



Southend Borough Council
Rochford District Council

SETTLEMENT ROLE AND HIERARCHY STUDY

AREA PROFILE: SHOEBURYNESS



**Complete
Communities**



Troy Planning + Design
November 2020

Rochford District Council

Southend Borough Council

Settlement Role and Hierarchy Study

Area Profiles: Shoeburyness



Complete Communities

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A Note on Assessing Completeness

The method for assessing the degree of completeness of a neighbourhood follows from the mapping of facilities and their catchment areas. This is first undertaken for the neighbourhood services and facilities. The approach taken is to:

- a) Break the broad infrastructure and facilities categories (e.g.: community infrastructure) into the component parts (e.g.: secondary schools, primary schools, health facilities etc) and map these.
- b) For each piece of infrastructure or facility to map the associated walking catchment area around that.
- c) Calculate how much of the built area falls within the walking catchment area of that facility. This is calculated as a percentage of the built area.
- d) Repeat this for each infrastructure type of facility within an infrastructure category and then bring the percentage coverage for each facility together to present an average for that infrastructure type. So, for example, if 100% of the built area is within the catchment of a secondary school and 80% within the catchment of a primary school, the average coverage for education for that settlement would be 90%.
- e) The maps for each infrastructure type are then overlaid to present heat maps for each infrastructure category, with the 'hotter' coloured areas being those within the catchment of multiple infrastructure types or facilities.
- f) This is repeated for each infrastructure and facility category, indicating how 'complete' an area is in terms of social and community infrastructure, green infrastructure, and access to other essential facilities. A composite heat map, bringing the infrastructure categories together is prepared alongside this.

A note on catchments

Completeness is based on mapping of walking catchments around different facilities. The catchment areas vary by facility and reflect comfortable walking distances for the average, able-bodied person. The catchments are based on actual walking routes rather than 'as the crow flies' distances.

A Note on the Mapping of Green Infrastructure

The maps shown for analysis of green infrastructure facilities within this document identify points of access to these rather than the extent of the part itself.

Neighbourhood Description

- 1.1 The neighbourhood of Shoeburyness is located in the south-east most part of Southend, immediately east of the Thorpe Bay neighbourhood, and south of Rochford District (figure 1). It is bordered to the east and south by the Thames Estuary, to the west by Maplin Way, and the north by Poynters Lane. Shoeburyness rail station is located at the far east of the neighbourhood, providing service west to other neighbourhood stations, including Southend Central, and beyond to London Fenchurch Street Station. North east of the neighbourhood is the Shoeburyness New Ranges: the MoD firing range.

Demographic Profile

- 1.2 The total population of Shoeburyness is 22,275 as of the mid-2018 census update (marked in table 1) and makes up 12.14% of Southend Borough's total population. The demographic make-up for the neighbourhood is taken from the two political wards of Shoeburyness and West Shoebury, which closely align with the neighbourhood boundary. Demographic information is sourced from the Southend Ward Profile summaries¹.
- 1.3 The demographic averages very closely align with the Southend Borough average, including the proportion of people below the age of 16 and those between the age of 65 to 84. The proportion of those in full time employment compared to the overall population is 2% below the 70% average for the borough, with part time employment 2% higher.
- 1.4 Car ownership is also closely aligned with the borough average, with one car to every 2.1 people.




¹ https://www.southend.gov.uk/downloads/download/353/ward_profiles

Key to infrastructure mapping and completeness heat mapping used in this section of the report:

Infrastructure

SOCIAL INFRASTRUCTURE

Education

-  NURSERIES
-  PRIMARY SCHOOLS
-  SECONDARY SCHOOLS



Health

-  DOCTORS
-  DENTISTS
-  PHARMACIES

Civic

-  LIBRARIES
-  PLACES OF WORSHIP
-  PUBLIC CONVENIENCES
-  COMMUNITY CENTRES & HALLS

Sports & Leisure

-  PLAYING PITCHES - Access Point
-  LOCAL PLAY EQUIPPED PLAY AREAS - Access Points






GREEN INFRASTRUCTURE

-  AMENITY GREENSPACE - Access Points
-  ALLOTMENTS OR GROWING SPACES - Access Points
-  NATURAL & SEMINATURAL GREENSPACES - Access Points
-  PARKS OR GARDENS - Access Points
-  PARKS OR GARDENS - Area



TOWN CENTRE USES

-  LOCAL SHOPS
-  SUPERSTORES
-  Local & Neighbourhood Centers
-  Town & District Centers





TRANSPORT INFRASTRUCTURE

-  TRAIN STATIONS
- Bus Routes**
 -  4 or more services per hour
 -  less than 4 services per hour
 -  Bus Stops - less than 4 services per hour
 -  Bus Stops - 4 or more services per hour

Completeness

-  District / Borough Boundaries
-  Settlement / Neighbourhood Boundaries

Walking Completeness Score

-  1 - 4
-  5 - 7
-  8 - 10
-  11 - 13
-  14 - 17

Note: A completeness score of 1-4 is low and 14-17 is high

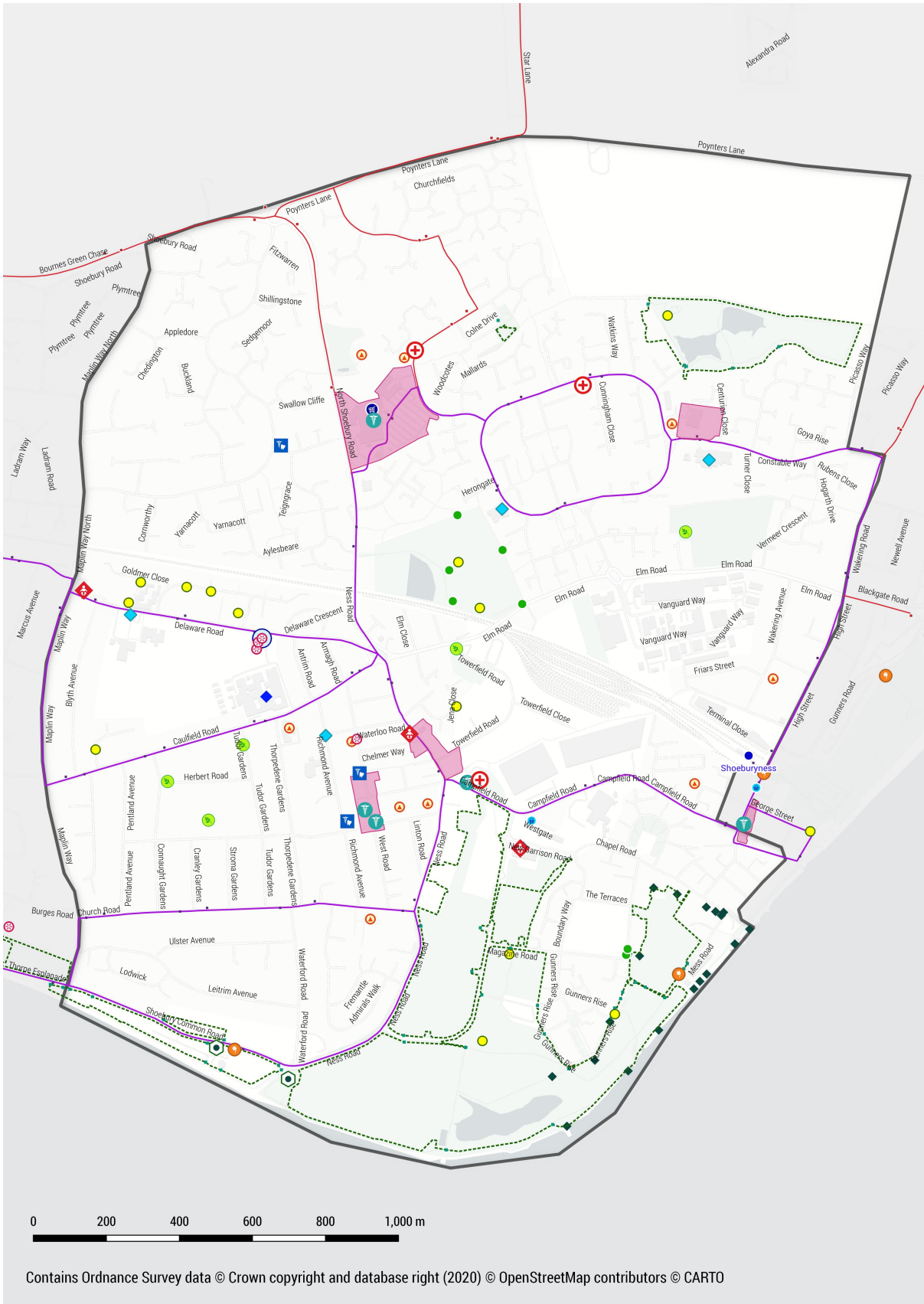


Figure 1 - Map of Infrastructure, services, and facilities within the Shoeburyness neighbourhood

