducks and waders. In contrast, deeper flooding is essential to provide foraging and loafing habitats for Bewick's swans and whooper swans.

3.37 Wetland habitats rely on hydrological connections with other surface waters, such as rivers, streams and lakes. A constant supply of water is fundamental to maintaining the ecological integrity of sites. However, while the natural fluctuation of water levels within narrow limits is desirable, excess or too little water supply might cause the water level to be outside of the required range of qualifying birds, invertebrate or plant species. This might lead to the loss of the structure and functioning of wetland habitats. There are two mechanisms through which urban development might negatively affect the water level in Habitats Sites:

- The supply of new housing with potable water will require increased abstraction of water from surface water and groundwater bodies. Depending on the level of water stress in the geographic region, this may reduce the water levels in Habitats Sites sharing the same catchment.
- The proliferation of impermeable surfaces in urban areas increases the volume and speed of surface water runoff. As traditional drainage systems often cannot cope with the volume of stormwater, sewer overflows are designed to discharge excess water directly into watercourses. Often this pluvial flooding results in downstream inundation of watercourses and the potential flooding of wetland habitats.

Summary of Impact Pathways to be Taken Forward

3.38 Having considered the impact pathways identified in this chapter, those listed in Table 3 will be taken to the next stage in the HRA process, the LSEs screening.

Table 3. Impact pathways and relevant Habitats sites.

Impact pathway	Habitats site(s) potentially affected
Recreational pressure	Benfleet and Southend Marshes SPA / Ramsar Foulness (Mid-Essex Coast Phase 5) SPA /Ramsar Essex Estuaries SAC Crouch & Roach Estuaries Mid-Essex Coast Phase 3) SPA / Ramsar Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar
Air pollution	Benfleet and Southend Marshes SPA / Ramsar Foulness (Mid-Essex Coast Phase 5) SPA /Ramsar Essex Estuaries SAC Crouch & Roach Estuaries Mid-Essex Coast Phase 3) SPA / Ramsar
Loss of Functionally Linked Habitat	Benfleet and Southend Marshes SPA / Ramsar Foulness (Mid-Essex Coast Phase 5) SPA /Ramsar Crouch & Roach Estuaries Mid-Essex Coast Phase 3) SPA / Ramsar Thames Estuary and Marshes SPA / Ramsar Medway Estuary & Marshes SPA / Ramsar Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar
Water quality	Benfleet and Southend Marshes SPA / Ramsar Essex Estuaries SAC Foulness (Mid-Essex Coast Phase 5) SPA /Ramsar Crouch & Roach Estuaries Mid-Essex Coast Phase 3) SPA / Ramsar
Water Quantity, Level and Flow	Benfleet and Southend Marshes SPA / Ramsar Essex Estuaries SAC Foulness (Mid-Essex Coast Phase 5) SPA /Ramsar Crouch & Roach Estuaries Mid-Essex Coast Phase 3) SPA / Ramsar

4. Test of Likely Significant Effects

Introduction

4.1 When seeking to identify relevant Habitat sites, consideration has been given primarily to identified impact pathways and the source-pathway-receptor approach, rather than adopting purely a 'zones'-based approach. The source-pathway-receptor approach is a standard tool in environmental assessment. In order for an effect to occur, all three elements of this mechanism must be in place, whereas the absence of one or more of the elements means there is no possibility for an effect. Furthermore, even where an impact is predicted to occur, it may not result in significant effects (i.e., those which undermine the Conservation Objectives of a Habitat site).

4.2 The likely zone of impact (also referred to as the likely Zone of Influence, ZoI) of a plan or project is the geographic extent over which significant ecological effects are likely to occur. The ZoI of a plan or project will vary depending on the specifics of a particular proposal and must be determined on a case-by-case basis with reference to a variety of criteria, including:

- the nature, size / scale and location of the plan;
- the connectivity between the plan and Habitat sites, for example through hydrological connections or because of the natural movement of qualifying species;
- the sensitivity of ecological features under consideration; and,
- the potential for in-combination effects.

Approach to Southend Local Plan Policy Screening

4.3 Given the distance of the SLP from the identified Habitats Sites and the nature of the impact pathways, all assessments are both "alone" and "in-combination" assessments.

4.4 There are 66 Policies and 60 allocations within the Southend-on-Sea Local Plan. Policies were screened out of having LSEs on a Habitat site where any of the following reasons applied:

- they are environmentally positive;
- they will not themselves lead to any development or other change;
- they make provision for change but could have no conceivable effect on a Habitat site. This can be because there is no pathway between the policy and the qualifying features or a Habitat site, or because any effect would be positive;
- they make provision for change but could have no significant effect on a Habitat site (i.e., the effect would not undermine the conservation objectives of a Habitat site); or,
- the effects of a policy on any particular Habitat site cannot be ascertained because the policy is too general. For example, a policy may be screened out if, based on absence of detail in the policy, it is not possible to identify where, when, or how the policy may be implemented, where effects may occur, or which sites, if any, may be affected.

4.5 Any 'criteria-based' policy (i.e., those that simply list criteria with which development needs to comply) or other general policy statements that have no spatial element were also screened out. Likewise, policies that simply 'safeguard' an existing resource (e.g., existing green infrastructure or mineral resources) by preventing other incompatible development, were also screened out.

4.6 The appraisal therefore focussed on those policies with a definable spatial component. Having established which policies required scrutiny by virtue of being spatially defined, consideration was given as to whether LSEs could be dismissed due to a lack of connectivity to any Habitat site for one of the following reasons:

- a potentially damaging activity may occur as a result of the policy but there is no pathway connecting it to a Habitat site (due to distance, for example);

- there are no Habitat sites vulnerable to any of the activities that the policy will deliver; or,
- the policy will not result in any damaging activities.

Results of Policy Screening

4.7 The results of the LSEs screening of policies included in the Southend-on-Sea LP are presented in Table 4, Appendix C. Where a policy is shaded green, there are no linking impact pathways to Habitat sites and LSEs can be excluded. Where the screening outcome is shaded orange, LSEs cannot be excluded, and the policy is screened in for AA.

4.8 Of the 66 SLP Policies, six are considered to have the potential to result in LSEs, alone and/or in combination with other plans and projects, as such an Appropriate Assessment is required. These are:

- Strategic Policy SP2: Spatial Strategy
- Strategic Policy SP2b: Bournes Green New neighbourhood – Guiding Principles for Land North of Southend
- Policy DM2b: Bournes Green New Neighbourhood Allocation
- Strategic Policy SP5: Homes
- Strategic Policy SP6: Securing a Thriving Local Economy and Visitor Destination
- Policy DM6.6: Tourism and Visitor Accommodation

4.9 Of the 60 additional SLP allocations, all of them are considered to have the potential to result in LSEs, either alone and/or in combination with other plans and projects.

4.10 The test of likely significant effects will focus on these policies with regard to the vulnerabilities of the Habitat sites within Table 1. The impact pathways relating to the Habitat sites' vulnerabilities are listed below and will each be discussed:

- Recreational pressure;
- Loss of Functionally Linked Land
- Air pollution;
- Water quality, and;
- Water Quantity;

Recreational Pressure

4.11 The Southend-on-Sea LP allocates approx. **14,700 new homes** by 2045 in the city of Southend-on-Sea. This increase in the local population will be associated with an enhanced pressure on nearby recreational resources. Each Habitat site which is vulnerable to recreational pressure is discussed in this context in the following section.

Essex Coast Habitats Sites

4.12 The Essex Coast RAMS SPD (2026)[46] indicates that the zone of influence for the following Essex Coast Habitats Sites are:

- Benfleet and Southend Marshes SPA and Ramsar – 4.3 km
- Crouch and Roach Estuaries SPA and Ramsar – 4.5 km
- Thames Estuary and Marshes SPA and Ramsar – 8.1 km
- Foulness Estuary SPA and Ramsar – 13.0 km
- Dengie SPA and Ramsar – 20.8 km

[46] Available at: Essex-Coast-Mitigation-Strategy-2026.pdf [Accessed 28 August 2026]

- Blackwater Estuary SPA and Ramsar – 22.0 km
- Essex Estuaries SAC – within the appropriate SPA/Ramsar ZoI's.

4.13 All of the 14,700 net new dwellings will be within one or more of the zones of influence of the Essex Coast Habitats Sites due to the extensive reach of some of them, including Blackwater Estuary SPA and Ramsar, which extends 22 km from the boundary.

4.14 Overall, it is therefore concluded that LSEs of the SLP on the above Habitats Sites regarding recreational pressure cannot be excluded, either alone or in-combination. The sites are screened in for Appropriate Assessment regarding this impact pathway.

Medway Estuary and Marshes SPA and Ramsar

4.15 The Strategic Access Management and Mitigation Interim Policy Statement from Medway Council (2015) indicates that the ZoI of SPAs in North Kent, which includes Medway Estuary and Marshes SPA, is 6.0 km. Medway Estuary and Marshes and SPA and Ramsar is over 6 km from the nearest allocation site, in a straight line and significantly further to drive to the site itself. It also requires a considerable journey to reach it from Southend on Sea being on the opposite bank of the River Thames. Therefore, it can be concluded that LSEs of the SLP on the Medway Estuary and Marshes SPA and Ramsar regarding recreational pressure can be excluded, both alone and in-combination. The site is screened out of the Appropriate Assessment regarding this impact pathway.

Outer Thames Estuary SPA

4.16 The Outer Thames Estuary SPA is designated for red-throated diver. Red-throated divers are highly sensitive to noise and visual disturbance, including recreational activities. However, they are likely to be located away from beaches when the tides are low, so walking and dog walking, driven by an increase in the local population, are unlikely to have a significant impact on the red-throated diver. Recreational water vehicle use is an increasingly important issue, as red-throated divers are highly sensitive to ship movements and water-based construction, such as offshore wind farms. Therefore, it can be concluded that LSEs of the SLP on the Outer Thames Estuary SPA regarding recreational pressure can be excluded, both alone and in-combination. The site is screened out of the Appropriate Assessment regarding this impact pathway.

Atmospheric Pollution (Nitrogen Deposition)

4.17 According to the Department of Transport's Transport Analysis Guidance, "*Beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant*"[47] (see Figure 2).

4.18 The average UK car journey is approximately 10.6km[48]. At a 10km distance between the development site and any road within 200m of a vulnerable Habitat site, the traffic generated from that development is likely to have dispersed across the network such that it is unlikely to contribute to a statistically significant difference in annual average daily traffic. A 10km buffer is therefore utilised within this report to identify sites which may have a potential likely significant impact. Therefore, a Likely Significant Effect must be considered where:

- A major road connected to a residential allocation is within 200 m of a Habitat Site, which is sensitive to atmospheric pollution, and
- The site is within 10 km of a residential allocation.

4.19 While the Benfleet & Southend Marshes SPA covers the entire Southend coastline and beyond, most habitats in the SPA are not sensitive to atmospheric nitrogen deposition. The habitat of greatest sensitivity is the saltmarsh. Therefore there is only a need to explore locations where saltmarsh lies within 200m of roads that are likely to be significant travel routes for journeys to work. There appear to be few of these in or around Southend.

4.20 There are no A roads within 200 m of a Habitats Site within 10 km of an allocation within the Southend LP; however, there is a minor through road, Belton Gardens, within 200 m of the Benfleet and Southend Marshes SPA and Ramsar and which also lies within 200m of a significant area of saltmarsh (the relevant air quality-sensitive habitat) within the SPA/Ramsar. The change in traffic flows (in 24hr Annual Average Daily Traffic)

[47] www.webtag.org.uk/archive/feb04/pdf/feb04-333.pdf
[48] GOV.UK 2019. Average number of trips made and distance travelled. https://www.gov.uk/government/statistical-data-sets/nts01-average-number-of-trips-made-and-distance-travelled

on this link has been modelled to determine whether a likely significant effect can be ruled out for this impact pathway. It was expected that flows due to the Local Plan on this link are likely to be small given its location. The modelling results show that, taking account of transport mitigation built into the Local Plan for reasons unrelated to air quality impacts on Habitats sites (specifically the Southend Light and/or Southend Plus schemes), the traffic implication of Southend Local Plan on Belton Gardens is a reduction of 21 AADT. Therefore, the Local Plan will not result in a net increase in traffic flows on this link.

4.21 As a result it can be concluded that LSEs of the SLP on Benfleet and Southend Marshes SPA and Ramsar Habitats Sites will not arise regarding atmospheric pollution.

Loss of Functionally Linked Habitat

4.22 The majority of the allocations within the Southend LP are small sites within built-up areas or brownfield sites that are unsuitable; the only allocation that is potentially big enough for waders, geese and waterfowl to utilise as functionally linked land is the allocation BG001, which is covered in the Local Plan as Strategic Policy SP2b: Bournes Green New neighbourhood – Guiding Principles for Land North of Southend. This is a policy which allocates 4,900 net new dwellings on greenfield land at the northern boundary of Southend. This is within 15 km of the Blackwater Estuary Ramsar site, designated for golden plover, which can forage up to 15 km from their roosting sites. It is also within 2 km of Foulness and Benfleet and Southend Marshes SPAs and Ramsars, which are designated for waders that can forage up to 2 km from the site. Therefore, Blackwater Estuary Ramsar, Benfleet and Southend Marshes, and Foulness SPA and Ramsar are screened in for the Appropriate Assessment for this impact pathway.

Water Quality

4.23 The Southend on Sea City Council Water Cycle Study (WCS) (prepared by Wallingford HydroSolutions Ltd) identifies that the Southend WRC currently manages demand for over 200,000 people, which is set to increase over the plan period up to 2045.

4.24 The headroom assessment confirmed that there is sufficient headroom at Southend WRC by the end of the plan period, but it will require appropriate development phasing. The EA's catchment data explorer indicates that all watercourses in the study area have Moderate ecological status and Fail with regard to chemical status, suggesting they are potentially vulnerable to future development. Future upgrades to the sewer network alongside measures identified in the Anglian River Basin Management Plan and Anglian Water's DWMP could help in reducing impacts however, it will take time for these measures to take effect. In terms of future changes to permits at the two WRCs serving the city, load standstill calculations for Southend WRC and Rochford WRC have been undertaken and indicate that future growth will increase pollutant loads, likely exceeding the current permit limits for the majority of parameters assessed. This could potentially lead to a deterioration in WFD status for the receiving waterbodies if not properly managed. To accommodate future growth, mitigative action will be required to improve effluent quality at the WRCs.

4.25 The Anglian Water Drainage and Waste Water Management Plan[49] sets out the plan for wastewater management in the region (including Southend) which includes the catchment for these Habitats sites. It is the responsibility of the water companies to meet the needs of the area without adverse effect. The DWMP must be subject to HRA and cannot be adopted with adverse effects on the integrity of Habitats sites unless subsequent derogation tests can be passed. Subsequent Environmental Agency permitting processes also ensure adherence to the requirement to prevent detrimental impact on Habitats sites.

