

## W16 Eastern Avenue Central Cleansing Depot, Southend-on-Sea - Preferred Site

### Site information

Site Address, Area: Eastern Avenue, Prittlewell

District: Southend-on-Sea

Area: 1.41ha

Preferred Site Allocation for: MSW Transfer Station

Processing capacity: 67,900tpa

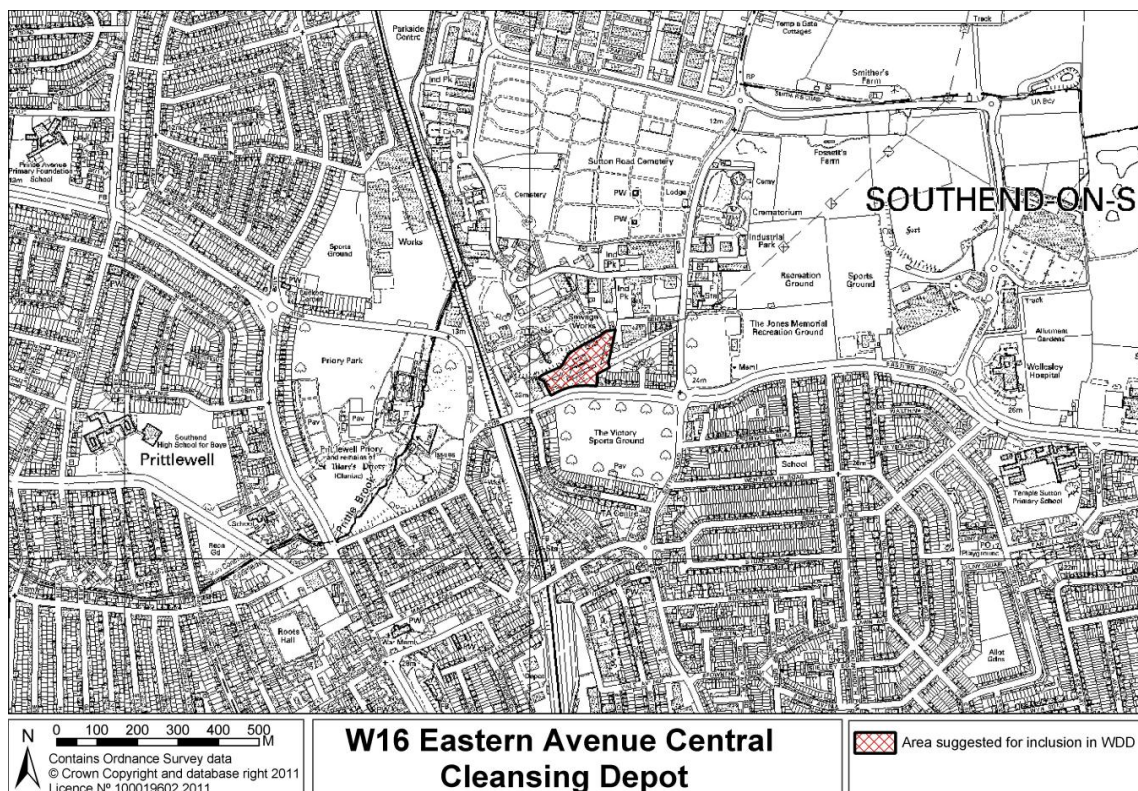
Estimated Availability: Post 2015 / Life: Permanent.

Link to Waste & Mineral activities: Existing waste transfer station operating with central depot

Access: Road via Eastern Avenue

Notes: This site has been included since the overview of submissions report June 2011 by the promoters.

**Map 10 Eastern Ave Preferred Site**



### Specific Issues to be addressed and opportunities

Existing waste transfer station is present on the site. Future development at this location would benefit from having regard to the below points:

1. To reduce the landscape and visual impact of any further on-site development, it would need to take place to the north of the tree belt (that runs south-west to north-east) and on parts of the site that are not opposite the site entrance.
2. The site access would benefit from widening.
3. Depending upon how extensive the development is and on previously largely undisturbed ground i.e. the tarmaced area an archaeological evaluation would be required. If a small scale development, archaeological monitoring during ground works would be required.

## Site Assessment

<b>Planning Background</b>	<b>Amber 1</b>
<p>The site is situated in the Stock Road Industrial Estate which is identified as a industrial / employment area within a Priority Urban Area within the Core Strategy Policy KP1: Spatial Strategy, paragraph 2.4 and on the Key Diagram. The site had a planning permission 06/00166/OUT to erect a waste transfer station (outline) - decision 2006 but this expired in 2009.</p>	
<b>Proximity to Sensitive Uses</b>	<b>Amber 3</b>
<p>Adjoins an industrial area with the Southend WwTW on the northern boundary. However, being located within Southend-on-Sea township there are 182 sensitive properties within 250m including a dwelling adjoining the site on Eastern Avenue.</p>	
<b>Hydro-geology</b>	<b>Amber 1</b>
<p>The site lies outside Source Protection Zone 1. No information to suggest any significant groundwater issues associated with either this site or its vicinity.</p>	
<b>Landscape/Townscape Character &amp; Visual Impact</b>	<b>Green</b>
<p>Ninety percent of the site is to the north-west of a tree belt that runs south-west to north-east. Assuming the proposed development takes place to the north of the treebelt and on parts of the site that are not opposite the site entrance, landscape and visual impacts should be minimal.</p>	
<b>Ecology &amp; Designations</b>	<b>Amber 1</b>
<p>There are no designated wildlife sites within the site boundary or adjacent to the site, which comprises hard-standing and relatively modern buildings with a small block of trees in the south.</p> <p>Impacts are likely to be minor.</p> <p>Subject to the findings of any future EclA, mitigation requirements are likely to be low.</p>	
<b>Historic Environment</b>	<b>Amber 1</b>
<p>There are no archaeological records for the site itself but several close by Prittlewell Priory Grade I listed 370m from site. If future development is extensive and takes place on largely undisturbed ground, i.e. the tarmacked area, an archaeological evaluation would be required. If a small scale development, archaeological monitoring during the ground works will be required.</p>	

**Traffic and Transport****Amber 1**

Existing access to be used onto Eastern Avenue. This is limited in width and would benefit from assess widening. Transport Assessment required at Planning Application stage.

**Proximity to Key Centres for Growth****Green**

The site is within the Key Centre for Urban Growth of Southend-on-Sea.

**Site Size****Green**

The size of site (1.41ha) is ideal for the waste transfer facility and should be able to provide for up to a moderate scale waste management facility although it is noted that there are other activities unrelated to waste on the site.

**Other**

Need for a network of MSW Waste Transfer Stations has been established - refer to Preferred Approach 5.

**Sustainability Appraisal**

Significant positive impacts associated with water quality and flood risk, the sustainable use of Previously Developed Land, open space and the location in regard to job creation.

Negative impact associated with public nuisance.

**Question 9**

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Do you agree with the selection of this site as a Preferred Site?

- Yes
- Yes provided the following additional issues are addressed
- No.

Note: Where you disagree with the selection of this site, please give the site assessment heading listed above (e.g., Planning background etc) and score (e.g., green, red, amber 1 etc) with which you disagree, and give reasons why you disagree (where possible please limit your answer to 150 words per heading/score).