Data Source		Shoeburyness Ward		West Shoebury Ward		Combined Wards Total		Southend Borough	
		No.	%	No.	%	No.	% (ave)	No.	%
Mid-2018 census	Population					22,275	12.14		183,486
Public Health England, 2016	Population	11,896	*6.7	10,387	*5.81	22,283	*12.47	178,702	
	Age under 16	2,374	**20.0	2,212	**21.3	4,586	**20.65	34,311	19.2
	Age 25 – 64	6,186	**52.0	5,030	**48.4	11,216	**50.2	92,746	51.9
	Age 65-84	1,877	**15.8	1,749	**16.8	3,626	**16.3	28,592	16
2011 Census	Population in very good health	4,893	**43.8	4,557	**44.3	9,450	**44.05	80,595	45.1
	Population in very bad health	151	**1.4	123	**1.2	274	**1.3	2,323	1.3
	Households one person over age 65	562	**11.8	472	**11.9	1,034	**11.85	24,482	13.7
NOMIS, 2011	Full time employee	3,712	**70.7	2,921	**66.1	6,633	**68.4	125,806	70.4
	Part time employee	1,539	**29.3	1,498	**33.9	3,037	**31.6	52,896	29.6
	Retired	385	**5.3	363	**5.8	748	**5.55	9,114	5.1
2011 Census	All cars in the area	5,358	**6.7	5,093		10,451		81,331	
	Ratio Cars : People	1 : 2.2		1 : 2		1 : 2.1		1 : 2.2	

*percentage represents proportion of Southend Borough total population
** percentage represents proportion of Ward total population

Table 1- Shoeburyness Ward Demographic Profile Summaries versus Southend Borough

Socio-Economic Indicators

- 1.5 Figure 2 below shows the Indices of Multiple Deprivation across Shoeburyness, using the Lower Super Output Areas (LSOAs) within the neighbourhood boundary.
- 1.6 These indices reveal that residents within the neighbourhood range from being in the most deprived decile up to the 10th least deprived decile. There are two LSOAs in the most deprived decile, in the north east, and central west. Of the seven different indices of deprivation, the 2019 study² found the following categories to be the worst performing within these LSOAs (the 'worst' being 1st to 5th most deprived decile):
- Income deprivation (most deprived decile)
 - Employment deprivation (most deprived decile)
 - Education, skills and training deprivation (most deprived decile)
 - Health deprivation and disability (2nd most deprived decile)
 - Crime (2nd most deprived decile)
 - Barriers to housing and Services (5th most deprived decile)
- 1.7 Conversely however, Living Environment deprivation is in the least deprived decile nationally.
- 1.8 Data collected in the 2011 National Census shows that 5.78% of the population of Shoeburyness and West Shoeburyness Wards identify as having an ethnic minority background. This is marginally lower than the borough average of 6.6%.

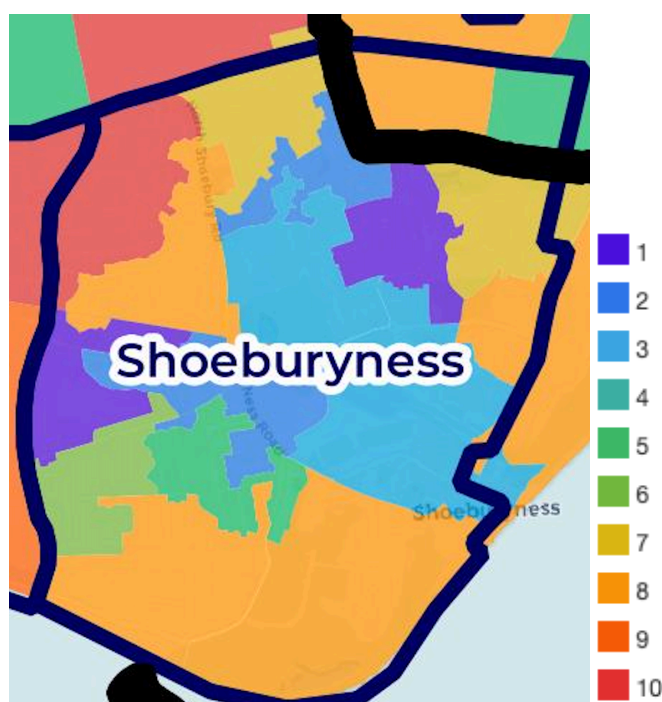


Figure 2 - Shoeburyness Indices of Multiple Deprivation Map. 1 is high IMD and 10 low

² English indices of deprivation 2019: http://dclgapps.communities.gov.uk/imd/iod_index.html#

Population Density

- 1.9 Population density is fairly consistent across Shoeburyness, with some pockets of higher density areas, as illustrated in Figure 3. There are three areas with a density of 108-150 people per hectare (pph). The first of these areas is in the central area along Ness Road and West Road (108-150 pph). To the north west of this pocket is a housing estate between Delaware Road and the railway line running west containing primarily four-storey apartment block. The third area with this higher density is in the north on Frobisher Way which can be directly attributed to one residential development which although only three storeys height, is compact in layout.
- 1.10 The south of the settlement has the largest and most consistent area of lower density (11-50pph). This can be attributed to a large area being occupied by Gunners Park and other green spaces, Shoeburyness train station and a large train terminal, some industrial uses and residential housing. The south western corner of Shoeburyness is exclusively residential use, however the relatively low density (11-50pph) could be attributed to the larger gardens and houses here.

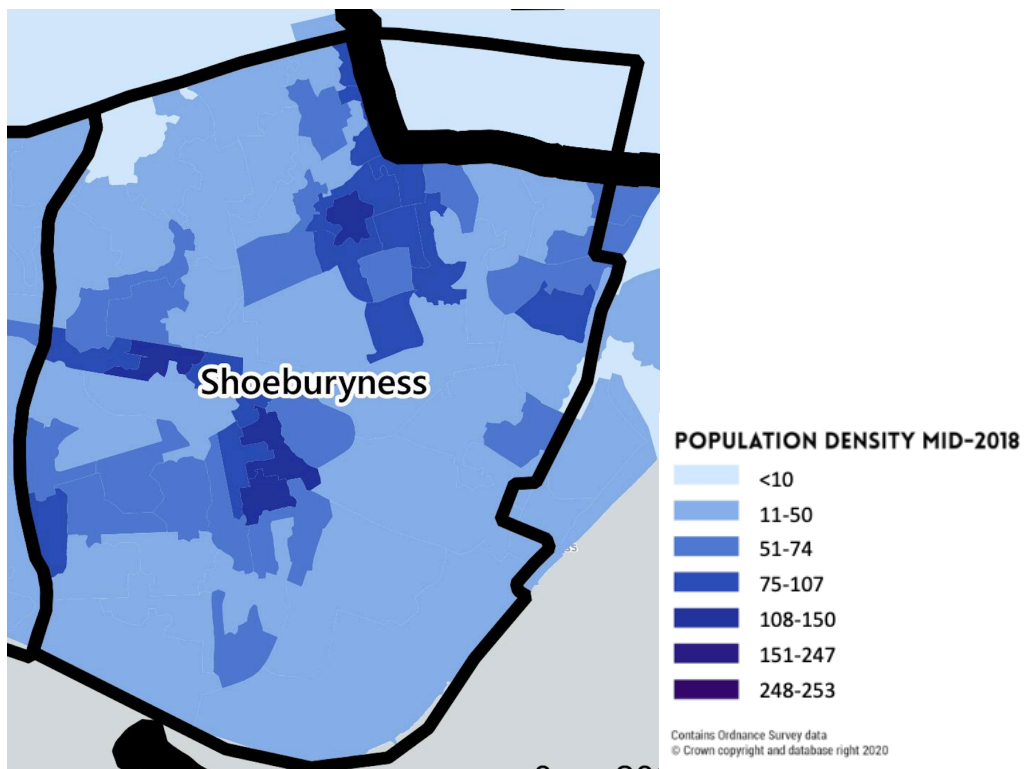


Figure 3- Shoeburyness Density Pattern

Walking catchments: Education

1.11 Within Shoeburyness, there are three nurseries, four primary schools, and one secondary school. Areas within walking distance of education facilities in Shoeburyness are shown in Figure 4. This analysis is based on the following walking distances:

Nurseries: 12.5 minute walk time / 1,000 metre catchment

Primary Schools: 10 minutes / 800 metres

Secondary Schools: 15 minutes / 1,200 metres

1.12 The majority of households in the area are within walking distance of nurseries, with the exception of the north and north-eastern sections of the neighbourhood. This is partially due to the lack of nurseries in the northern part of the neighbourhood, but also due to the meandering street patterns which reduce the catchment area in these parts of the neighbourhood.

1.13 Most of Shoeburyness is also within walking distance of a primary school though, as above, this is limited in the northern part of the neighbourhood but also around the railway line, which presents a barrier to movement.

1.14 As Shoeburyness only has one secondary school, the Shoeburyness Highschool, only some of the neighbourhood is within the walking catchment for this infrastructure type. North and north-east parts of the neighbourhood in particular are not within walking distance of the secondary school.

1.15 The percentage of area that is covered by the catchment thresholds to each type of education infrastructure can be summarised below:

Nurseries 64.8%

Primary Schools 65.3%

Secondary Schools 46.7%

1.16 The average coverage for education facilities in Shoeburyness is therefore 58.9%.

Walking catchments: Health

1.17 Shoeburyness has three doctors surgeries, three dentists and five pharmacies. These facilities are relatively well spread out around the built-up areas of the neighbourhood meaning much of the area is within the catchment of one or more facilities. Access to healthcare facilities in Shoeburyness is based on the following walking distances and times:

Doctors Surgery: 10 minute walk time / 800 metre catchment

Dentists: 10 minutes / 800 metres

Pharmacy: 15 minutes / 1,200 metres

1.18 Access to these services for residents living in the north western corner is however restricted on foot, due to the severance of North Shoebury Road. Likewise, there is a 'black spot' of access to GP surgeries in the south western corner due to lack of services. This does however reflect the pattern of population density in the neighbourhood. The five pharmacies and dentists are located in or near Shoeburyness's local centres,.

1.19 The percentage of area that is covered by the catchment thresholds to each type of health infrastructure can be summarised below:

Dentists 48.2%

Doctors 60.1%

Pharmacies 89.5%

1.20 The average coverage for health facilities in Shoeburyness is therefore 65.9%.

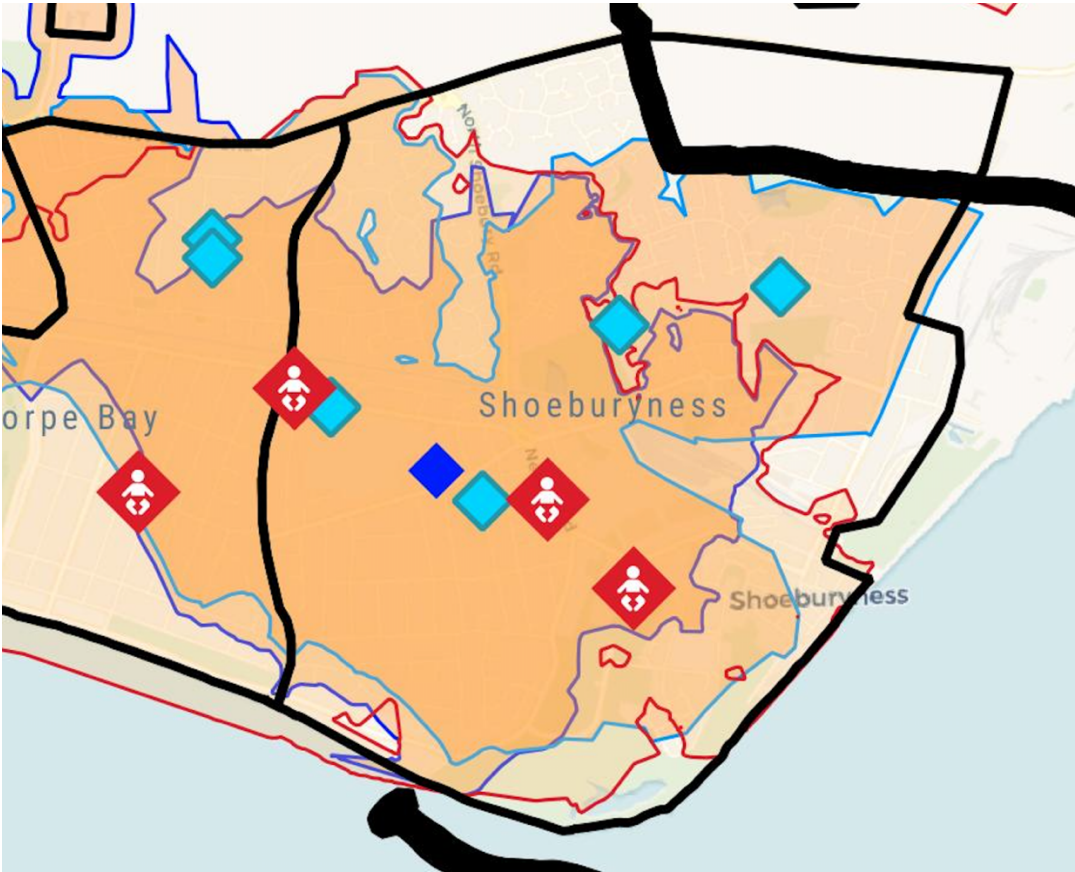


Figure 4 - Shoeburyness Education Facilities and Catchment Areas

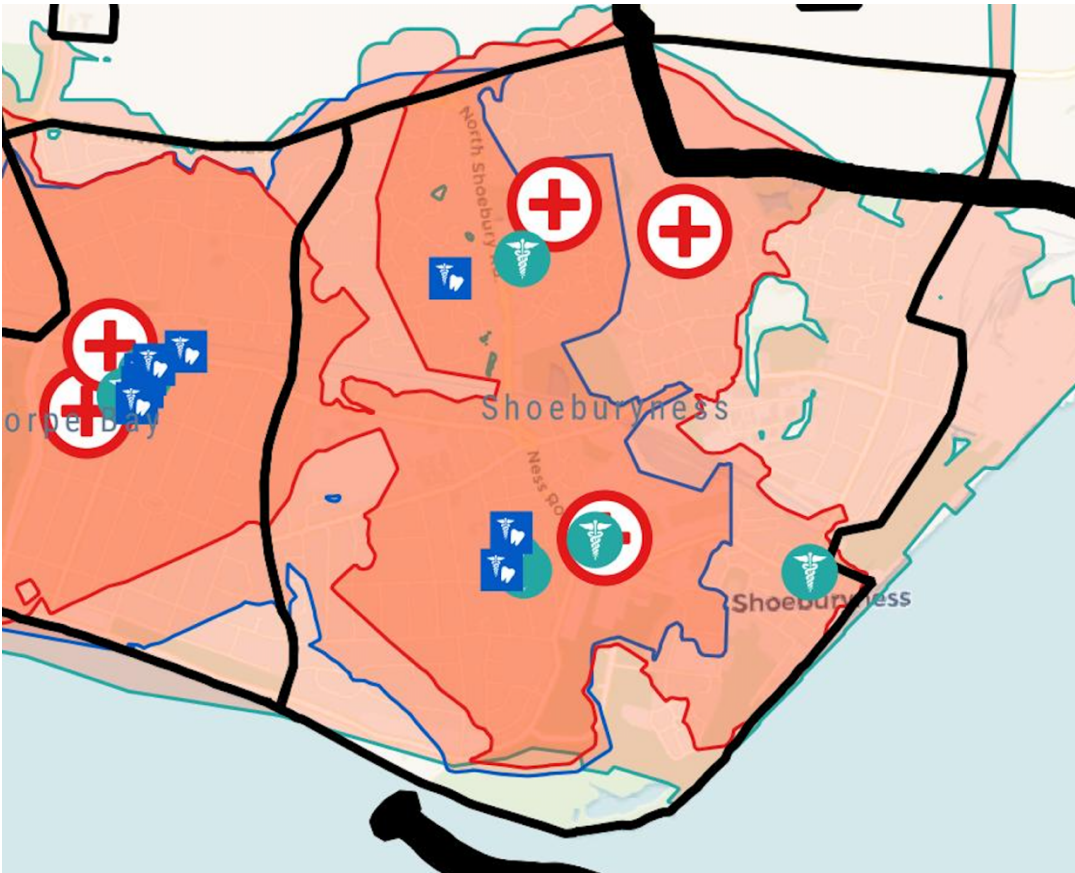


Figure 5 - Shoeburyness Health Facilities and Catchment Areas

Walking catchments: Civic facilities

1.21 Shoeburyness contains nine places of worship, two public conveniences, three community centres and one library. Catchment areas associated with similar facilities in Thorpe Bay also extend into Shoeburyness. Access to these facilities in Shoeburyness is based on the following walking distances and times:

Community Centres / Halls: 10 minute walk time / 800 metre catchment

Libraries: 10 minutes / 800 metres

Places of Worship: 12.5 minutes / 1,000 metres

Public Conveniences: 10 minutes / 800 metres

1.22 The central and southern portion of Shoeburyness provides the most comprehensive access to all four subcategories of civic infrastructure. The central location of Shoeburyness Library and the three community centres means the associated catchment for these facilities covers a large part of the neighbourhood. Some residents in the north and north eastern portions of the neighbourhood do not fall within the walking catchments to these areas however. The even distribution of places of worship means that the entire neighbourhood falls within a walking catchment to one of these facilities. Residents living in the southern portion of the neighbourhood are also within the walking catchment of two public conveniences located along the foreshore.

1.23 The percentage of area that is covered by the catchment thresholds to each type of civic infrastructure can be summarised below:

Community Centres 37.8%

Libraries 27.2%

Public Conveniences 19.5%

Places of Worship 98.2%

1.24 The average coverage for civic facilities in Shoeburyness is 45.7%.

Walking catchments: Sports and leisure facilities

1.25 Shoeburyness contains fourteen local play areas and six playing pitches. There is an additional play area just outside the neighbourhood boundary on the far eastern coast that also provides access to walking catchments for local residents. Access to sports and leisure facilities in Shoeburyness is based on the following walking distances and times:

Playing pitches: 15 minute walk time / 1,200 metre catchment

Local Play / Equipped Play: 8 minutes / 650 metres

1.26 Shoebury Park is the neighbourhood's primary green space, which includes facilities for bowling, children's play, a skate park and a wetland area. The central location of this park means that much of the residents of Shoeburyness are within the 1,200 metre walking catchment to take advantage of its many facilities.

1.27 Other local play areas are also evenly distributed around the neighbourhood, resulting in a 'black spot' only in the north western corner due to the severance of the trainline limiting direct walking access.

1.28 Another area of significance within Shoeburyness is Gunners Park located on the foreshore. This plays host to a cricket pitch and various locally equipped play areas.

1.29 The percentage of area that is covered by the catchment thresholds to each type of sports and leisure infrastructure can be summarised below:

Locally Equipped Play Areas 66.5%

Playing Pitches 93.8%

1.30 The average coverage for sports and leisure facilities in Shoeburyness is 80.1%.

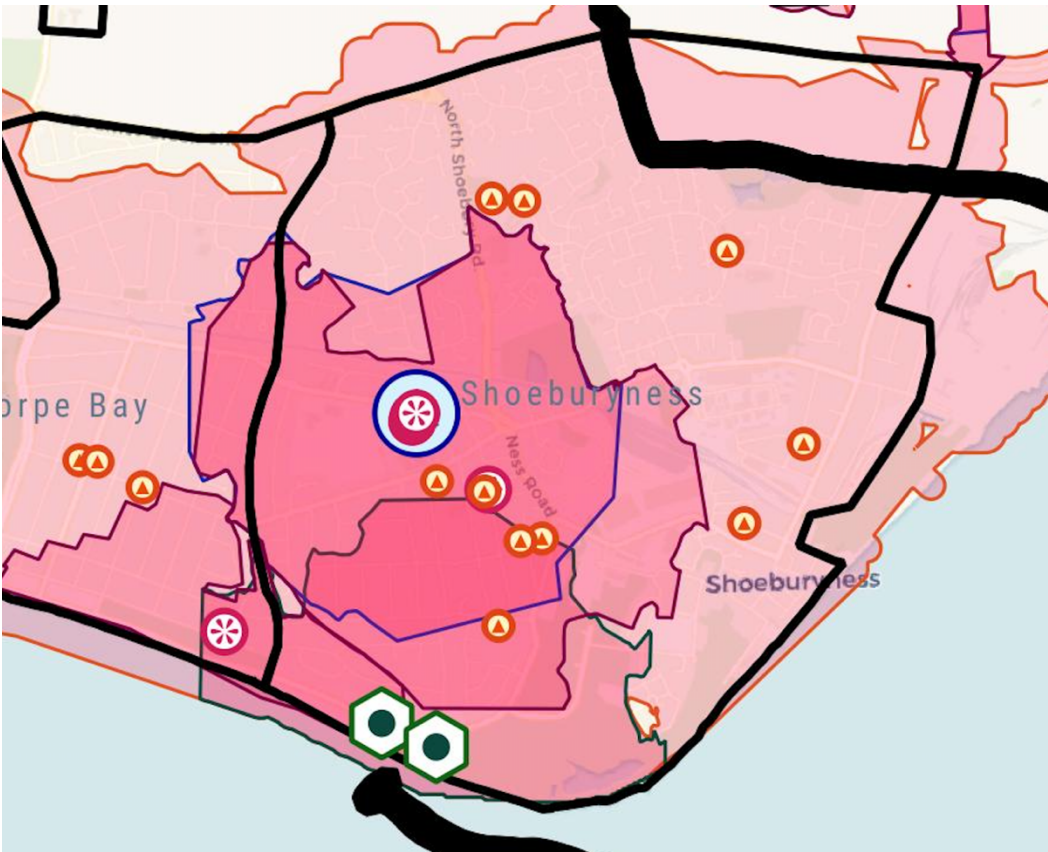


Figure 6 - Shoeburyness Civic Facilities and Catchment Areas

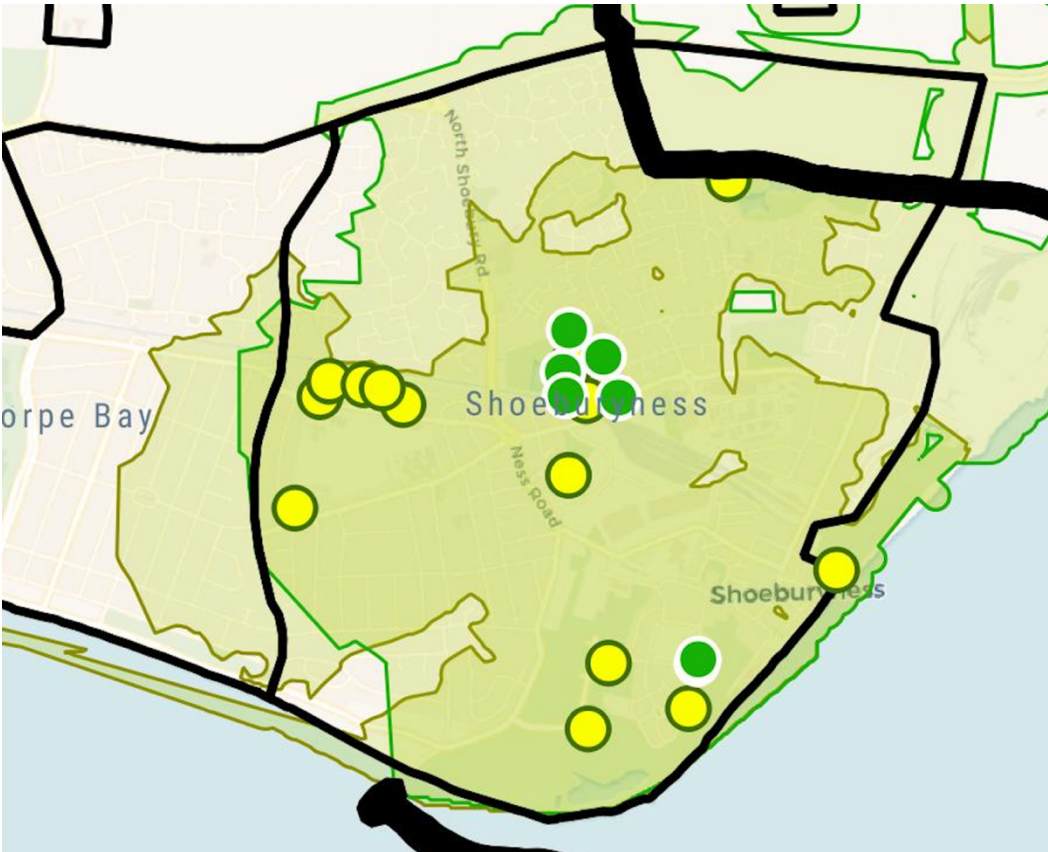


Figure 7 - Shoeburyness Sports and Leisure Facilities and Catchment Areas

Walking catchments: Green infrastructure

1.31 Shoeburyness has many parks and gardens, two different amenity greenspace locations, numerous natural and seminatural green spaces and five allotments. Access to green infrastructure in Shoeburyness is based on the following walking distances and times:

Parks and Gardens: 8.75 minute walk time / 710 metre catchment

Amenity Green Space: 5.75 minutes / 480 metres

Natural / Semi-natural space: 9 minutes / 720 metres

Allotments: 2.5 minutes / 200 metres

1.32 The walking catchment areas of multiple of the above infrastructure types come together and overlap in the Gunners Park area. Here there are numerous parks and gardens, amenity greenspace and natural or seminatural green spaces. The large walking catchments for these facilities covers the immediate south eastern area of the neighbourhood, but no areas in the north west. North Shoebury Road, running north/south, and the railway line running east/west, provides a barrier to movement within the neighbourhood, thus limiting the catchment areas and accessibility to facilities within the neighbourhood.

1.33 There are three allotments located close together in the south western half of Shoeburyness, one near the railway line and the fifth in the north east. The very short, 200 metre walking catchments to these facilities, however, means that much of the area falls outside the catchment for these facilities.

1.34 The percentage of area that is covered by the catchment thresholds to each type of green infrastructure facility can be summarised below:

Amenity Greenspaces 15.9%

Parks or Gardens 59.3%

Allotments or Growing Spaces 5%

Natural / Semi-natural Spaces 17%

1.35 The average coverage for green infrastructure facilities in Shoeburyness is 24.3%.

Walking catchments: Town centre uses

1.36 Shoeburyness has five different Local or Neighbourhood Centre Locations, one superstore and two local shops that are located in isolation from the Local Centres. The location and provision of local shops and services in Shoeburyness is mapped in Figure 9. Access to these uses is based on the following walking distances and times:

Local / Neighbourhood Centre: 7.7 minutes / 600 metres catchment

District / Town Centre: 21.75 minutes / 1,750 metres

Superstore: 25 minutes / 2,000 metres

Local Shop: 5.5 minutes / 4350 metres

1.37 The Southend Retail Study (2011) and South Essex Retail Study (2017) both identify Shoeburyness as being a Local Centre. The closest Town or District centre is central Southend located to the west, beyond the 1,750-metre walking catchment from Shoeburyness. The entire area of the neighbourhood is within the 2,000-metre walking catchment to the one superstore in Shoeburyness. Equally much of the neighbourhood area is within 600 metres of a Local Centre due to these being evenly spread throughout. Furthermore, there are two local shops in the south of the neighbourhood, providing additional amenity to these residents.

1.38 There is some correlation between the location of Local Centres identified in Figure 45 and other community infrastructure discussed earlier in this report. The greatest confluence of facilities is near Ness Road in the central southern portion of the neighbourhood, where nurseries, primary and secondary schools, pharmacies, doctors, places of workshop and community centres are all located within a short walking distance.

1.39 The percentage of area that is covered by the catchment thresholds to each type of town centre infrastructure can be summarised below:

Superstores	99.7%
Local / neighbourhood centres	75.5%
Town and district centres	0.00%
Local Shops	7%

1.40 The average coverage for town centre uses in Shoeburyness is 45.6%.



Figure 8 - Shoeburyness Green Infrastructure Facilities and Catchment Areas

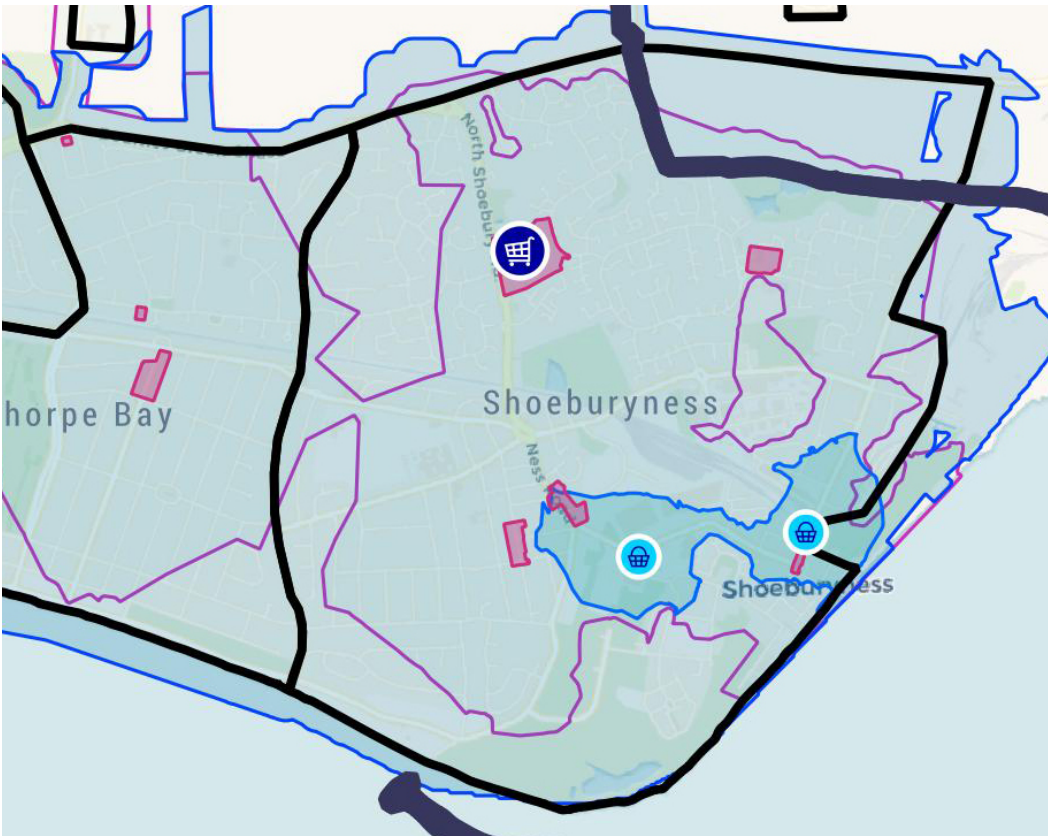


Figure 9 - Shoeburyness Town Centre Facilities and Catchment Areas

Summary of day-to-day services

- 1.41 Figure 10, below, overlays all the walking catchments for the day-to-day infrastructure categories discussed up until this point in the report which shows the ranging levels of completeness. A fully “complete” area would be one where all twenty day-to-day services and facilities are accessible within walking distance – however, the highest number of infrastructure facilities within walking distance of an area in Southend borough is seventeen. Therefore a “complete” area within this analysis is considered to be one with access to between 14 and 17 different types of facilities.
- 1.42 The average completeness score for Shoeburyness is 53.4%, with heat mapping indicating the most complete area to be within walking catchment of between 14-17 day-to-day facilities. The areas with the highest degree of completeness in Shoeburyness are focussed in the central southern portion due to a high confluence of health facilities, civic services, green space, a local centre for retail amenity and schools and nurseries. This contrasts with the north of the neighbourhood where the level of completeness is much lower. This is due in part to the severance of North Shoebury Road limiting access to the local centre and its retail offer, places of workshop, pharmacy, doctor’s surgery and supermarket to residents living in very close proximity to these services.
- 1.43 There is a general correlation between areas of highest completeness and those of highest density in Shoeburyness. More densely populated areas are generally located to the south of the rail corridor, in line with areas of higher completeness. The area of completeness to the north of the rail corridor is close to an area of high population density in north Shoeburyness but does not entirely overlap.