4.26 Moreover, in 2023 Natural England published detailed information on Habitats sites that were suffering from detrimental nutrient inputs and thus required a 'nutrient neutrality' approach to consenting new development. The Essex Estuaries were not included in that list of Habitats sites.

4.27 Finally, the Local Plan contains policy wording to require delivery of development to keep pace with provision of wastewater treatment infrastructure and to protect Habitats sites:

- Policy DM9.3: Environmental Protection: Developments that adversely affect surface and ground water quality will be refused unless adequate mitigation is secured. Proposals should include measures to reduce risks to the water environment and its ecology; aim to improve water quality

[49] Available at: https://www.anglianwater.co.uk/SysSiteAssets/household/about-us/dwmp/dwmp-1.pdf [Accessed 21/06/2024].

(surface, ground and the sea) and ensure that new development does not unduly burden the existing foul water system.

- Policy DM8.5: Biodiversity: Developments that are likely to have an adverse impact (either individually or in combination with other developments) on European Designated Sites must satisfy the requirements of the Habitats Regulations, by determining site-specific impacts and avoiding or mitigating against impacts where identified, having regard to the mitigation hierarchy. Strategic mitigation through the RAMS mitigation scheme will be required in line with the provisions of Policy DM8.4. Development must comply with the requirements of the Conservation of Habitats and Species Regulations 2017.

4.28 Overall, it is therefore concluded that LSEs of the SLP on the Essex Coast Habitat Sites regarding water quality can be excluded, both alone and in-combination. The site is screened out from Appropriate Assessment regarding this impact pathway.

Water Quantity, Level and Flow

4.29 Essex and Suffolk Water are responsible for the provision of water resources to homes within Southend. The means by which water resources will be provided are described in the Essex and Suffolk Water Water Resources Management Plan 2024. The plan is based on robust population projections, describes how water requirements will be met and runs well beyond the end of the Local Plan period.

4.30 The East of England is a water-stressed area and the plans therefore include considerable provision for transfers from other areas. HRAs are a requirement of Water Resource Management Plans and plans can only be approved when the conditions required by the HRA process have been met.

4.31 Population growth is forecast to increase by 22% in the Essex Water Resource Zone (WRZ) and the overall baseline demand forecast for a normal year is to increase by 18.04 Ml/d by 2049/50. The Southend WCS report states that "*Based on the demand and supply forecasts in Essex and Suffolk Water's latest WRMP, without corrective action, there could be shortfalls in water in the Essex WRZ up to 2045 and beyond. This suggests that water shortage for the city is a concern moving forward. However, it should be noted that the level of growth coming forward in the city is below Essex and Suffolk Water's scaled-down dwelling projections, so it should not bring unforeseen pressures.*

The WRMP has identified demand management, through a combination of leakage reduction, smart metering, and the promotion of water efficiency, as the best means to negate a water deficit in the short- to medium-term. This should be sufficient to offset some of the deficits estimated, however supply options are likely to be necessary, especially in the longer term. These have the potential to offset the deficits estimated; however, they will require significant lead-in times and are proposed to serve the Essex and Suffolk supply area rather than Southend in isolation.

Abstractions across the city is predominantly for agricultural and amenity purposes, overall, their impact on water resources is thought to be small. However, further abstraction for water supply may be required going forward. This will depend on development and climate pressures not only in the city but across the wider Essex and Suffolk water supply area. It will also be influenced by the implementation of the WRMP."

4.32 The HRA of the Essex and Suffolk Water Resource Management Plan 2024 concludes that adverse effects can be avoided or fully mitigated through adjustments to the detailed design of the scheme and applications of measures described in the individual assessments of the scheme's elements. It is for Essex and Suffolk Water to reach agreement with the Environment Agency and Natural England on the means and mitigation by which water resource needs in the Essex WRZ will be delivered. The SLP is not in itself considered to have an LSE on these Habitats Sites.

4.33 Overall, it is therefore concluded that LSEs of the SLP on the Essex Coast Habitats Sites regarding Quantity, Level and Flow can be excluded, both alone and in-combination. The site is screened out from Appropriate Assessment regarding this impact pathway.

5. Appropriate Assessment

Recreational Pressure

5.1 The following policy is brought forward for appropriate assessment following the identification of Likely Significant Effects on the Essex Coast Habitats Sites:

- Strategic Policy SP2: Spatial Strategy
- Strategic Policy SP2b: Bournes Green New neighbourhood – Guiding Principles for Land North of Southend
- Policy DM2b: Bournes Green New Neighbourhood Allocation
- Strategic Policy SP5: Homes
- Strategic Policy SP6: Securing a Thriving Local Economy and Visitor Destination
- Policy DM6.6: Tourism and Visitor Accommodation

5.2 Additionally, all 14,700 houses within the 60 SLP Allocations are within the Zone of Influence of one or more of the Habitats Sites, which are vulnerable to recreational pressure.

5.3 Blackwater Estuary SPA and Ramsar has the largest ZoI, which stretches up to 22 km from the boundary of the Site and covers the entirety of Southend city.

5.4 A mitigation strategy is in place, known as the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) which was published by Footprint Ecology in April 2026. This strategy replaces and updates the original strategy established in 2018. It states, "*just under 150,000 new dwellings are now planned within the established Zone of Influence within future plan periods (extending to around 2042)*". Southend plans to deliver 14,700 of these new dwellings up to 2045.

5.5 The Essex Coast RAMS covers recreational impacts to all Habitats sites along the Essex coast and states "*Mitigation measures, set out in detail within the strategy, comprise SAMM (Strategic Access Management and Monitoring) and cover measures on and around the European sites. These measures are to address the in-combination effects of new development and include increased ranger time, signage, interpretation, screening and changes to parking. Monitoring is incorporated to help target the mitigation to the right locations. The level of mitigation is appropriate to the significant level of growth now anticipated and is secured in-perpetuity. Off-site infrastructure and SANG ('Suitable Alternative Natural Greenspace') provide additional scope to mitigate the alone impacts of particular development and deflect visitors away from the European sites (for example providing locations that welcome dog walking). Detailed guidance on SANG is, however, outside the remit of this strategy."*

5.6 The SAMM details a total cost of measures estimated to be £72,594,500, and the shortfall from funds currently held for SAMM measures equates to a cost of £475.70 per new dwelling as at August 2026. A tariff of £476 per dwelling was introduced in August 2026[50], will be adjusted annually to account for the RPI and other necessary factors.

5.7 The Southend LP provides a policy framework for the provision of SAMM tariffs through the planning system within Strategic Policy SP8 Enhancing Our Natural Environment, which states "*The key priorities for Southend's green and blue infrastructure are to: xiv. Secure contributions from qualifying development towards mitigation measures in the Essex Coast Recreational Disturbance, Avoidance and Mitigation Strategy RAMS)*."

5.8 Additionally, with regard to SANG Policy DM8.1: the Green Infrastructure Network requires all major residential developments to provide public open space. The provision should be on-site, and the developer should make appropriate provision for the long-term management and maintenance of the open space. Off-site provision should only be considered if on-site provision can be robustly justified as impracticable and under these circumstances, a financial contribution will be sought for the provision of strategic public open spaces.

[50] Essex Coast RAMS – Southend-on-Sea City Council

5.9 There is further protective policy framework for recreational pressure from:

- Policy DM8.3: Southend Foreshore also requires "*contributions from new developments that are likely to have a significant effect in combination with other developments will be secured towards measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) to mitigate the effects on designated habitat sites. Where a development is likely to have a significant alone impact on designated habitats, bespoke mitigation may be required.*"

  As well as "*new residential development, particularly close to designated habitat site boundaries or comprising developments of 500 dwellings or more, may be required to provide project level mitigation, including Suitable Alternative Natural Greenspace (SANG) to safeguard designated habitats from potential adverse impacts."*

- Policy DM8.4: Biodiversity which states "*Developments that are likely to have an adverse impact (either individually or in combination with other developments) on European Designated Sites must satisfy the requirements of the Habitats Regulations, by determining site specific impacts and avoiding or mitigating against impacts where identified, having regard to the mitigation hierarchy. Strategic mitigation through the RAMS mitigation scheme will be required in line with the provisions of Policy DM8.4. Development must comply with the requirements of the Conservation of Habitats and Species Regulations 2017.*"

5.10 However, there is currently no mention of SANG within Policy SP2b and the resulting allocation BG001, which allocates 4,900 dwellings in a new neighbourhood in the north of Southend. Therefore, it is recommended that wording is also added to this policy to identify SANG at the plan stage and state that there is a requirement that SANG is provided as part of this development at a rate of 8ha per 1000 population

5.11 Should this recommendation be implemented. It is concluded that overall, given that SLP includes the requirement to adhere to the Essex Coast RAMS, AECOM concludes that there will be no adverse effects of the SLP on the Essex Coast Habitats Sites regarding recreational pressure, both alone and in combination.

Loss of Functionally Linked Habitat

5.12 The following policies are brought forward for appropriate assessment following the identification of Likely Significant Effects on the Essex Coast Habitats Sites:

- Strategic Policy SP2b: Bournes Green New neighbourhood – Guiding Principles for Land North of Southend
- Policy DM2b: Bournes Green New Neighbourhood Allocation (Site Proposal BG001)

5.13 Natural England's Bird Impact Risk Zones sets out the distances for which functionally linked land is likely to be present for species listed as designated species in SPA and Ramsars. The majority of waders are likely to forage up to 2 km from their roost site however golden plover are likely to forage up to 15 km from their roost site. The Policy SPb allocates 4,900 new dwellings on greenfield land north of Southend which is currently predominantly farmland and a 9-hole golf course. Farmland is generally optimal for both golden plover and other waders. This is within 15 km of Blackwater Estuary Ramsar and within 2 km of Foulness SPA and Ramsar and Southend and Benfleet Marshes SPA. The document does also state that any development over 10km from the protected site is unlikely to impact significantly on designated populations, but this cannot be determined without specific surveys on the land proposed for allocation and would still leave Benfleet & Southend Marshes SPA/Ramsar close enough for non-breeding birds to use the land on the allocation in significant numbers, particularly regarding the SPA population of dark-bellied brent goose.

5.14 In 2025, a season of wintering bird surveys were undertaken of Land at Bourne Green, which forms part of the Bournes Green New Neighbourhood allocation. These surveys found a total of 24 bird species using the site. Regarding the qualifying features of habitats sites, these surveys found no evidence of wildfowl or waders using the site. Given this site is not used by SPA/Ramsar birds, it is therefore unlikely that it constitutes functionally linked land. However, it is recognised that this is based on a single season of wintering bird surveys.

5.15 Currently, there is no protective policy or mention of appropriate surveys within Policy SP2b or Policy DM2b with regard to loss of functionally linked land. Therefore, it is recommended that appropriate wording is added to these policies to include at least two seasons of wintering bird surveys on land allocated for the

policy to determine whether the land is functionally linked to any of the Essex Coast Habitats Sites and if so whether it is important for sustaining the non-breeding populations of those SPAs (such as by determining whether the land regularly supports more than 1% of the SPA/Ramsar population of specific qualifying species of non-breeding birds). If determined to be important functionally linked land, appropriate mitigation measures to be required to ensure no adverse effects on the integrity of the population of the Habitats Sites, such as the enhancement of alternative areas of land to offset any loss. Since the habitats involved are common and widespread there is a high level of confidence that other areas of such habitats adjacent to the development could be enhanced for these species, although it is recognised that such enhancement may need to delivered beyond the boundaries of Southend on Sea.

5.16 Should this recommendation be incorporated within the Southend LP, it can be concluded that there would be no adverse effects on the integrity of the Habitats Sites with regard to loss of functionally linked land, either alone or in combination with other plans and projects.

6. In Combination Assessment

6.1 The HRA identified a range of plans with which growth in Southend could have 'in combination' effects, as these also deliver housing and employment growth within the catchments of surrounding European sites. These were: Rochford, Castlepoint, Basildon, Thurrock and Maldon.

6.2 The assessment throughout this document has inherently taken into account potential in combination effects. This has been done by considering recreational catchments around relevant European sites, by discussing strategic water resource planning and water cycle studies which take into account population growth over a large area, and by considering that allocation SPb2 could constitute important functionally linked habitat for SPA birds even if it only supports 1% of the SPA populations of qualifying species. These cover areas much greater than Southend, and deal with population growth to or beyond the end of the Local Plan period. It has been determined that given the mitigation measures to be included in the Local Plan for recreational pressure, and for a specific assessment of functionally linked land on allocation SPb2, this will address the contribution of the Local Plan to in combination effects and there will be no adverse effects on any European sites from the Southend Local Plan in combination with other plans or projects.

7. Conclusions

7.1 AECOM was appointed by Southend-on-Sea City Council (the Council) to produce a Habitats Regulations Assessment (HRA) of their Local Plan. This HRA examines the effects of the Local Plan on internationally important wildlife sites. The requirement for HRA is set by the Conservation of Habitats and Species Regulations 2017 (as amended).

7.2 The Habitats sites, considered within the Appropriate Assessment for impact pathways that could not be screened out at the Test of Likely Significant Effects stage, were:

- Benfleet and Southend Marshes SPA and Ramsar
- Crouch and Roach Estuaries SPA and Ramsar
- Thames Estuary and Marshes SPA and Ramsar
- Foulness Estuary SPA and Ramsar
- Dengie SPA and Ramsar
- Blackwater Estuary SPA and Ramsar
- Essex Estuaries SAC

7.3 Impact pathways considered were recreational pressure, loss of functionally linked land, atmospheric pollution, water quality, and water quantity, level and flow. Of which, recreational pressure and loss of functionally linked land were brought forward for appropriate assessment.

7.4 For recreational pressure, it was recommended that appropriate wording be inserted into the allocation policy for the new neighbourhood allocation relating to allocation BG001 (SP2b). The wording should include the requirement to identify SANG at the plan level with the requirement that it will be provided within the development at 8 ha per 1000 population. For loss of functionally linked land, to ensure no adverse effect, it was recommended that appropriate wording be inserted into the allocation policy for the new neighbourhood allocation relating to allocation BG001. The wording should include a request for developers to conduct two seasons of wintering-bird surveys to determine whether the land allocated for BG001 can be considered functionally linked land.

7.5 For atmospheric pollution, modelling shows that the traffic implication of Southend Local Plan on Belton Gardens (the only through road within Southend-on-Sea within 200m of saltmarsh within Benfleet & Southend Marshes SPA/Ramsar) is a reduction of 21 AADT. Therefore, the Local Plan will not result in a net increase in traffic flows on this link. As a result it can be concluded that LSEs of the SLP on Benfleet and Southend Marshes SPA and Ramsar Habitats Sites will not arise regarding atmospheric pollution.