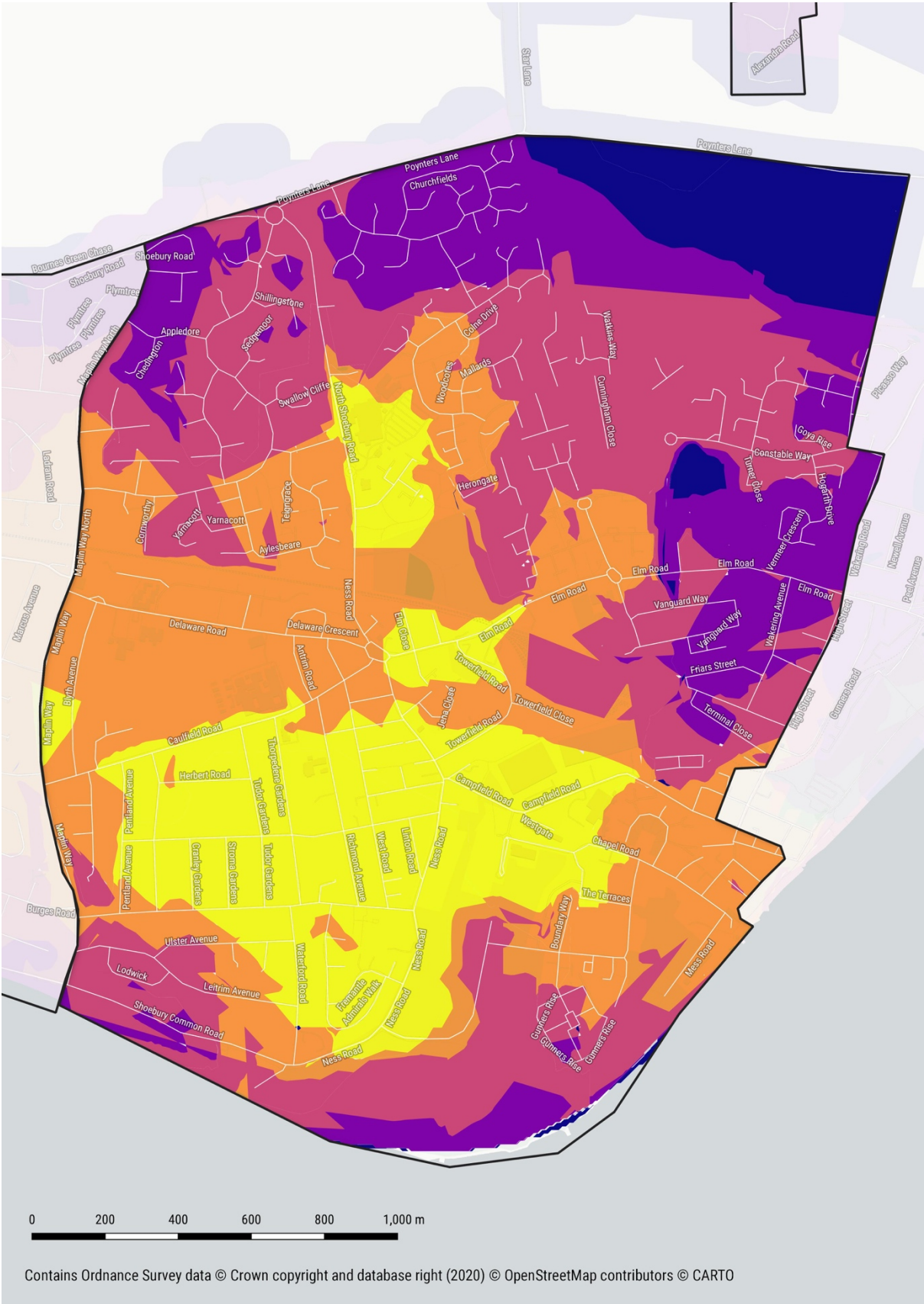


Figure 10 - Shoeburyness "Completeness" Heatmap

Housing Mix

- 1.44 The neighbourhood of Shoeburyness has four predominant residential types (figure 11). Semi-detached homes are most common closest to the sea, while detached homes are most common in the north west. Flats and maisonettes are the most prominent housing type in the middle of Shoeburyness, which is intersected by the rail corridor ending in Shoeburyness Rail Station. Lastly, the north of the neighbourhood comprises predominantly terraced housing.
- 1.45 The area with predominantly terraced housings corresponds to the areas of highest population density in Shoeburyness, while parts of the area with predominantly flats/maisonettes are also of a higher density.
- 1.46 The part of Shoeburyness with highest average housing price is the north-western most area of predominantly detached housing, close to both green belt land and the Thorpe Bay neighbourhood (£622,500). This is also the highest average housing price per area in Southend Borough. The part of Shoeburyness with the lowest average housing price is the area with predominantly flats/maisonettes, surrounding Shoeburyness Rail Station and the rail yard (£225,000). Further information on housing mix is set out in the appendix.

Broadband speeds

- 1.47 Broadband speeds in Shoeburyness do not vary too greatly and are generally very high. Speeds generally range from 30-40mbits/s to 70+mbits/s, however there are some parts of the neighbourhood closer to Thorpe Bay with poorer speeds of 20-25mbits/s. There appears to be no correlation between internet speed and population density in the neighbourhood, nor is there a correlation between the areas of highest “completeness” or internet speeds in the area. This implies that many of those living in an area without a high degree of completeness can still work efficiently from home. The fastest broadband speeds, in the north and east of the neighbourhood, and just outside, correlate with the presence of MoD land.