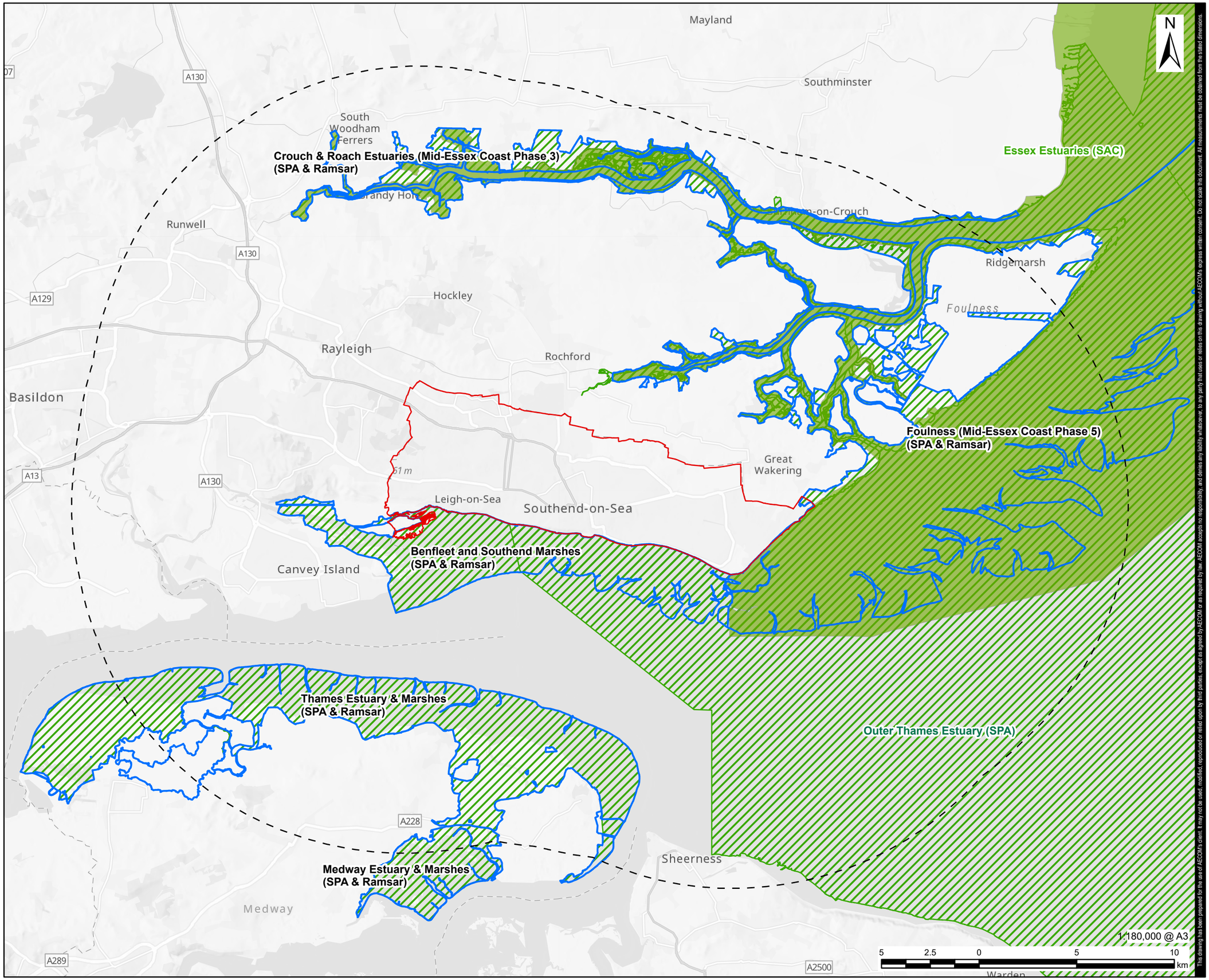
7.6 Overall, AECOM concluded that there are no adverse effects on Habitats sites as a result of the Southend LP.

Appendix A Figures

Figure 3 Habitats sites in relation to Southend on Sea

Revision: 0 Drawn: JA Checked: BM Approved: MK Date: 2026-08-06

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Southend-on-Sea HRA

CLIENT

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LEGEND

- Southend-on-Sea - Local Authority District
- 10km Study Area

Designated Sites

- Ramsar Sites
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

NOTES

1: Esri, Intermap, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
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ISSUE PURPOSE

HRA

PROJECT NUMBER

60553215

FIGURE TITLE

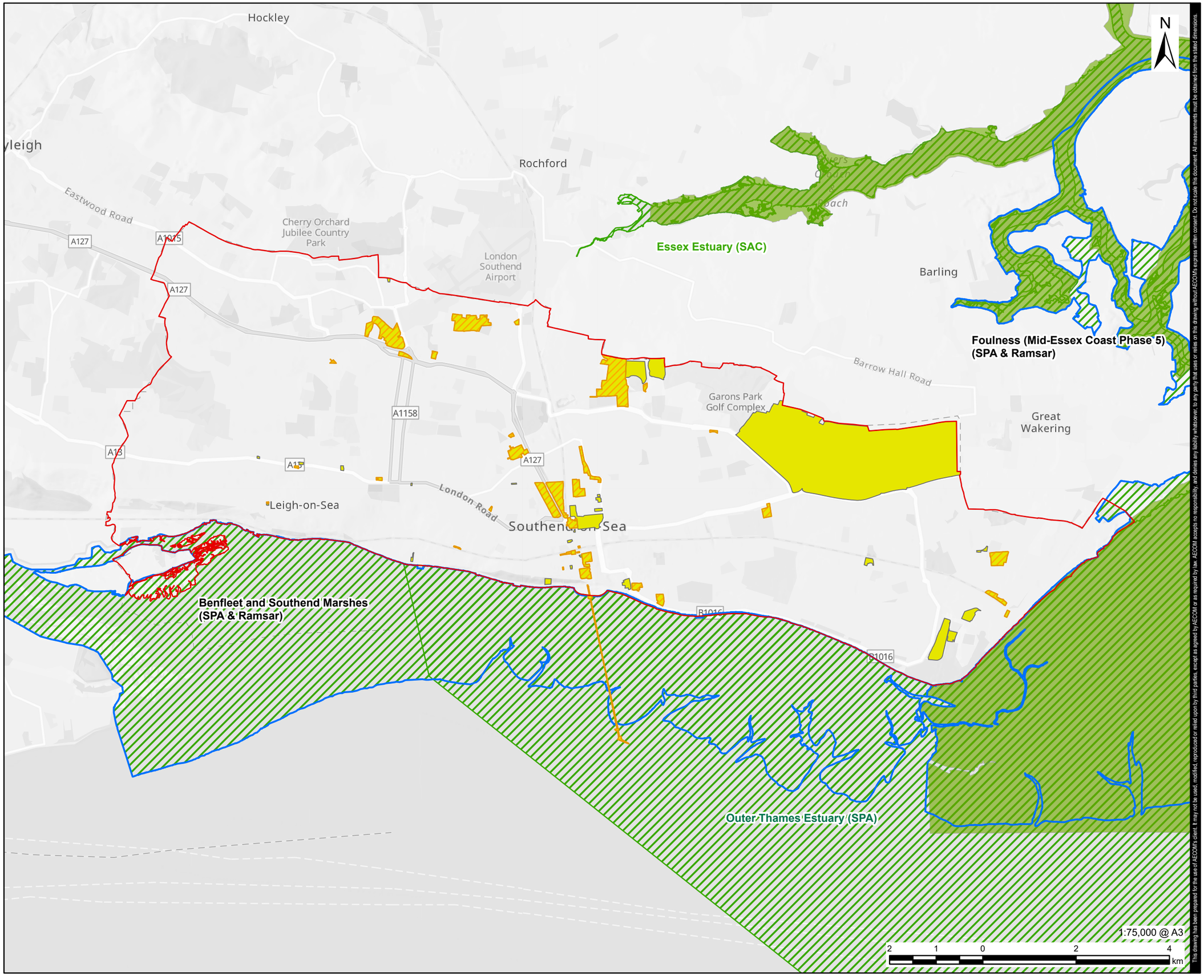
Designated Sites

FIGURE NUMBER

Figure 1

Revision: 0 Drawn: JA Checked: BM Approved: MK Date: 2026-08-13

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LEGEND

- Southend-on-Sea - Local Authority District

Site Allocations

- Site Proposals
- Site Proposals Without PP + Employment Only Without PP

Designated Sites

- Ramsar Sites
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

NOTES

1: Esri, Intermap, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
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PROJECT NUMBER

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FIGURE TITLE

Site Allocations

FIGURE NUMBER

Figure 2

Appendix B Background to Habitat Sites

Benfleet and Southend Marshes SPA / Ramsar

Introduction

7.7 The site comprises extensive areas of saltmarshes, cockle shell banks, mud-flats, and grassland. These productive habitats in turn provide a wide range of feeding and roosting opportunities for internationally important numbers of wintering wildfowl and waders.

Conservation Objectives[51]

7.8 With regard to the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

7.9 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely ;
- The population of each of the qualifying features; and
- The distribution of the qualifying features within the site.

Qualifying Features[52]

7.10 With regard to the SPA, the site is designated under article 4.2 of the EC Directive 79/409 as it hosts the following habitats listed in Annex I:

- Wintering assemblage of over 20,000 waterfowl;
- Dark-bellied Brent geese (*Branta bernicla bernicla*);
- Grey plover (*Pluvialis squatarola*);
- Knot (*Calidris canutus*);
- Ringed Plover (*Charadrius hiaticula*); and
- Dunlin (*Calidris alpina*).

7.11 With regard to the Ramsar the site is designated for the following[53]:

Ramsar criterion 5

- Wintering assemblage of 32,867 waterfowl;

Ramsar criterion 6

- Dark-bellied Brent geese (*Branta bernicla bernicla*);
- Grey plover (Pluvialis squatarola);
- Red knot (*Calidris canutus islandica*); and

[51] https://publications.naturalengland.org.uk/file/4710112552026112 [Accessed 31/03/2025]
[52] https://publications.naturalengland.org.uk/file/6270173254254592 [Accessed 31/03/2025]
[53] https://jncc.gov.uk/jncc-assets/RIS/UK11006.pdf [Accessed 31/03/2025]

- Dunlin (Calidris alpina).

Environmental Vulnerabilities

7.12 With regards to the Site Improvement Plan for the Greater Thames Complex which includes this SPA[54], the following are listed as environmental vulnerabilities:

- Coastal squeeze;
- Public Access/Disturbance;
- Changes in Species Distribution;
- Invasive species;
- Vehicles: Illicit;
- Fisheries: Commercial marine and estuarine; and
- Air pollution: Risk of atmospheric nitrogen deposition.

7.13 The Ramsar citation additionally lists the following as adverse factors[55]:

- Erosion; and
- Recreational disturbance: Leisure boating activities.

Essex Estuaries SAC

Introduction

7.14 This is a typical, undeveloped, coastal plain estuarine system with associated open coast mudflats and sandbanks. The site comprises the major estuaries of the Colne, Blackwater, Crouch and Roach rivers. Essex Estuaries contains a very wide range of characteristic marine and estuarine sediment communities and some diverse and unusual marine communities in the lower reaches, including rich sponge communities on mixed, tide-swept substrates. Subtidal areas have a very rich invertebrate fauna, including the reef-building worm *Sabellaria spinulosa*, the brittlestar *Ophiothrix fragilis*, crustaceans and ascidians.

7.15 There are extensive intertidal mudflats and sandflats in estuaries and at Dengie Flats and Maplin Sands. The area includes a wide range of sediment flat communities, from estuarine muds, sands and muddy sands to fully saline, sandy mudflats with extensive growths of eelgrass *Zostera* spp. on the open coast. Glasswort *Salicornia* spp. saltmarsh forms an integral part of the transition from the extensive and varied intertidal mud and sandflats through to upper salt meadows. The area of pioneer marsh includes gradation into extensive cord-grass *Spartina* spp. swards, including the most extensive remaining stand of the native small cordgrass *Spartina maritima* in the UK and possibly in Europe at Foulness Point. Other smaller stands are found elsewhere in the estuary complex, notably in the Colne estuary, where it forms a major component of the upper marsh areas.

7.16 Extensive upper saltmarshes remain, including Atlantic salt meadows with floristic features typical of this part of the UK. Golden samphire *Inula crithmoides* is a characteristic species of these marshes, occurring both on the lower marsh and on the drift-line. Mediterranean saltmarsh scrub occurs principally as a strandline community or at the foot of sea-walls. The local variant of this vegetation, which features sea-lavenders *Limonium* spp. and sea-heath *Frankenia laevis*, occurs at one location, Colne Point.

Conservation Objectives[56]

7.17 With regard to the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

[54] https://publications.naturalengland.org.uk/file/5891532953485312 [Accessed 31/03/2025]
[55] https://jncc.gov.uk/jncc-assets/RIS/UK11006.pdf [Accessed 31/03/2025]
[56] https://publications.naturalengland.org.uk/file/5457156304535552 [Accessed 07/03/2024]

7.18 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats;
- The structure and function (including typical species) of qualifying natural habitats; and,
- The supporting processes on which qualifying natural habitats rely.

Qualifying Features[57]

7.19 The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I:

- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*);
- Estuaries;
- Mediterranean and thermos-Atlantic halophilous scrubs (*Sarcocornetea fruticose*). (Mediterranean saltmarsh scrub);
- Mudflats and sandflats not covered by seawater at low tide. (Intertidal mudflats and sandflats);
- *Salicornia* and other annuals colonising mud and sand. (Glasswort and other annuals colonising mud and sand);
- Sandbanks which are slightly covered by seawater all the time (Subtidal sandbanks); and,
- Spartina swards (*Spartinion maritimae*) (Cord-grass swards).

Environmental Vulnerabilities

7.20 With regards to the Site Improvement Plan[58], the following are listed as environmental vulnerabilities;

- Coastal squeeze;
- Public Access/Disturbance;
- Fisheries: Commercial marine and estuarine;
- Planning permission (general);
- Changes in species distribution;
- Invasive species;
- Fisheries: Recreational marine and estuarine; and
- Air pollution: Risk of atmospheric nitrogen deposition.

Foulness (Mid-Essex Coast Phase 5) SPA /Ramsar

Introduction

7.21 The Mid-Essex Coast comprises an extensive complex of estuaries and intertidal sand and silt flats including several islands, shingle and shell beaches and extensive areas of saltmarsh. The proposed Special Protection Area follows the boundaries of five SSSIs: the Colne Estuary, the Blackwater Estuary, Dengie, the River Crouch Marshes and Foulness.

[57] https://publications.naturalengland.org.uk/file/6341545577938944 [Accessed 31/03/2025]
[58] https://publications.naturalengland.org.uk/file/5760073666134016
https://publications.naturalengland.org.uk/file/5891532953485312 [Accessed 31/03/2025]

Conservation Objectives[59]

7.22 With regard to the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change.

7.23 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and,
- The distribution of the qualifying features within the site.

Qualifying Features[60]

7.24 With regard to the SPA, the site is designated under article 4.2 of the EC Directive 79/409 as it hosts the following habitats listed in Annex I:

- Dark-bellied brent goose (*Branta bernicla bernicla*) (Non-breeding);
- Hen harrier (*Circus cyaneus)* (Non-breeding);
- Eurasian oystercatcher (*Haematopus ostralegus*) (Non-breeding);
- Pied avocet (*Recurvirostra avosetta*) (Breeding);
- Ringed plover (*Charadrius hiaticula*) (Breeding);
- Grey plover (*Pluvialis squatarola*) (Non-breeding);
- Red knot (*Calidris canutus*) (Non-breeding);
- Bar-tailed godwit (*Limosa lapponica*) (Non-breeding);
- Common redshank (*Tringa totanus*) (Non-breeding);
- Sandwich tern (*Sterna sandvicensis*) (Breeding);
- Common tern (*Sterna hirundo*; (Breeding);
- Little tern (*Sterna albifrons)* (Breeding); and
- Waterbird assemblage

7.25 With regard to the Ramsar, the site is designated for the following[61]:

Ramsar criterion 1

- The extent and diversity of saltmarsh habitat present.

Ramsar criterion 2

- The site supports a number of nationally-rare and nationally rare plant species and British red data book invertebrates; and
- The site contains extensive saltmarsh habitat, with areas supporting full and representative sequences of saltmarsh plant communities covering the range of variation in Britain.

[59] https://publications.naturalengland.org.uk/file/6519660187222016 [Accessed 31/03/2025]
[60] https://publications.naturalengland.org.uk/file/6519660187222016 [Accessed 31/03/2025]
[61] https://jncc.gov.uk/jncc-assets/RIS/UK11026.pdf [Accessed 31/03/2025]

Ramsar criterion 3

- Internationally important waterfowl assemblage (greater than 20,000 birds).

Ramsar criterion 5

- Wintering assemblage of 82,148 waterfowl.

Ramsar criterion 6

- Common redshank (*Tringa totanus tetanus*);
- Eurasian Oystercatcher (*Haematopus ostralegus ostralegus*);
- Grey plover (Pluvialis squatarola);
- Red knot (*Calidris canutus islandica*); and
- Bar-tailed godwit (*Limosa lapponica lapponica*).

Environmental Vulnerabilities

7.26 With regards to the Site Improvement Plan for the Essex Estuaries which includes this SPA[62], the following are listed as environmental vulnerabilities:

- Coastal squeeze;
- Public Access/Disturbance;
- Fisheries: Commercial marine and estuarine;
- Planning permission: general;
- Changes in Species Distribution;
- Invasive species;
- Fisheries: Recreational marine and estuarine; and
- Air pollution: Risk of atmospheric nitrogen deposition

7.27 The Ramsar environmental vulnerabilities are taken to be the same as those for the SPA.

Crouch & Roach Estuaries Mid-Essex Coast Phase 3) SPA / Ramsar

Introduction[63]

The Crouch and Roach Estuaries are located on the coast of south Essex in eastern England. The River Crouch occupies a shallow valley between two ridges of London Clay, whilst the River Roach is set predominantly between areas of brick earth and loams with patches of sand and gravel. The intertidal zone along the Rivers Crouch and Roach is 'squeezed' between the sea walls along both banks and the river channel. Unlike more extensive estuaries elsewhere in Essex, this leaves a relatively narrow strip of tidal mud which, nonetheless, is used by significant numbers of birds. The site is of importance for wintering waterbirds, especially dark-bellied brent goose Branta bernicla bernicla. The Crouch and Roach Estuaries is an integral component of the phased Mid-Essex Coast SPAs.

Conservation Objectives[64]

7.28 With regard to the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

[62] https://publications.naturalengland.org.uk/file/5891532953485312 [Accessed 31/03/2025]
[63] https://publications.naturalengland.org.uk/file/5367340049104896 [Accessed 31/03/2025]
[64] https://publications.naturalengland.org.uk/file/6067995655012352 [Accessed 31/03/2025]

7.29 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and,
- The distribution of the qualifying features within the site.

Qualifying Features[65]

7.30 With regard to the SPA, the site is designated under article 4.2 of the EC Directive 79/409 as it hosts the following habitats listed in Annex I:

- Wintering assemblage of over 20,000 waterfowl; and
- Dark-bellied Brent geese (*Branta bernicla bernicla*);

7.31 With regard to the Ramsar, the site is designated for the following[66]:

Ramsar criterion 2

- Supports an appreciable assemblage of rare, vulnerable or endangered species or subspecies of plant and animal including 13 nationally scarce plant species.

Ramsar criterion 5

- Wintering assemblage of 16,970 waterfowl.

Ramsar criterion 6

- Dark-bellied Brent geese (*Branta bernicla bernicla*).

Environmental Vulnerabilities

7.32 The environmental vulnerabilities for the SPA are as for the Essex Estuaries SAC.

7.33 The Ramsar citation additionally lists the following as adverse factors[67]:

- Erosion; and
- Persistent drought.

Thames Estuary and Marshes SPA / Ramsar

Introduction[68]

7.34 The Thames Estuary and Marshes SPA includes both marine areas (ie. land covered continuously or intermittently by tidal waters) and land which is not subject to tidal influence. The marine part of the SPA is termed a European marine site. The extent of the Thames Estuary European marine site is illustrated in Figure 2. The seaward boundary of the European marine site is concurrent with that of the SPA. The landward boundary of the European marine site is the upper boundary of the SPA, or where that extends above land covered continuously or intermittently by tidal waters it is at the limit of the marine habitats.

[65] https://publications.naturalengland.org.uk/file/6270173254254592 [Accessed 31/03/2025]
[66] https://rsis.ramsar.org/RISapp/files/3817970/documents/GB721_lit240122__RIS_1998.pdf [Accessed 31/03/2025]
[67] https://rsis.ramsar.org/RISapp/files/3817970/documents/GB721_lit240122__RIS_1998.pdf [Accessed 31/03/2025]
[68] file:///C:/Users/GoslingS/Downloads/Thames%20Estuary%20and%20Marshes%20Reg%2033%20Package_final.pdf [Accessed 31/03/2025]

Conservation Objectives[69]

7.35 With regard to the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

7.36 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and,
- The distribution of the qualifying features within the site.

Qualifying Features[70]

7.37 With regard to the SPA, the site is designated under article 4.2 of the EC Directive 79/409 as it hosts the following habitats listed in Annex I:

- Hen Harrier (*Circus cyaneus*) (wintering population);
- Dunlin (*Calidris alpina*);
- Knot (*Calidris canutus*);
- Black-tailed godwit (*Limosa limosa islandica*);
- Grey plover (*Pluvialis squatarola*);
- Dark-bellied Brent geese (*Branta bernicla bernicla*);
- Knot (*Calidris canutus*);
- Common redshank (*Tringa totanus*);
- Ringed Plover (*Charadrius hiaticula*) (on passage); and
- Wintering assemblage of over 20,000 waterfowl.

7.38 With regard to the Ramsar, the site is designated for the following[71]:

Ramsar criterion 2

- The site supports an appreciable assemblage of nationally rare, vulnerable, or endangered species or subspecies of plant or animal, including 13 nationally scarce plant species amd several rare or nationally scarce invertebrate species.

Ramsar criterion 5

- Wintering assemblage of 27,021 waterfowl.

Ramsar criterion 6

- Dark-bellied Brent geese (*Branta bernicla bernicla*).

Environmental Vulnerabilities

7.39 This site falls under the Site Improvement Plan for the Greater Thames Complex and therefore the vulnerabilities are the same as for Benfleet and Southend Marshes SPA:

7.40 The Ramsar citation additionally lists the following as adverse factors[72]:

[69] https://publications.naturalengland.org.uk/file/4710112552026112 [Accessed 31/03/2025]
[70] https://publications.naturalengland.org.uk/file/3344896 [Accessed 31/03/2025]
[71] https://rsis.ramsar.org/RISapp/files/RISrep/GB721RIS_2501_en.pdf [Accessed 31/03/2025]
[72] Ibid

- Housing and urban areas; and
- Invasive non-native alien species.

Medway Estuary & Marshes SPA / Ramsar

Introduction

7.41 The Medway Estuary and Marshes SPA is a wetland of international importance comprising grazing marshes, inter-tidal flats and saltmarshes. The site provides breeding and wintering habitats for important assemblages of wetland bird species, particularly wildfowl and waders.

Conservation Objectives[73]

7.42 With regard to the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

7.43 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and,
- The distribution of the qualifying features within the site.

Qualifying Features[74]

7.44 With regard to the SPA, the site is designated under article 4.2 of the EC Directive 79/409 as it hosts the following habitats listed in Annex I:

- Dark-bellied brent goose (*Branta bernicla bernicla*) (Non-breeding);
- Common shelduck (*Tadorna tadorna*) (Non-breeding);
- Northern pintail (*Anas acuta*) (Non-breeding);
- Pied avocet (*Recurvirostra avosetta*) (Breeding);
- Pied avocet (*Recurvirostra avosetta*) (Non-breeding);
- Ringed plover (*Charadrius hiaticula*) (Non-breeding);
- Grey plover (*Pluvialis squatarola*) (Non-breeding);
- Red knot (*Calidris canutus*) (Non-breeding);
- Dunlin (*Calidris alpina alpina*) (Non-breeding);
- Common redshank (*Tringa totanus*) (Non-breeding);
- Little tern (*Sterna albifrons*) (Breeding);
- Waterbird assemblage of over 20,000 waterfowl; and
- Breeding bird assemblage.

[73] https://publications.naturalengland.org.uk/file/5579733639364608 [Accessed 31/03/2025]
[74] https://publications.naturalengland.org.uk/file/5039453273849856 [Accessed 31/03/2025]

7.45 With regard to the Ramsar, the site is designated for the following[75]:

Ramsar criterion 2

- The site supports a number of species of rare plants and animals. The site holds several nationally scarce plants, including sea barley *Hordeum marinum*, curved hard-grass *Parapholis incurva*, annual beard-grass *Polypogon monspeliensis*, Borrer's saltmarsh-grass *Puccinellia fasciculata*, slender hare`s-ear *Bupleurum tenuissimum*, sea clover *Trifolium squamosum*, saltmarsh goose-foot *Chenopodium chenopodioides*, golden samphire *Inula crithmoides*, perennial glasswort *Sarcocornia perennis* and one-flowered glasswort *Salicornia pusilla*. A total of at least twelve British Red Data Book species of wetland invertebrates have been recorded on the site.

Ramsar criterion 5

- Wintering assemblage of 47,637 waterfowl;

Ramsar criterion 6

- Grey plover (*Pluvialis squatarola*);
- Common redshank (*Tringa totanus*);
- Dark-bellied brent goose (*Branta bernicla bernicla*);
- Common shelduck (*Tadorna tadorna*);
- Northern pintail (*Anas acuta*);
- Ringed plover (*Charadrius hiaticula*);
- Red knot (*Calidris canutus*);
- Dunlin (*Calidris alpina alpina*); and
- Black-tailed godwit (*Limosa limosa islandica*).

Environmental Vulnerabilities

7.46 This site falls under the Site Improvement Plan for the Greater Thames Complex and therefore the vulnerabilities are the same as for Benfleet and Southend Marshes SPA:

7.47 The Ramsar citation additionally lists the following as adverse factors[76]:

- Erosion;
- Recreational disturbance: Leisure boating activities; and
- Water abstraction.

Dengie (Mid Essex Coast Phase 1) SPA / Ramsar

Introduction

7.48 The Mid-Essex Coast comprises an extensive complex of estuaries and intertidal sand and silt flats, including several islands, shingle and shell beaches and extensive areas of saltmarsh.

[75] https://jncc.gov.uk/jncc-assets/RIS/UK11040.pdf [Accessed 1/04/2025]
[76] https://jncc.gov.uk/jncc-assets/RIS/UK11040.pdf [Accessed 1/04/2025]

Conservation Objectives[77]

7.49 With regard to the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

7.50 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and,
- The distribution of the qualifying features within the site.

Qualifying Features[78]

7.51 With regard to the SPA, the site is designated under article 4.2 of the EC Directive 79/409 as it hosts the following habitats listed in Annex I:

- Wintering assemblage of over 20,000 waterfowl;
- Dark-bellied Brent geese (*Branta bernicla bernicla*);
- Hen harrier (*Circus cyaneus);*
- Grey plover (*Pluvialis squatarola*); and
- Red knot (*Calidris canutus*).

7.52 With regard to the Ramsar, The site is designated for the following[79]:

Ramsar criterion 1

- Qualifies by virtue of the extent and diversity of saltmarsh habitat present.

Ramsar criterion 2

- Supports 11 species of nationally scarce plants; and
- The invertebrate fauna includes three British Red Data Book species.

Ramsar criterion 3

- This site supports a full and representative sequences of saltmarsh plant communities covering the range of variation in Britain.;

Ramsar criterion 5

- Dark-bellied Brent geese (*Branta bernicla bernicla*);
- Grey plover (*Pluvialis squatarola*);
- Red knot (*Calidris canutus islandica*); and
- Bar-tailed godwit (*Limosa lapponica lapponica*).

Ramsar criterion 6

- Bar-tailed godwit (*Limosa lapponica lapponica*) winter peak count of 2.1% of the population.

[77] https://publications.naturalengland.org.uk/file/6271138279981056 [Accessed 01/04/2025]
[78] https://publications.naturalengland.org.uk/file/4584164514856960 [Accessed 01/04/2025]
[79] https://jncc.gov.uk/jncc-assets/RIS/UK11018.pdf [Accessed 01/04/2025]

Environmental Vulnerabilities

7.53 The environmental vulnerabilities for the SPA are defined in the Essex Estuaries Site Improvement Plan and are as for the Essex Estuaries SAC.

7.54 The Ramsar citation additionally lists the following as adverse factors[80]:

- Erosion.

Blackwater (Mid Essex Coast Phase 4) SPA / Ramsar

Introduction

7.55 The Mid-Essex Coast comprises an extensive complex of estuaries and intertidal sand and silt flats, including several islands, shingle and shell beaches and extensive areas of saltmarsh.

Conservation Objectives[81]

7.56 With regard to the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

7.57 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and,
- The distribution of the qualifying features within the site.

Qualifying Features[82]

7.58 With regard to the SPA, the site is designated under article 4.2 of the EC Directive 79/409 as it hosts the following habitats listed in Annex I:

- Wintering assemblage of over 20,000 waterfowl;
- Common pochard (*Aythya ferina*)
- Dark-bellied Brent geese (*Branta bernicla bernicla*);
- Hen harrier (*Circus cyaneus);*
- Ringed plover (*Charadrius hiaticula*);
- Grey plover (*Pluvialis squatarola*);
- Dunlin (*Calidris alpina alpina*);
- Black-tailed godwit (*Limosa limosa islandica*); and
- Little tern (*Sterna albifrons*).

7.59 With regard to the Ramsar, The site is designated for the following[83]:

Ramsar criterion 1

- Qualifies by virtue of the extent and diversity of saltmarsh habitat present.