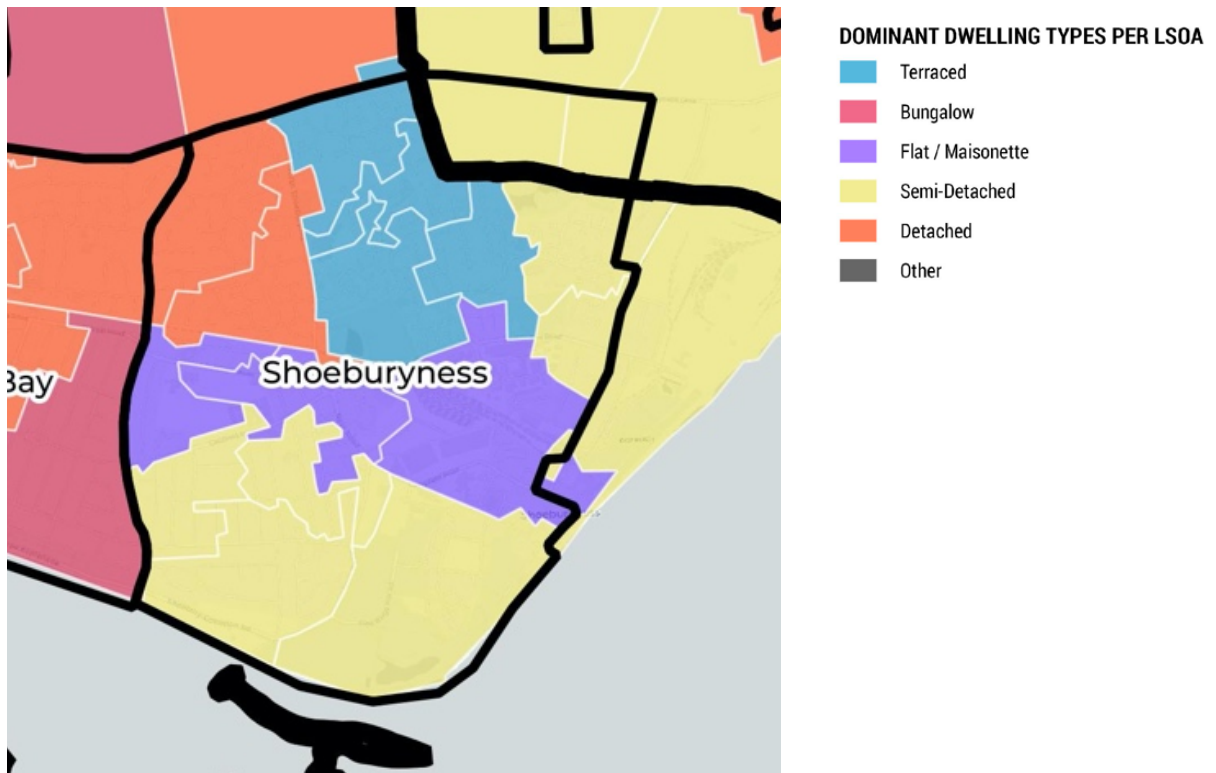


Figure 11 – Shoeburyness Dominant Residential Types

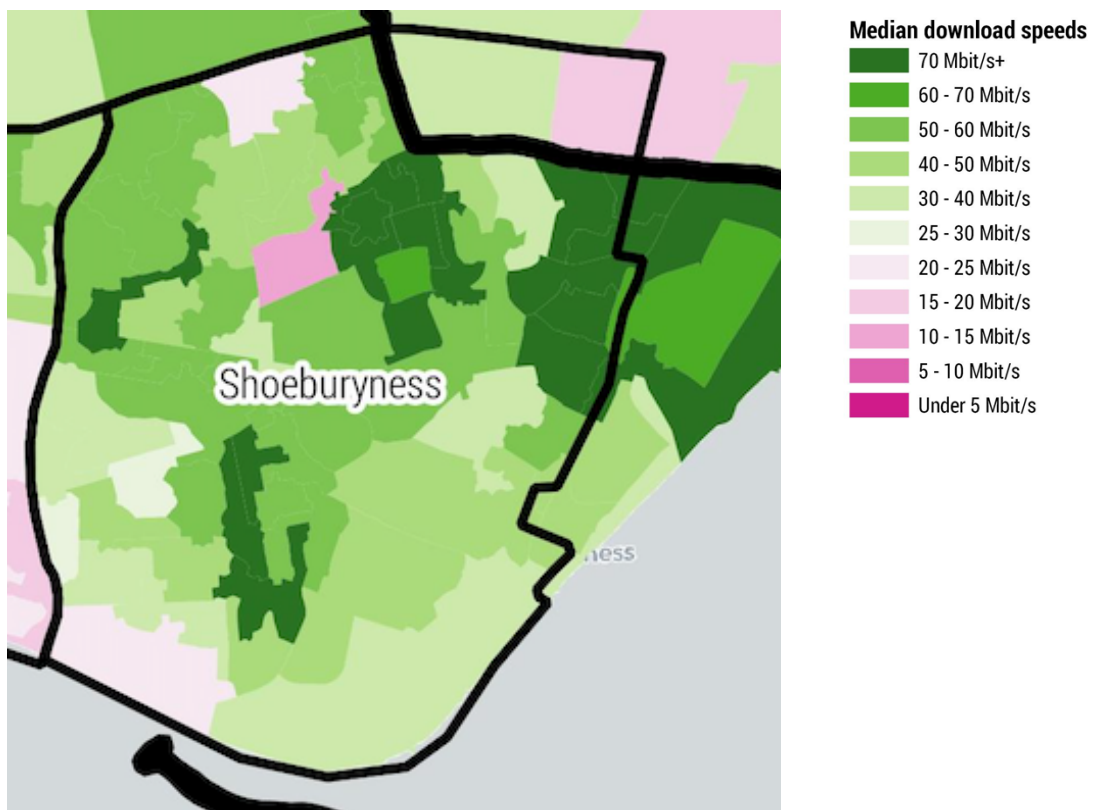


Figure 12 - Map of Broadband Speed within the Shoeburyness Neighbourhood

Area Summary

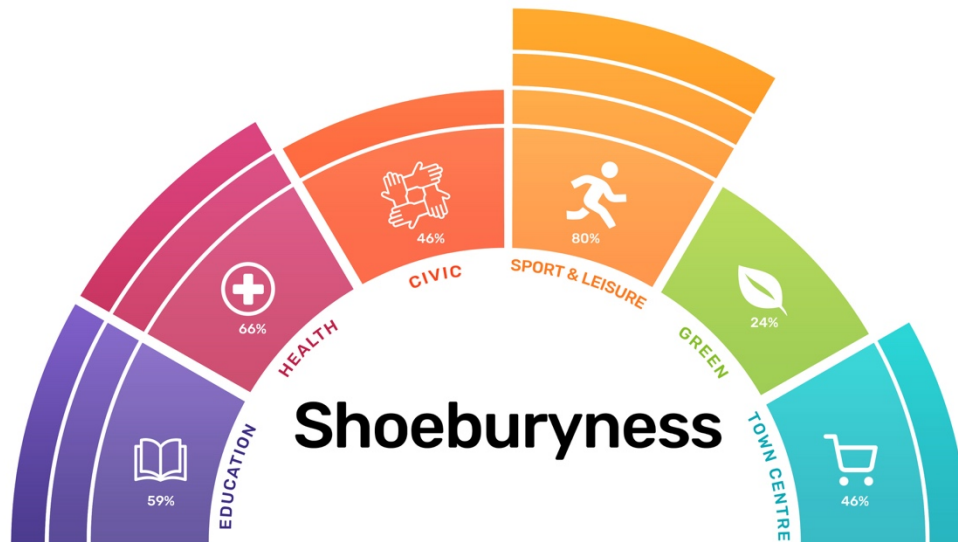
1.48 Demographics:

- Shoeburyness has the fourth largest population in Southend borough, comprising 22,275 people, or 12.14% of Southend Borough's total population.
- The demographic makeup comprises 50.2% aged 25 – 64, 20.65% of those 24 or under, and 16.3% of those 65 or older. This is generally on par with the Southend average.
- There are 2% more part-time employees and 2% less full-time employees in the neighbourhood than the area average.
- Shoeburyness is the 4th least densely populated neighbourhoods, with a total population density of 44 people per hectare (pph). The majority of the neighbourhood has a density of 11-50pph, though there are three areas with a density of 108-150pph.
- The housing typology across Shoeburyness is varied, with a variety of areas with different dominant residential types including terraced housing, detached housing, semi-detached housing, and flats/maisonettes. The areas with a dominant residential type of terraced housing are those with the highest density across the neighbourhood.

1.49 Day-to-day Infrastructure:

- Most day-to-day infrastructure facilities fall south of the Railway line, and especially within the south-eastern part of the neighbourhood. The very north western part of the neighbourhood contains no infrastructure facilities, though is still within walking distance to some facilities outside the neighbourhood.
- One superstore (Asda) is located north of the rail corridor and provides access to the majority of the neighbourhood.
- The rail corridor is a huge barrier to those living north of it and accessing infrastructure by foot, especially schools, green infrastructure, and community infrastructure.
- The only community infrastructure facilities north of the rail corridor are places of worship. There are also no nurseries or secondary schools north of the rail corridor.
- The area just south of the rail corridor has the greatest level of access to the different types of infrastructure identified in this study.
- There is a good provision of sports and green infrastructure across the neighbourhood, including to the north-western portion.
- There appears to be no correlation between the area's broadband speeds and density or completeness levels.