[80] https://jncc.gov.uk/jncc-assets/RIS/UK11018.pdf [Accessed 01/04/2025]
[81] https://publications.naturalengland.org.uk/file/4772007141179392 [Accessed 01/04/2025]
[82] https://publications.naturalengland.org.uk/file/4772007141179392 [Accessed 01/04/2025]
[83] https://jncc.gov.uk/jncc-assets/RIS/UK11007.pdf [Accessed 01/04/2025]

Ramsar criterion 2

- Supports 11 species of nationally scarce plants; and
- The invertebrate fauna includes that least 16 British Red Data Book species.

Ramsar criterion 3

- This site supports a full and representative sequences of saltmarsh plant communities covering the range of variation in Britain.;

Ramsar criterion 5

- Wintering waterfowl assemblage of 105,061 waterfowl.

Ramsar criterion 6

- Dark-bellied Brent geese (*Branta bernicla bernicla*);
- Grey plover (*Pluvialis squatarola*);
- Dunlin (Calidris alpina alpina);
- Black-tailed godwit (*Limosa lapponica islandica*);
- Common shelduck (*Tadorna tadorna*);
- Golden plover (*Pluvialis apricaria*); and
- Common redshank (*Tringa totanus totanus*).

Environmental Vulnerabilities

7.60 The environmental vulnerabilities for the SPA are defined in the Essex Estuaries Site Improvement Plan and are as for the Essex Estuaries SAC.

7.61 The Ramsar citation additionally lists the following as adverse factors[84]:

- Erosion; and
- Pollution – agricultural fertilisers

[84] https://jncc.gov.uk/jncc-assets/RIS/UK11007.pdf [Accessed 01/04/2025]

Appendix C Policy Screening

C.1 Policy Assessment

Table 4 Screening of SLP policies for Likely Significant Effects requiring Appropriate Assessment

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
Strategic Policy SP1: Spatial Principles	The Council expects all new development to follow an infrastructure-led approach, prioritising urban regeneration, previously developed land, sustainable locations, and improved active and public transport connections. Development should support economic growth, tourism, culture, education, high-quality design, and the vitality of existing centres while contributing to climate change resilience. It must also protect and enhance Southend's natural, historic and built environments, including green and blue infrastructure, biodiversity, landscape character, and areas vulnerable to land instability.	No Likely Significant Effect. This is a development management policy that sets out key spatial principles for development. There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Strategic Policy SP2: Spatial Strategy	The Local Plan supports sustainable development that delivers growth in homes, jobs and services, improves transport connectivity, and contributes to the Council's strategic objectives. It provides for **14,700 new homes** and **79,900 sqm of employment space** by 2045, with major growth focused on the **Southend Central Area (3,600 homes)** and **Land North of Southend (4,900 homes)**, alongside employment-led development around London Southend Airport. Additional regeneration and housing growth is directed to **Fossetts (around 1,350 homes)** and **Shoeburyness (around 700 homes)**, while ensuring development contributes to high-quality, distinctive and sustainable neighbourhoods that respect local character, heritage, biodiversity and environmental constraints.	This policy may lead to Likely Significant Effects. It provides a quantum of residential development and the broad locations where that development will occur. The following impact pathways are present in combination: • Recreational Pressure, • Atmospheric pollution, • Loss of functionally linked land • Water quality • Water, quantity, level and flow The potential impacts of this policy are discussed in the main body of the report.
Strategic Policy SP2b: Bournes Green New Neighbourhood – Guiding Principles for Land North of Southend.	Land North of Southend will deliver a new sustainable neighbourhood comprising a series of high-quality urban villages, providing at least **4,900 new homes**, employment space, accessible green infrastructure and supporting community services. Development must be guided by a Council-endorsed Concept Development Framework and design codes, ensuring high standards of design, placemaking and integration with Southend's existing urban areas. The scheme will be delivered alongside phased infrastructure, including schools, healthcare, transport improvements, active travel and green-blue corridors, while creating mixed and inclusive communities, local centres, employment opportunities and enhanced biodiversity and public open space.	This policy may lead to Likely Significant Effects. It provides a quantum of residential development and the broad locations where that development will occur. The following impact pathways are present in combination: • Recreational Pressure, • Atmospheric pollution,

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		• Loss of functionally linked land • Water quality • Water, quantity, level and flow The potential impacts of this policy are discussed in the main body of the report.
Policy DM2b: Bournes Green New Neighbourhood Allocation	The Bournes Green allocation (BG1) will deliver a minimum of **4,900 new homes**, including 40-50% affordable housing (subject to viability) and self-build/custom-build plots, alongside at least **24,000 sqm of employment floorspace** and supporting commercial uses to create vibrant local centres. The development will be supported by new infrastructure, including education and healthcare facilities, playing pitches, public open space, community assets and long-term stewardship arrangements to ensure the sustainable growth of the new neighbourhood. Development must safeguard access to existing community and educational facilities, respect neighbouring residential areas, and accord with the guiding principles set out in Strategic Policy 2b.	This policy may lead to Likely Significant Effects. It provides a quantum of residential development and the broad locations where that development will occur. The following impact pathways are present in combination: • Recreational Pressure, • Atmospheric pollution, • Loss of functionally linked land • Water quality • Water, quantity, level and flow The potential impacts of this policy are discussed in the main body of the report.
Policy DM2c: The Metropolitan Green Belt	Development within the Green Belt will only be permitted where it is not inappropriate, or where very special circumstances can be demonstrated. The policy supports limited forms of development, including buildings for agriculture and forestry, outdoor sport and recreation facilities, cemeteries, minor extensions and alterations, small-scale infill within existing settlements, and replacement buildings that are not materially larger than those they replace. In all cases, development must preserve the openness of the Green Belt, not conflict with its purposes, and respect the character and appearance of the area.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. This is a protective policy; however, any proposals brought forward will still require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy SP3: Securing and Improving Infrastructure	Development must follow an infrastructure-led approach, with infrastructure delivered in step with housing and employment growth to ensure sufficient capacity and timely mitigation of impacts. Key infrastructure requirements include highway and sustainable transport improvements, education facilities, healthcare provision including two new primary care facilities, emergency services, green space and sports provision, broadband, utilities and wastewater capacity upgrades, and flood risk management measures. The Council will secure necessary infrastructure through planning obligations, Community Infrastructure Levy contributions and, where appropriate, compulsory purchase powers to ensure development is supported and does not place unacceptable pressure on existing services and facilities.	No Likely Significant Effect. This is a development management policy that sets out key infrastructure requirements for development. It does not specify any particular scheme. Any proposals brought forward under this policy will require project-level HRAs before being undertaken

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Strategic Policy SP4: Enabling Healthy Lifestyles & Wellbeing	Development must be designed to support healthy lifestyles, physical activity, inclusion, safety and overall wellbeing, while addressing local health needs and ensuring it does not undermine improvements in education, health or quality of life for residents and visitors. The Council will support development that strengthens the primary care network, improves access to healthcare services and helps reduce health inequalities through integrated health and social care provision. A Health Impact Assessment will be required for developments of 50 or more dwellings, 5,000 sqm or more of non-residential floorspace, schemes requiring Environmental Impact Assessment, and large HMOs housing seven or more unrelated people, with further assessment required where significant health impacts are identified.	No Likely Significant Effect. This is a development management policy that sets out key principles in relation to healthy lifestyles and well-being for development. It does not specify any particular scheme. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
DM4.1: Providing & Protecting Community Facilities	The Council will support the creation of healthy and complete neighbourhoods by providing new or enhanced community facilities that are accessible, inclusive and well-designed, while ensuring impacts on transport, neighbouring uses and green infrastructure are appropriately addressed. Existing community facilities, including community centres, libraries, pubs, places of worship, healthcare, education, emergency services and cultural venues, will be protected unless it can be demonstrated that they are no longer needed, suitable alternative provision exists, or the use is no longer financially viable following appropriate marketing. The Council will also support additional burial, cremation and green burial facilities, subject to environmental, access and planning considerations, and will apply the agent of change principle where new residential development could affect the continued operation of existing community facilities.	No Likely Significant Effect. This is a development management policy that sets out key principles for protecting community facilities. It does not specify any particular scheme. Any proposals brought forward under this policy will require project-level HRAs before being undertaken. There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM4.2: Sport & Recreation	The Council will support new and enhanced sport and recreation facilities where they meet identified needs, with developer contributions secured where necessary to address deficiencies arising from new development. Facilities should be safe, inclusive and accessible by walking, cycling and public transport, with Community Use Agreements used to maximise public access to new or improved provision. The loss of sports or recreation facilities will only be permitted where there is a proven surplus of provision or where replacement facilities of equivalent or better quantity, quality and community value are provided in accessible locations.	No Likely Significant Effect. This is a development management policy that sets out key principles in relation to sport and recreation for development. It does not specify any particular scheme. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites.

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		The policy is screened out from Appropriate Assessment.
Policy DM4.3: Hot Food Takeaways and Fast-Food Outlet	To support health and wellbeing, proposals for hot food takeaways and fast-food outlets will be refused if located within 400 metres of a school, unless they are situated within a designated City, District or Neighbourhood Centre. This policy aims to reduce children's access to unhealthy food options while directing such uses to established centres.	No Likely Significant Effect. This is a development management policy that sets out key principles in relation to takeaways and fast-food outlets for development. It does not specify any particular scheme. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Strategic Policy SP5: Homes	The Local Plan provides for **14,700 new homes by 2045**, comprising **3,600 homes in the Southend Central Neighbourhood**, **4,900 at Land North of Southend**, **1,350 at Fossetts Farm**, **1,850 across other Southend neighbourhoods**, and **3,000 windfall homes**, delivered through a stepped annual requirement of 440 dwellings per annum (2025-2030), 650 dwellings per annum (2030-2035) and 925 dwellings per annum (2035-2045). Delivery will be achieved through **3,500 homes from existing planning permissions**, **7,700 homes on allocated sites**, **500 homes from broad locations/opportunity sites**, and **3,000 windfall homes**, alongside policies supporting affordable housing, high-quality design, mixed communities and efficient use of land. The Council's evidence identifies **no requirement for additional Gypsy and Traveller pitches during the plan period**, although applications for new pitches may be considered where a clear future need is demonstrated and suitable site criteria are met.	This policy may lead to Likely Significant Effects. It provides a quantum of residential development and the broad locations where that development will occur. The following impact pathways are present in combination: • Recreational Pressure, • Atmospheric pollution, • Loss of functionally linked land • Water quality • Water, quantity, level and flow The potential impacts of this policy are discussed in the main body of the report.
Policy DM5.1: Affordable Housing	Residential and mixed-use developments of 10 or more dwellings must provide affordable housing, with a requirement of 30% on-site provision in most locations and 10% for brownfield flatted developments outside the higher-value areas of Leigh, Thorpe Bay, Shoebury Garrison and the Central Seafront. Affordable housing should normally be delivered on-site, although off-site provision or financial contributions may be accepted in exceptional circumstances, and applicants must demonstrate any viability constraints to the Council's satisfaction. The Council will seek at least 80% of affordable homes as affordable rented housing, with the remainder as affordable home ownership products, alongside an appropriate mix of dwelling sizes and types based on identified local housing needs.	No Likely Significant Effect. This is a development management policy that sets out key requirements for development in terms of percentage of affordable homes. It does not specify any particular scheme. Any proposals brought forward under this policy will require project-level HRAs before being undertaken. There are no linking impact pathways to Habitat sites.

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		The policy is screened out from Appropriate Assessment.
Policy DM5.2: Mix and Quality of Homes	The Council seeks to deliver a wide choice of homes to create mixed, balanced and sustainable communities, with a range of dwelling types and sizes that reflect identified housing needs and demand. Residential developments of 10 or more dwellings must provide an appropriate mix of housing in line with the latest Housing Needs Assessment, with any significant deviation requiring clear justification. Higher-density developments in accessible locations may include a greater proportion of smaller homes but should still provide family housing, while suburban locations are expected to deliver a higher proportion of family-sized homes.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM5.3: Safeguarding Existing Housing Stock	The Council will resist the loss of existing residential accommodation unless it delivers a clear community benefit, provides affordable housing, improves substandard homes, preserves heritage assets, or can demonstrate that continued residential use is not practical. Proposals that reduce the number of dwellings must justify the loss against these specific exceptions and demonstrate compliance with relevant residential standards. The Council will, however, support the amalgamation of smaller dwellings where this results in the provision of larger family-sized homes.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
DM5.4: Residential conversions and retention of family housing	The Council will only permit the conversion of dwellings into self-contained flats where the existing property is at least 124 sqm in size or has four or more bedrooms, and where at least one three-bedroom family unit (minimum 74 sqm for four people) is provided. Proposals must deliver a high standard of accommodation, protect residential amenity, preserve the character of the building and surrounding area, avoid harmful changes to the street's function, and meet parking standards. The requirement for a family-sized unit may be waived where necessary to preserve a listed building, meet the needs of existing occupants, or provide specialist accommodation for people with particular housing needs.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM5.5 Residential Standards	All new residential development must meet nationally described space standards, provide accessible and adaptable homes to Building Regulation M4(2) standards, include usable private amenity space, and provide appropriate vehicle and cycle parking. On schemes of 10 or more dwellings, 10% of homes must be designed to Building Regulation M4(3) wheelchair user standards, with provision distributed across different tenures, sizes and dwelling types, or an equivalent financial contribution provided where on-site delivery is not practicable. The policy also requires high-quality accommodation for all residents, including non-self-contained housing, with minimum standards for floor areas, storage, accessibility, bedroom sizes and internal living conditions.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites.

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		The policy is screened out from Appropriate Assessment.
Policy DM5.6: Houses in Multiple Occupation	The Council will support the conversion of large Houses in Multiple Occupation (HMOs) to self-contained family homes and will only permit new HMOs or shared housing where they do not lead to an overconcentration of such uses, including ensuring HMOs make up no more than 10% of residential properties within a 50-metre radius of the site. Proposals must protect residential amenity and local character, provide adequate parking, refuse and cycle storage, meet HMO amenity standards, and deliver high-quality accommodation with appropriate living, cooking and bathroom facilities. To retain family housing stock, HMO conversions will generally be limited to properties larger than 124 sqm or with four or more bedrooms, and the Council may introduce Article 4 Directions to control further HMO development where necessary.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM5.7: Housing and Accommodation for Older People	The Council seeks to ensure a sufficient supply and range of housing for older people that supports independent living and meets identified local needs. New specialist accommodation for older people will only be permitted where there is a demonstrated need, no suitable existing capacity, good access to services and public transport, appropriate care and support facilities, and where it contributes to mixed and sustainable communities; affordable housing provision may also be required. The loss of existing older persons' accommodation will only be permitted where it is surplus to requirements, no longer fit for purpose, suitable alternative provision is available, or replacement accommodation would better meet residents' support and care needs.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM5.8: Supported Accommodation (Specialist and Vulnerable Needs)	The Council seeks to ensure an appropriate supply of supported housing for people with special or vulnerable needs, where it addresses a demonstrable local need and provides suitable, accessible and well-designed accommodation. New supported housing must meet residential or relevant care standards, provide appropriate support and facilities for residents, carers and visitors, and contribute to mixed, inclusive and sustainable communities. The loss of existing specialist accommodation will only be permitted where it is no longer needed, cannot meet modern care requirements and alternative provision is available, or where replacement accommodation would better meet the needs of occupants.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM5.9: Co-Living	Co-living developments will be supported in sustainable and highly accessible locations, particularly within the Southend Central Area, where they provide professionally managed, rental-only accommodation and do not lead to an over-concentration of this type of housing. Schemes must include a range of communal facilities and services, such as shared kitchens, indoor and outdoor amenity space, storage, concierge services, laundry facilities and management arrangements, while providing private living spaces of 18-27 sqm per resident. Development must also contribute to affordable housing through provision equivalent to 30% of units, delivered at a 50% discount to market rent, in accordance with affordable housing policy requirements.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Strategic Policy SP6: Securing a Thriving Local Economy and Visitor Destination	The policy supports the provision of **79,900 sqm of employment floorspace by 2045**, directing employment-generating development to sustainable locations in line with the spatial strategy, with offices, retail and other people-intensive uses focused within the City Centre. It promotes economic growth through support for key sectors, job creation, education and skills development, regeneration of the City Centre and employment areas, growth associated with London Southend Airport, improved digital connectivity, and protection of existing employment land and premises. The policy also supports the vitality of centres, home-working and live-work units, and the growth of tourism, leisure, hotel and visitor accommodation, particularly within Southend Central, the Central Seafront, Leigh-on-Sea and Shoeburyness.	This policy may lead to Likely Significant Effects. It provides a quantum of residential development and the broad locations where that development will occur. The following impact pathways are present in combination: • Atmospheric pollution, • Loss of functionally linked land • Water quality • Water, quantity, level and flow The potential impacts of this policy are discussed in the main body of the report.
Policy DM6.1: Employment Sectors	Development will support sustainable economic growth by increasing the quantity and quality of employment land, floorspace and job opportunities across the city. Southend City Centre and the wider Southend Central Neighbourhood will be the primary focus for major economic growth and investment. Proposals within the identified economic sectors will be directed towards priority locations to maximise investment, economic benefits and regeneration outcomes.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM6.2: Employment and Skills	Major developments of 50 or more dwellings or more than 5,000 sqm of non-residential floorspace must support local employment, skills, training and initiatives that help remove barriers to employment for local residents. Developers will be required to prepare an Employment and Skills Plan (ESP), setting out how employment and training opportunities will be delivered during construction and, for commercial schemes, during the occupation phase. These commitments will be secured through a Section 106 Agreement, with monitoring fees ranging from £2,000 for developments up to £25 million to £8,000 for developments between £75 million and £100 million, with larger schemes subject to bespoke fees.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
Policy DM6.3 Employment Areas	The policy seeks to protect and enhance Southend's Employment Areas by supporting the retention, intensification and delivery of modern employment floorspace, particularly through flexible workspace for small and medium-sized businesses, while encouraging sustainable access and high-quality design. Employment Areas will be safeguarded primarily for Class B and Class E(g)(i-iii) uses, with alternative uses only permitted in limited circumstances where employment use is no longer viable, compatible with surrounding businesses, or delivers greater community benefits. The policy also promotes Employment Growth Areas as key locations for new jobs, protects employment land from inappropriate residential encroachment through measures such as Article 4 Directions, and applies the Agent of Change principle to prevent sensitive uses from constraining existing employment activities.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM6.4: New Ways of Working	The policy supports flexible employment models, including co-working spaces, serviced offices, incubator space, home-based businesses and live-work units, where they do not adversely affect local amenity or character. Home business proposals will be supported where the property remains primarily residential, residential space standards are maintained, and impacts on neighbours, design and parking are acceptable. Live-work units will be permitted where the commercial use is the primary function, residential occupation is linked to the business, occupier amenity is protected, and the workspace is completed before the residential element is occupied.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM6.5: Retail/Commercial Centre and Frontages	The policy establishes a hierarchy of centres, with Southend City Centre as the primary location for retail, commercial, leisure, educational and mixed-use development, supported by the District Centres of Leigh and Westcliff and a network of Neighbourhood and Local Centres serving day-to-day community needs. It seeks to protect and enhance the vitality and viability of these centres by maintaining active commercial frontages, resisting ground-floor residential conversions, managing concentrations of certain uses, safeguarding cultural and night-time economy venues, and using Article 4 Directions where appropriate. Main town centre uses outside designated centres must satisfy sequential and impact tests, while temporary uses, retail park improvements and street market provision will be supported where they strengthen accessibility, vibrancy and economic activity.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM6.6: Tourism and Visitor Accommodation	The policy focuses tourism growth within the Central Seafront, while also supporting new and enhanced visitor, cultural and creative attractions within the City Centre, wider seafront area, Leigh-on-Sea and Shoeburyness, helping to strengthen Southend's role as a year-round visitor destination. Major tourism developments must improve sustainable and active travel opportunities, while public open spaces, parks and the foreshore will be protected and enhanced as key recreational assets. New visitor accommodation will be directed to Southend Central Neighbourhood, Leigh and Westcliff District Centres, and areas associated with the Seafront and London Southend Airport, with existing visitor accommodation in these key areas protected unless it can be demonstrated that it is no longer viable, while proposals for short-term holiday lets used for more than 90 days per year will be assessed against housing and amenity impacts.	This policy may lead to Likely Significant Effects. It provides a quantum of residential development and the broad locations where that development will occur. The following impact pathways are present in combination:

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		• Atmospheric pollution, • Loss of functionally linked land • Water quality • Water, quantity, level and flow The potential impacts of this policy are discussed in the main body of the report.
Strategic Policy SP7: Urban Design, Character and Heritage	The policy requires development to deliver high-quality, inclusive and sustainable design that responds to local character, enhances the public realm, incorporates urban greening, supports health and wellbeing, and conserves heritage assets. Development must make efficient use of land without over-intensification, with tall buildings directed primarily to the City Centre and Central Seafront, while major schemes of 50 or more homes or 5,000 sqm or more of non-residential floorspace are expected to incorporate public art and engage with design review processes. Proposals must also address accessibility, safety, climate resilience, waste and recycling provision, high-quality shopfront and advertisement design, and the protection and enhancement of Southend's historic environment.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM7.1: Design Quality and Public Realm	Development must deliver high-quality, sustainable and locally distinctive design that responds positively to its context, protects amenity, promotes accessibility and active travel, incorporates landscaping and sustainable drainage, supports adaptability, and meets relevant residential space standards. Proposals should create safe, inclusive and attractive environments through high-quality architecture, public realm improvements, natural surveillance, appropriate servicing and parking, and the efficient use of resources in line with circular economy principles. Development must also enhance the public realm by improving connectivity, supporting walking and cycling, integrating landscaping, tree planting, public art and nature-based solutions, and creating accessible, legible and uncluttered spaces that contribute to climate resilience and biodiversity.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM7.2: Efficient and Effective Use of Land	The policy supports a design-led approach to optimising land use and increasing densities, particularly within the City Centre, regeneration areas and allocated development sites, provided development does not result in over-intensification or place unacceptable pressure on infrastructure. Backland and infill development will be assessed on a case-by-case basis and permitted only where it protects residential amenity, local character, highway safety, usable garden space and ecological assets. The policy also seeks to protect bungalows that meet the needs of older and disabled residents, while ensuring that building alterations, extensions and airspace developments are sensitively designed, respect local character and, where appropriate, demonstrate high-quality innovative and sustainable design.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
DM7.3: Tall Buildings	Tall and large buildings will be supported primarily within the City Centre and Central Seafront, while proposals elsewhere will only be considered in exceptional circumstances where they are appropriate to the surrounding context and do not harm local character or heritage assets. Such developments must demonstrate exemplary design quality, sustainability, energy efficiency, high-quality public and private amenity space, active frontages, strong connections to surrounding streets, and good access to public transport, walking and cycling routes. Proposals must also enhance Southend's skyline and identity, avoid adverse impacts such as overshadowing, wind, noise or glare, and ensure there are no harmful effects on heritage assets, neighbouring areas or London Southend Airport operations.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM7.4: Advertisements and Shopfronts	Advertisements, signage and shopfronts must be sensitively designed and located to protect visual amenity, public safety and local character, with particular care taken to conserve the significance and setting of heritage assets. Temporary advertisement hoardings associated with construction sites will only be permitted where they enhance the appearance of the area and do not harm amenity, safety or heritage interests. New and replacement shopfronts, canopies, awnings and security measures must be high quality, retain active frontages, respect the architectural character of buildings and streets, protect traditional features where appropriate, and avoid blank frontages or poorly integrated design.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM7.5: Refuse and Recycling	Development proposals must incorporate appropriate waste and recycling management from the outset, providing secure, accessible and adequately sized storage facilities that are integrated into the design and do not harm the character or amenity of the area. Waste and recycling arrangements must accommodate current and future needs and be supported by a Recycling and Waste Management Strategy demonstrating how waste reduction, reuse and recycling will be maximised. For non-residential and mixed-use developments, on-site waste collection facilities must be provided and designed to allow collection vehicles to operate safely without obstructing the public highway, unless exceptional circumstances can be robustly justified.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM7.6: Heritage	The policy seeks to conserve and enhance Southend's historic environment, requiring development proposals affecting designated or non-designated heritage assets to demonstrate an understanding of their significance and provide appropriate heritage assessments. Development resulting in the substantial harm or loss of designated heritage assets will only be permitted in exceptional circumstances where there is clear public benefit or no viable alternative, while harm to non-designated heritage assets will be resisted unless justified and minimised. The policy also protects archaeological assets by requiring appropriate investigation, recording and mitigation measures, ensuring heritage assets and areas of archaeological interest are safeguarded and incorporated into regeneration and development proposals.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Strategic Policy SP8: Enhancing our Natural Environment	Southend's green and blue infrastructure network will be protected and enhanced to deliver biodiversity, climate resilience, flood management, recreation, active travel, public health benefits and connections to the Essex Nature Recovery Network, while safeguarding the openness of the Green Belt. Key priorities include protecting and improving green spaces, nature conservation sites, the Thames foreshore and tree cover, with a target of 15% canopy cover by 2030, increased access to local green spaces, sustainable drainage, climate adaptation measures, community food growing opportunities and strategic open space provision. Development must secure at least 10% biodiversity net gain (with higher gains encouraged on greenfield allocations) and contribute to mitigation measures under the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS).	No Likely Significant Effect. This is a development management policy that sets out key design requirements. This is the main positive policy of the Local Plan, which protects Habitats Sites from development which would otherwise cause an adverse effect. The policy is screened out from Appropriate Assessment.
Policy DM8.1: Green Infrastructure Network	Major residential developments must provide public open space, preferably on-site, with financial contributions accepted only where on-site provision is not practicable, and developers must ensure its long-term management and maintenance. The policy protects existing public open spaces, allotments, habitats, ecological networks, footpaths and bridleways, while encouraging new green spaces, play areas, local food-growing opportunities, and improved walking and cycling connections. Development is expected to contribute to biodiversity and the Essex Nature Recovery Strategy, with the Council seeking enhanced public open space provision through new play facilities, improved links between green spaces, greater community access to school recreation facilities, and qualitative improvements to existing open spaces.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. This is a protective policy; however, any proposals brought forward will still require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM8.2: Urban Greening Factor	Major developments must apply an Urban Greening Factor (UGF) to deliver measurable increases in urban greening, with target scores of 0.4 for residential developments and 0.3 for commercial developments. Where these targets cannot be achieved, developers must provide robust justification and secure off-site greening measures in the vicinity of the site through planning conditions or obligations. UGF calculations must assess all surface types within the development site, including retained green areas, and be submitted with plans and supporting calculations demonstrating how the overall score has been achieved.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. This is a green policy; however, any proposals brought forward will still require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM8.3: Southend Foreshore	The policy seeks to protect and enhance Southend's foreshore, coastal environment and designated habitats, ensuring development avoids harm to internationally, nationally and locally important nature conservation sites, is resilient to flood	No Likely Significant Effect.

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
	risk, climate change and coastal change, and complies with relevant habitat protection requirements. Development should maintain the openness, character and accessibility of the foreshore, support sustainable tourism and recreation, improve walking and cycling connections, protect important seafront buildings and heritage assets, and encourage nature-based solutions that enhance biodiversity, flood management and carbon sequestration. Developments that could affect designated habitats will be required to provide appropriate mitigation, including contributions to the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), and in some cases additional site-specific measures to avoid adverse impacts	This is a development management policy that sets out key design requirements. This is a protective policy; however, any proposals brought forward will still require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM8.4: Biodiversity	The policy seeks to protect and enhance Southend's ecological network, prioritising nature recovery in line with the Essex Local Nature Recovery Strategy and ensuring development avoids or mitigates impacts on designated habitats, protected species and wildlife sites through application of the mitigation hierarchy and compliance with the Habitats Regulations. Irreplaceable habitats, including ancient woodland, veteran trees and priority habitats, will be protected, while developments are expected to incorporate biodiversity features, support habitat connectivity and contribute to ecological enhancement. Qualifying developments must deliver at least 10% Biodiversity Net Gain, supported by ecological assessments, Biodiversity Gain Plans and long-term habitat management and monitoring, with off-site compensation and biodiversity credits only used where on-site measures are not possible.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. This is a protective policy; however, any proposals brought forward will still require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM8.5: Trees	The policy requires development to incorporate tree planting as an integral part of new schemes to help achieve Southend's target of 15% tree canopy cover, including through tree-lined streets, new hedgerows and planting within public and private spaces. Existing trees should be retained wherever possible, with a strong presumption in favour of protecting Category A trees and refusing development that would result in the loss or deterioration of ancient or veteran trees except in wholly exceptional circumstances. Where tree loss is unavoidable, developers must justify removal through a tree survey, provide replacement planting equivalent to the tree's CAVAT value, and where on-site replacement is not possible, provide financial contributions to support new tree planting nearby.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. This is a protective policy; however, any proposals brought forward will still require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Strategic Policy SP9: Climate Change and Environmental Protection	The policy requires all new development to help make Southend more resilient to climate change by reducing carbon emissions, promoting energy efficiency and renewable energy, supporting walkable neighbourhoods, encouraging active travel, and applying circular economy principles through the reuse and recycling of materials. Climate change adaptation will be achieved through flood risk management, safeguarding and improving sea defences, efficient water use, sustainable drainage solutions, and strengthening green and blue infrastructure to address issues such as heat stress.	No Likely Significant Effect. This is a development management policy that sets out key design requirements.

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
	The policy also seeks to protect natural resources and human health by safeguarding mineral resources and agricultural land and preventing harmful impacts from pollution, contamination and land instability.	This is a protective policy; however, any proposals brought forward will still require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM9.1: Sustainable Design and Construction	The policy requires all development to prioritise energy and resource efficiency through a fabric-first approach, embedding the energy hierarchy, supporting renewable energy generation, improving existing buildings where appropriate, and reducing embodied carbon through the reuse, retrofit and efficient use of materials. New residential development must achieve progressively stricter water efficiency standards of 110 litres per person per day, reducing to 100 litres per person per day by 2030 and 80 litres per person per day by 2035, while non-residential development should achieve at least 3 BREEAM WAT01 credits. Development proposals must also demonstrate how circular economy principles have been applied and how upfront embodied carbon has been minimised through design, construction and material choices.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM9.2: Energy	The policy supports the provision of community renewable energy infrastructure, including public electric vehicle (EV) charging points and community battery storage, where impacts on residential amenity and environmental risks are appropriately addressed. New development must provide EV charging infrastructure, including one charge point for every new dwelling with on-plot parking, 40% of commercial parking spaces fitted with charge points, EV charging for all disabled and car club spaces, and future-proofed ducting for remaining parking spaces, with a minimum charge point output of 7kW. Developments of 50 or more dwellings must submit an Energy Masterplan demonstrating how site design, energy generation, heat networks and energy infrastructure will minimise energy demand and support decentralised and renewable energy solutions.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM9.3: Environmental Protection	Development on contaminated or potentially unstable land will only be permitted where risks have been properly assessed and mitigated to protect human health, water quality, the environment and land stability. New development must avoid worsening air, water and noise pollution, with major developments (10 or more dwellings or sites of 0.5 hectares or more) and EIA schemes required to submit Air Quality Assessments, while major and other relevant developments must provide Noise Impact Assessments and Acoustic Design Statements. The policy also applies the agent of change principle, ensuring new sensitive uses such as housing do not place unacceptable restrictions on existing businesses, industrial activities, pubs or music venues, and that appropriate mitigation measures are secured where necessary.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites.

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		The policy is screened out from Appropriate Assessment.
Policy DM9.4: Flood Risk and Sustainable Drainage	Development should avoid areas at flood risk wherever possible, apply the Sequential Test, incorporate Sustainable Drainage Systems (SuDS), manage surface water effectively, and use nature-based solutions and green infrastructure to reduce flood risk and improve resilience. Development at risk of flooding must be supported by a Flood Risk Assessment, demonstrate safe access and evacuation, ensure vulnerable uses are located in the least vulnerable areas, provide appropriate flood resistance and resilience measures, and avoid increasing flood risk elsewhere. Along the coast, development must safeguard and adapt to future flood and coastal change risks, protect and enable the maintenance of flood defences, and avoid adverse impacts on internationally, nationally and locally important nature conservation sites.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM9.5: Minerals	The policy seeks to protect best and most versatile agricultural land (Grades 1, 2 and 3a), safeguard mineral resources from unnecessary sterilisation, and support the sustainable extraction of brickearth where a local need is demonstrated and appropriate remediation is secured. Mineral workings should be restored at the earliest opportunity to a high standard that enhances Southend's green and blue infrastructure network, while the importation, recovery and recycling of minerals will be supported where environmental and amenity impacts are acceptable and sustainable transport is maximised. The policy also supports gas and carbon storage infrastructure where geologically suitable and requires proposals for marine-won aggregates to take account of biodiversity and environmental constraints, including transport impacts.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM9.6: MOD Shoeburyness	The policy seeks to protect public safety and national defence interests by supporting development within MOD Shoeburyness where it sustains, enhances or is compatible with existing military operations and capabilities. Development in the surrounding area will be resisted where it would adversely affect the operational effectiveness, functionality or defence-related activities of the MOD Shoeburyness site. This ensures that military requirements and defence infrastructure are safeguarded while allowing appropriate development that supports the site's ongoing role.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken as MOD Shoeburyness is located within several Habitats Sites. There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Strategic Policy 10: Transport and Connectivity	The policy promotes a step change in transport infrastructure and services to support sustainable growth through an infrastructure-led approach, requiring development to contribute towards the delivery of improvements identified in the Local Transport Plan and Infrastructure Delivery Plan. Key priorities include upgrades to the A127/A1159 corridor and	No Likely Significant Effect.

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
	major junctions, improved access to the City Centre, Central Seafront, Fossetts Farm and London Southend Airport, enhanced rail stations and transport interchanges, better bus services, active travel networks, mobility hubs, and infrastructure for electric and hydrogen-powered vehicles. Major traffic-generating development will be directed to highly accessible locations, particularly near the City Centre, and all development must reduce reliance on private cars by prioritising walking, cycling and public transport.	This is a development management policy that sets out key design requirements. None of the routes identified lie within 200m of areas of sensitive saltmarsh within Benfleet & Southend Marshes SPA/Ramsar Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM10.1: Promoting Sustainable Transport & Reducing Congestion	Development should be designed to promote health and wellbeing by prioritising walking, cycling and public transport, reducing reliance on private cars, providing appropriate parking, and ensuring transport infrastructure is delivered alongside development. Proposals must demonstrate that the transport network can safely accommodate the development's impacts, with Transport Statements, Transport Assessments, Travel Plan Statements or Travel Plans required where relevant to assess impacts and promote sustainable travel choices. The policy also supports improvements to railway stations, station forecourts, accessibility, public realm, rail capacity and multi-modal connections to strengthen Southend's sustainable transport network.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM10.2: Ensuring the highway network is safe and effective	Major developments, defined as schemes of 10 or more dwellings or on sites of 0.5 hectares or more, must minimise impacts on the highway and sustainable transport network by addressing traffic, congestion, sustainable travel, environmental effects, servicing requirements and highway safety during both construction and operation. Development should incorporate innovative solutions to reduce disruption and provide appropriate measures for servicing, emergency access and safe movement around the site. Within the Southend Central Neighbourhood, major developments should also minimise freight and delivery impacts through consolidated servicing, modern delivery practices and, where practicable, on-site servicing areas capable of accommodating goods and refuse vehicles.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM10.3: Parking Standards	All development must comply with the parking and cycle parking standards in Appendix 9, although residential parking requirements may be applied flexibly in highly sustainable locations where public transport accessibility is high and local character would otherwise be harmed. Development should prioritise walking, cycling and public transport through safe and accessible layouts, secure cycle parking, sustainable travel measures, emergency access arrangements, and provision for car clubs and electric vehicle charging infrastructure in line with Policy DM9.2. Major developments must provide convenient access to sustainable transport networks, while proposals for Park and Ride/Rail facilities will be	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
	supported where they are well connected to the strategic road network, include high-quality passenger facilities, electric charging infrastructure, bus priority links and are supported by a Transport Assessment	There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy DM10.4: Telecommunications	Development proposals for telecommunications infrastructure will be supported where they demonstrate that existing masts, buildings or structures cannot reasonably accommodate the equipment, and where the design and siting minimise visual impacts while respecting local character. Proposals must also address potential impacts on surrounding electronic equipment, highway safety, noise, airspace and other environmental considerations, with supporting information proportionate to the location and scale of development. The policy further requires Fibre to the Premises (FTTP) provision for all new residential and non-residential developments, unless already secured through Building Regulations or demonstrated to be unviable or technically infeasible.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Strategic Policy 11: London Southend Airport	The policy supports the continued delivery of the Joint Area Action Plan (JAAP) with Rochford District Council, promoting sustainable growth at London Southend Airport, associated employment development, improved surface access, sustainable travel, and skills and training opportunities linked to the airport and surrounding businesses. Development must safeguard the operational integrity and safety of the airport, with proposals assessed for their impacts on airspace, navigation systems, noise, lighting, bird-strike risk, telecommunications, public safety zones, and other aviation-related constraints. Airport expansion proposals will only be supported where they are airport-related, align with the JAAP or an adopted airport masterplan, minimise environmental impacts, achieve noise and carbon reduction, improve sustainable transport access, protect heritage assets, and include robust monitoring and management measures.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Neighbourhood Policy N1: Eastwood	Development in Eastwood must support healthy and sustainable communities by delivering necessary infrastructure, safeguarding community, sport and recreation facilities, and providing new housing and windfall development in suitable locations while protecting existing family homes. The neighbourhood will support economic growth through the protection and enhancement of employment areas, including Progress Road and Comet Way, alongside the vitality of local and neighbourhood centres, high-quality design, public realm improvements, urban greening, and appropriate consideration of airport-related constraints. The policy also seeks to enhance green and blue infrastructure, parks, play provision, tree planting and flood resilience, while improving sustainable transport connections, including walking, cycling, public transport links along Rayleigh Road, and better access to Leigh Railway Station, London Southend Airport, the Airport Business Park, and electric vehicle charging infrastructure.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Neighbourhood Policy N2: Leigh	Development in Leigh must align with the city's Development Plan by supporting healthy communities, delivering appropriate housing, protecting community infrastructure, and promoting economic growth, retail vitality, and tourism	No Likely Significant Effect.

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
	assets such as Leigh Port and the foreshore. New development should achieve high-quality design, respect local character and heritage, enhance public spaces, and protect and strengthen green and blue infrastructure, including parks, trees, play spaces, and flood resilience measures. The plan also prioritises sustainable transport by improving walking, cycling, public transport, and railway station facilities, while supporting measures such as mobility hubs and appropriately located electric-vehicle charging infrastructure.	This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Neighbourhood Policy N3: Prittlewell	Development in Prittlewell must accord with the Development Plan by supporting health and wellbeing, safeguarding existing housing, delivering new homes, protecting community infrastructure, and promoting employment growth, local centres, and key assets such as Roots Hall Stadium and London Southend Airport. Development should provide high-quality design that respects local character, heritage and archaeology, while enhancing public realm, urban greening, green infrastructure, play spaces, tree planting, and flood resilience through sustainable drainage measures. The neighbourhood also prioritises sustainable transport and connectivity, including improved walking and cycling, bus and rail networks, Mobility Hubs, better access to Southend University Hospital and the airport, enhanced facilities at Prittlewell Station, and appropriately located electric-vehicle charging infrastructure.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Neighbourhood Policy N4: West Cliff	The neighbourhood's natural environment should be protected and enhanced through safeguarding green and blue infrastructure, including parks, open spaces and the foreshore, while promoting urban greening, tree planting, improved play facilities, nature-based climate solutions, flood risk management and sustainable drainage. Development should help create a connected green grid with better links to nearby open spaces such as Chalkwell Park and Priory Park, improving access to recreational and environmental assets. Transport priorities focus on enhancing the A13 Key Passenger Transport Corridor, expanding opportunities for walking, cycling and public transport, improving routes along London Road and key cycling corridors, and supporting better access to and the role of Westcliff railway station.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy N5a: City Centre	The City Centre is the primary focus for regeneration and growth, supporting a mix of retail, commercial, leisure, education, employment and high-density residential development, while protecting the vitality of shopping areas, community infrastructure and heritage assets. Development should deliver high-quality urban design, conserve and enhance historic buildings and key views, improve public spaces through greening, landscaping and better pedestrian environments, and support sustainable growth through new homes, including student accommodation managed to minimise impacts on local amenity. Transport and public realm improvements are a key priority, with enhanced walking and cycling connections, upgraded railway station environments, greener streets, improved gateways and public spaces, and stronger links between the High Street, residential neighbourhoods, transport hubs and the seafront.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites.

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
		The policy is screened out from Appropriate Assessment.
Policy N5b: Central Seafront	The Central Seafront is identified as the focus of the city's leisure and tourism offer, with development expected to support tourism, leisure, culture, visitor accommodation, and high-quality mixed-use regeneration while protecting heritage assets, biodiversity, the foreshore, and important estuary views. New development should deliver high-quality urban living at appropriate densities, incorporate flood resilience and nature-based solutions, safeguard internationally important habitats through appropriate assessment, and ensure waterfront proposals do not adversely affect navigation or designated environmental sites. Public realm and connectivity improvements are a key priority, including enhanced walking and cycling routes, upgraded seafront spaces and visitor facilities, improved links to the City Centre, better traffic management, and measures that strengthen the area's identity through landscaping, public art, interpretation, seating, tree planting, and visitor-focused infrastructure.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy N5c: Southend Central – surrounding residential areas	The Southend Central Area's surrounding residential neighbourhoods are expected to accommodate high-quality housing growth, including windfall development, higher-density residential schemes, live-work units and mixed-use development, while protecting residential amenity, local character, community facilities and ensuring supporting infrastructure is in place. Development should maintain a balanced housing mix, carefully manage houses in multiple occupation, and support enhanced community, cultural, retail, leisure and commercial facilities in appropriate locations such as Sutton Road and around The Old Waterworks. Public realm improvements are a key priority, with enhanced walking and cycling connections, urban greening, landscaping, wayfinding and streetscape upgrades helping to strengthen links between residential areas, the City Centre, Central Seafront, local centres, schools and key destinations while conserving the character of historic conservation areas.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Policy N5d: Traffic Management and Car Parking Provision in Southend Central	Southend Central's parking and transport strategy seeks to ensure that parking provision supports the vitality, viability and accessibility of the City Centre and Central Seafront, while accommodating regeneration and development opportunities. Major developments that result in the loss of visitor parking must demonstrate, through detailed transport assessment, that tourism and visitor activity will not be adversely affected, with consideration given to replacement parking, sustainable travel measures and existing parking capacity. The Council also aims to improve the quality, accessibility and appearance of parking and transport infrastructure through better signage, pricing strategies, high-quality pedestrian connections, landscaping and public realm enhancements, working with key stakeholders to secure investment in transport and access improvements.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Neighbourhood Policy N6: Southchurch	Southchurch development must support healthy communities, protect community infrastructure, deliver new housing, and encourage economic growth while safeguarding visitor facilities, employment land, local centres and the foreshore. New development should optimise land use along Southchurch Road and the A13 transport corridor, provide high-quality design that respects local character and heritage, enhance public spaces, and strengthen green and blue infrastructure through tree planting, improved play spaces, flood resilience and climate adaptation measures. Transport priorities focus on	No Likely Significant Effect. This is a development management policy that sets out key design requirements.

Policy Name			Brief Policy Description	Potential Likely Significant Effect?
			improving the A13 Key Passenger Transport Corridor, expanding walking, cycling and public transport options, enhancing access to Southend East railway station, and strengthening strategic active travel networks across the neighbourhood.	Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Neighbourhood Fossetts	Policy	N7:	Fossetts is planned as a sustainable, residential-led neighbourhood that supports healthy lifestyles, provides a range of new homes, protects community infrastructure, and promotes economic growth through employment areas at Stock Road, Temple Farm and Rosshill, alongside accessible local services and facilities. Development should deliver high-quality design that respects local character and heritage, including the Scheduled Monument at Prittlewell Camp, while enhancing public spaces, active travel connections, green infrastructure, tree planting and flood resilience through sustainable drainage measures. Transport priorities focus on improving public transport links to the City Centre, London Southend Airport and surrounding areas, expanding walking and cycling networks, and creating better connections between residential neighbourhoods, employment areas, parks and the wider strategic cycle network.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Neighbourhood Thorpe Bay	Policy	N8:	Development in Thorpe Bay must support healthy communities, protect existing housing and community infrastructure, promote economic growth and local centres, and safeguard tourism assets including the foreshore and visitor accommodation. New development should deliver high-quality design that respects local character, enhance public spaces around the neighbourhood centre, railway station and seafront, and protect and strengthen green and blue infrastructure through new play spaces, tree planting, flood resilience measures and coastal defence improvements. Transport priorities focus on expanding sustainable travel choices, improving public transport links to Southend City Centre and surrounding areas, enhancing Thorpe Bay Railway Station as a Mobility Hub, and providing appropriately located electric vehicle charging infrastructure.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.
Neighbourhood Shoeburyness	Policy	N9:	Development in Shoeburyness must support healthy communities, protect existing housing and community infrastructure, deliver new homes, and promote economic growth through its employment areas, local centres and tourism assets, including the foreshore. New development should provide high-quality design that respects local character, heritage and archaeology, enhance public spaces and urban greening, and strengthen green and blue infrastructure through green corridors, play space improvements, tree planting, sustainable drainage and upgraded coastal defences. Transport priorities focus on improving public transport connections, walking and cycling networks, enhancing Shoeburyness Station as a Mobility Hub, improving the public realm around Ness Road and the coastal path, and providing electric vehicle charging infrastructure in accessible locations.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.

Policy Name	Brief Policy Description	Potential Likely Significant Effect?
Policy DM13.1 Monitoring and Review	The City Council will regularly monitor the Local Plan to assess how effectively its policies and proposals are being implemented, particularly ensuring that development is supported by the infrastructure required through an infrastructure-led approach. Monitoring will also review progress against the Local Development Scheme to evaluate the performance of plan preparation and delivery. This process will help identify when policy updates, changes to the timing of housing and other development, or the preparation of additional Supplementary Planning Documents and Masterplans are needed to guide future growth effectively.	No Likely Significant Effect. This is a development management policy that sets out key design requirements. Any proposals brought forward under this policy will require project-level HRAs before being undertaken There are no linking impact pathways to Habitat sites. The policy is screened out from Appropriate Assessment.

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
CA004 Nestuda Way	Eastwood	Mixed-use development opportunity with potential for improved access, burial ground, energy generation and flexible commercial floorspace (Class E - business and/ or convenience retail), having due regard to Public Safety Zone, and addressing height and locational constraints given proximity to airport.	N/A	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include:

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Air pollution • Water quality • Water quantity
HEA130 Land at Lundy Close, Southend (with PP)	Eastwood	Residential development, complemented by landscaping.	9	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA272 Former Police Station, Elm Road, Leigh-on-Sea	Leigh	Mixed use scheme with commercial/ community ground floor use providing active frontage, retaining locally listed façade with residential to rear and upper floors.	5	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Water quantity
HEA069 Former Car Showroom, 831-837 London Road, Leigh-on-Sea (north of Chalkwell Park)	Leigh	Mixed use residential development with commercial ground floor providing active frontage.	39	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA120 843 London Road, Leigh-on-Sea	Leigh	Mixed use residential development with commercial use at ground floor providing an active frontage. Principle of development established through previous planning permission.	9	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
HEA110 Vacant Land to the rear of 11-33 Juniper Road	Leigh	Residential development, complemented by landscaping, green space and improved access.	8	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA008 Sarah Moore, 57-59 Elm Road, Leigh-on-Sea (with PP)	Leigh	Continued use as public house with residential development to upper floors.	6	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA018 658 London Road, Leigh-on-Sea (with PP)	Leigh	Mixed use residential development with commercial use at ground floor providing active frontage.	25	Potential likely significant effects

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA063 939-953 London Road, Leigh-on-Sea (with PP)	Leigh	Mixed use residential development with commercial ground floor providing an active frontage.	30	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA176 (Former Grey Gardens) 1285 London Road, Leigh-on-Sea (with PP)	Leigh	Mixed use residential development with commercial ground floor providing active frontage.	17	Potential likely significant effects The allocation is within 10km of:

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA178 986-1006 London Road, Leigh-on-Sea (with PP)	Leigh	Mixed use residential development with potential for commercial ground floor providing active frontage.	17	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA181 1131-1111 London Road, Leigh-on-Sea (with PP)	Leigh	Residential development with commercial ground floor providing active frontage.	6	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA117 Land between Prince Avenue and A127 (former cattery)	Prittlewell	Residential development, complemented by landscaping and provision of green buffer between the rear of the site and Prince Avenue (A127).	29	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA131 St. Stephen's Church, Manners Way	Prittlewell	Church and supporting community use, play area, and potential for complementary residential uses.	7	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA217 Land at Prittlewell Chase, adjacent to Brook Meadows House	Prittlewell	Residential development (potential for extra care/ assisted living/ key worker accommodation) complemented by landscaping.	31	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA259 Roots Hall Stadium	Prittlewell	Renovation of Roots Hall Football Stadium to provide a modern community stadium with complementary uses including food and drink, with potential for enabling residential development.	250	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
CA014 Land to the South of Eastwoodbury Lane	Prittlewell	Mixed-use residential led development, together with improved access, enhanced public space, and allotment provision. Potential for education provision on part of the site as required.	225	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA266 Prince Close	Prittlewell	Potential redevelopment including residential, with landscaping, particularly to western boundary adjacent to commercial uses. Release from former employment area designation.	23	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA091 Land at Westcliff Station (adj Valkyrie Road)	Westcliff	Potential for residential development with landscaping.	15	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA115 Part of Hamlet Court Road Car Park	Westcliff	Potential for residential development subject to operational requirements for public parking.	7	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Air pollution • Water quality • Water quantity
HEA083 30-32 The Leas (with Westcliff PP)	Westcliff	Residential development, providing opportunity for well-designed development that contributes to and conserves and enhances the character and setting of the Crowstone Conservation Area.	9	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA006 Central House, 8 Clifftown Road, Southend	City Centre	Mixed use residential development with commercial use (at ground floor) providing active frontage to High Street and Clifftown Road, having regard to the primary shopping area and adjacent locally listed building (Southend Central Station).	107 (170 total post 2045)	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Water quantity
HEA045 48 Alexandra Street, Southend	City Centre	Mixed use residential development with commercial ground floor providing an active frontage, with the frontage of townscape merit designation of the former building and adjacent buildings informing the detailed design. Principle of development established through previous planning permission.	9	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA082 4 Southchurch Road, Southend	City Centre	Mixed use residential development with commercial ground floor use providing active frontage. Principle of development established through previous planning permission.	12	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
HEA278 90 High Street, Southend	City Centre	Mixed use residential development with commercial/ community use to ground floor providing active frontage. Principle of development established through previous planning permission.	9	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA280 1b Queens Road, Southend	City Centre	Residential development. Principle of development established through previous planning permission.	9	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
CA006 Victoria Avenue West	City Centre	Mixed use, residential led development with some supporting commercial uses to ground floor providing an active frontage, and green space/ green infrastructure provision/ enhancements.	798 (847 total post 2045)	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA085 Tylers Avenue	City Centre	Retain and enhance public parking with potential for ancillary development, public transport interchange, with associated public realm enhancements and landscaping to provide urban greening within the central area.	N/A	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Air pollution • Water quality • Water quantity
HEA267 Grainger Road	City Centre	Potential for cultural led regeneration, which could comprise mixed-use development with residential and live-work units, and potential for	240 (360 total post 2045)	Potential likely significant effects The allocation is within 10km of:

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
		modern commercial floorspace to part of the site, with amenity space and landscaping		• Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA269 Central Station (and land adjacent), Clifftown Road	City Centre	Continued used of railway station, with enhanced access, public realm and forecourt enhancements. Potential for adjacent mixed use residential development with commercial uses at ground floor, taking into consideration the locally listed station and its setting.	60	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
CA005 Victoria Avenue East	City Centre	Broad location with potential for regeneration, including residential, public sector, and quality public realm enhancements, enhancing access to the railway station and bus interchange, with improved/ enhanced green space provision, subject to continuation of existing uses. The museum and civic fountain, both Grade II listed will be	186 (334 total post 2045)	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
		conserved and enhanced, and development proposals should be supported by a Heritage Impact Assessment (HIA).		• Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
CA009 The Royals Shopping Centre	City Centre	Potential for well designed, comprehensive mixed-use redevelopment with active ground floor commercial uses and frontages, including potential for repurposed retail offer, leisure, food and drink, residential to upper floors and enhanced public parking provision. Maximising opportunities for estuary views from the south elevation of the building through its detailed design.	253 (380 total post 2045)	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
CA010 The Victoria Shopping Centre	City Centre	Potential for enhanced/ modernised commercial offer, including retail, food and drink, leisure, public sector, office, and healthcare uses. Potential for enhanced public realm and parking, and pedestrian connectivity to Chichester Road and Southend Victoria station.	N/A	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Air pollution • Water quality • Water quantity
EA019 Whitegate Road	City Centre	Potential opportunity to provide employment/ commercial floorspace, and potential for residential use.	12	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA009 9 Elmer Approach, Southend (with PP)	City Centre	Mixed use residential development with commercial use at ground floor providing active frontage.	136	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA072 Former Empire Theatre, Alexandra Street, Southend (with PP)	City Centre	Mixed use residential development with commercial ground floor use providing active frontages (to both Alexandra Street and Clarence Street).	22	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA096 Better Queensway (with PP)	City Centre	Opportunity for comprehensive regeneration to include well-designed, landmark buildings within the City Centre. Mixed use residential development with commercial and community uses to ground floors providing active frontages, with open space and public realm enhancements, improved connectivity for pedestrians and cyclists, parking provision, and highways works.	1,041 (1,760 total post 2045)	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include:

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Recreation • Air pollution • Water quality • Water quantity
HEA282 7 Tylers Avenue, Southend	City Centre	Mixed use residential development with commercial ground floor providing active frontage.	58	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
EA041 Southend Pier	Central Seafront	Conserve and enhance the historic Grade II listed Pier and enhance leisure and cultural use, including food and drink and small-scale retail provision.	N/A	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Air pollution • Water quality

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Water quantity
CA012 The Kursaal	Central Seafront	Leisure/ cultural/ tourism uses to provide visitor attractions, conserving and enhancing the historic Grade II listed Kursaal building, with development proposals to be supported by a Heritage Impact Assessment. There may be potential for enabling residential uses to the rear.	26	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
CA013 Land between Clifftown Parade and Western Esplanade	Central Seafront	Opportunity to enhance public open green space, with potential for cultural/ leisure use.	N/A	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Air pollution • Water quality • Water quantity
HEA042 Former Gas Works, Eastern Esplanade	Central Seafront	Retention of public parking with potential for mixed use development particularly to the north of the site, comprising residential and	150	Potential likely significant effects

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
		commercial (which could include a hotel). Principle of development established through previous planning permission		The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA054 Marine Plaza, Southend (with PP)	Central Seafront	Mixed use residential and commercial development, with potential to create a landmark building in central seafront location - principle of development established through previous planning permission. Part of the site is within Flood Zone 3. Consideration to be given to the setting of adjacent Kursaal Conservation Area and Grade II listed Kursaal, with development proposals to be supported by a Heritage Impact Assessment.	282	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
CA007 Sutton Road	Southend Central	Mixed use, residential-led development with supporting commercial uses to ground floor providing an active frontage, with green space/ green infrastructure provision and enhancements.	125	Potential likely significant effects The allocation is within 10km of:

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA107 53-57 Sutton Road, Southend	Southend Central	Mixed use residential and commercial development, retaining the locally listed façade of the Cooperative building.	17 (50 total post 2045)	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA048 215-215a North Road, Southend (with PP)	Southend Central	Residential development	9	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA078 Sutton Road, Southend (with PP)	Southend Central	Residential development, complemented by landscaping.	22	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA277 141-159 Sutton Road, Southend (with PP)	Southend Central	Mixed use residential development with commercial ground floor use providing active frontage to local shopping parade.	34	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA142 Former Futures College, Southchurch Boulevard	Southchurch	Residential development complemented by landscaping.	56	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA108 Vacant Land at Archer Avenue	Southchurch	Residential development complemented by landscaping, improved green space and retention of memorial tree. Other existing trees should be retained or suitably replaced with a preference for on-site re-provision.	10	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA261 Land West of Fossetts Way (near roundabout and petrol station)	Fossetts	Residential-led mixed use development, with landscaping to ensure integration with surrounding area. Adjacent to Scheduled Monument, to be appropriately addressed as part of any development proposal through a Heritage Impact Assessment.	46	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA264 Fossets Farm, including SUFC Training Ground, Eastern Avenue	Fossetts	A mixed use residential-led development with improved pedestrian, cycle and public transport access, and provision of private and public open space to provide an attractive, green public realm. Development will facilitate improvements/ modernisation of Roots Hall Football Stadium (on site HEA259). Development proposals to be supported by a Heritage Impact Assessment to address impacts on Scheduled Ancient Monument as appropriate.	966	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA262 Land East of Fossetts Way (with PP)	Fossetts	Residential development with landscaping and green space to complement setting.	221	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA263 Land West of Fossetts Way	Fossetts	Residential development, with landscaping and green space to ensure integration with surrounding area. Adjacent to Scheduled Monument, to be appropriately addressed as part of any development proposal through a Heritage Impact Assessment.	122	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Air pollution • Water quality • Water quantity
HEA118 Thorpedene, Delaware Road	Shoeburyness	Residential development with potential for community uses as required.	19	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA135 Land at George Street, Shoeburyness	Shoeburyness	Residential development fronting George Street, with enhanced, publicly accessible open green space to the rear, providing additional recreational space at East Beach.	8	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
				• Water quantity
HEA137 Land at Elm Road, Shoeburyness	Shoeburyness	Potential for residential development, with improved public open space. Development must satisfactorily remediate ground conditions, with all legislation on contamination remediation fully complied with.	250	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA265 Terminal Close	Shoeburyness	Potential for mixed-use residential-led development and potential for small-scale, modern commercial floorspace (such as a small-scale convenience retail store) fronting Shoebury High Street. Release from former employment area designation.	100 (150 total post 2045)	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity

Allocation Ref and Name	Neighbourhood	Proposed Use	Approximate Homes to 2045 (gross)	Potential Likely Significant Effect?
HEA051 Land between Barge Pier Road & Ness Road, Shoeburyness (with PP)	Shoeburyness	Mixed use residential development with supporting commercial uses, including health centre, and associated car parking, public open space, pedestrian and cycle connections, SUDS, flood mitigation measures/ design, and landscaping. Principle of development established through planning permission.	210	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity
HEA109 Land at Eagle Way, Shoeburyness	Shoeburyness	Residential development with landscaping to complement setting.	21	Potential likely significant effects The allocation is within 10km of: • Benfleet and Southend Marshes SPA and Ramsar • Outer Thames Estuary • Thames Estuary and Marshes SPA and Ramsar • Couch and Roach Estuaries SPA and Ramsar • Essex Estuaries SAC • Foulness SPA and Ramsar Potential impacts include: • Recreation • Air pollution • Water quality • Water quantity

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