- 1.50 The average completeness score for Shoeburyness is 53.4%, with heat mapping indicating the most complete area to be within walking catchment of between 14-17 day-today facilities
- 1.51 The completeness score for Shoeburyness, by infrastructure type, is summarised below:



Appendix: Housing Mix

Information from the Valuation Office Agency (VOA) has been used to show the percentage mix of housing typologies across the study area, with the maps presented in this appendix split by housing type. This data is available at lower-layer super output area level and is the most comprehensive and up-to-date source material available that shows the housing mix at a meaningful scale. However, the boundaries of the lower-layer super output areas do not match with settlements or neighbourhood areas, so whilst the mapping does give some indication of housing mix within an area, it does not present the definitive position.

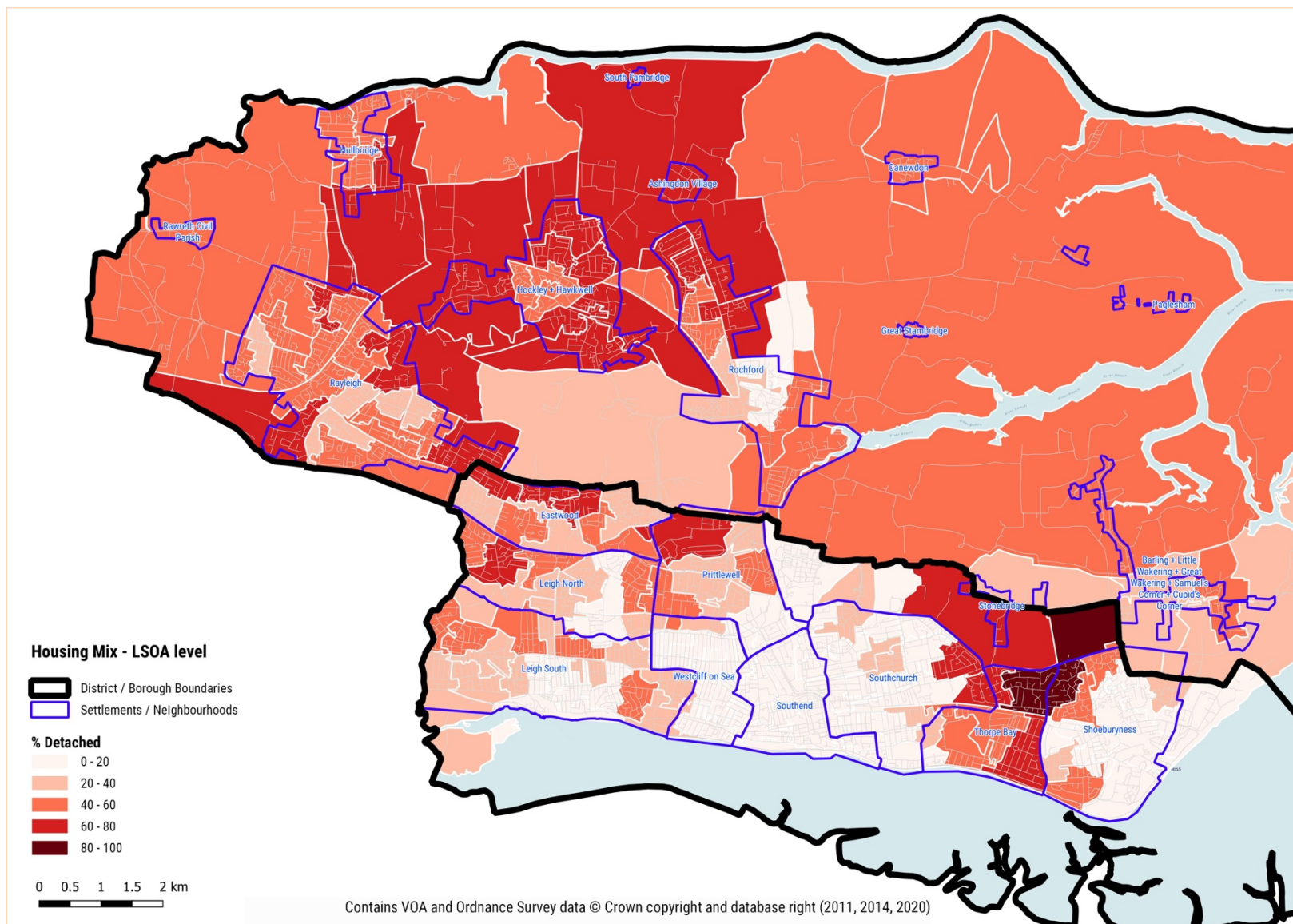


Figure 13: Proportion of detached homes in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

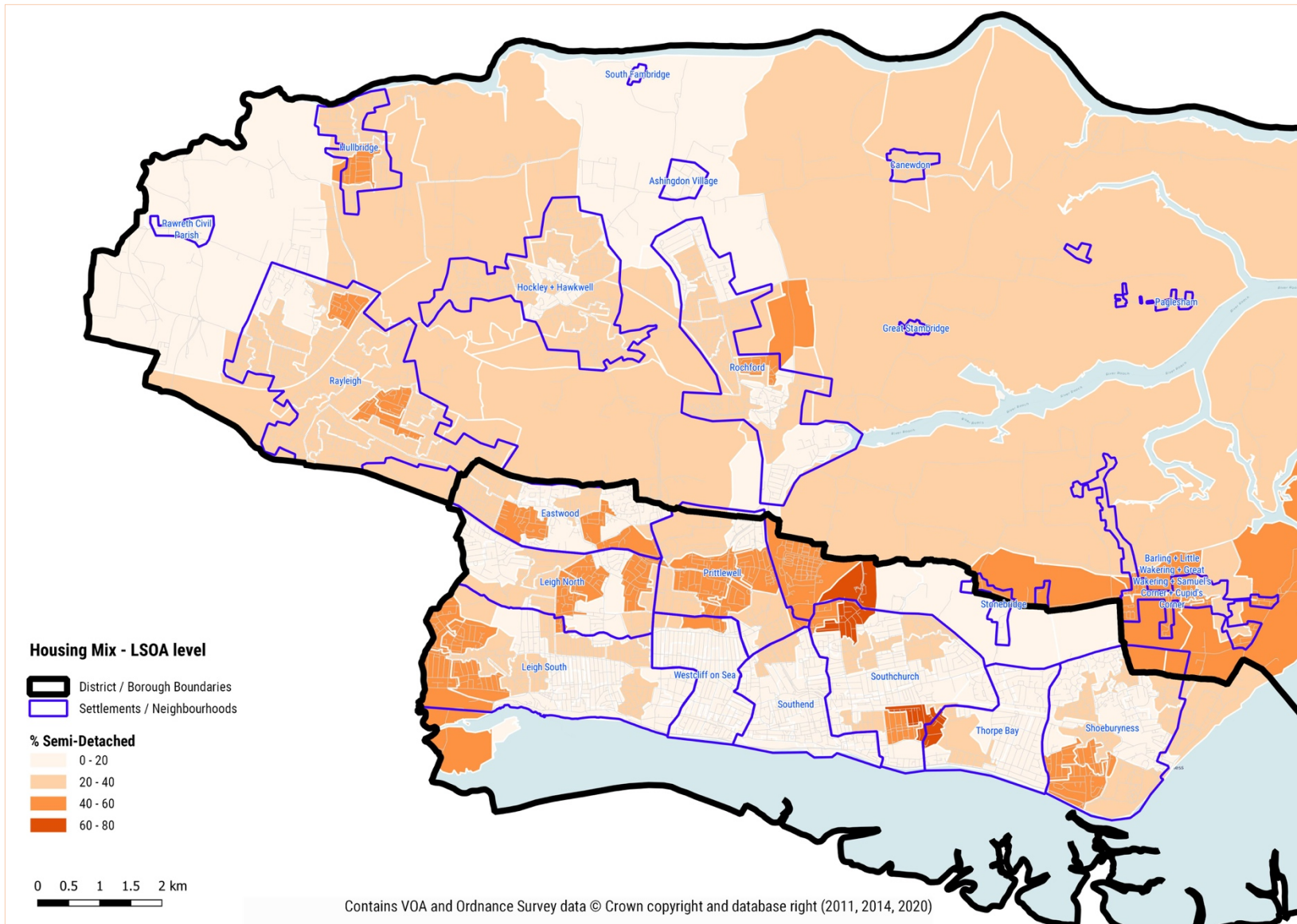


Figure 14: Proportion of semi-detached homes in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

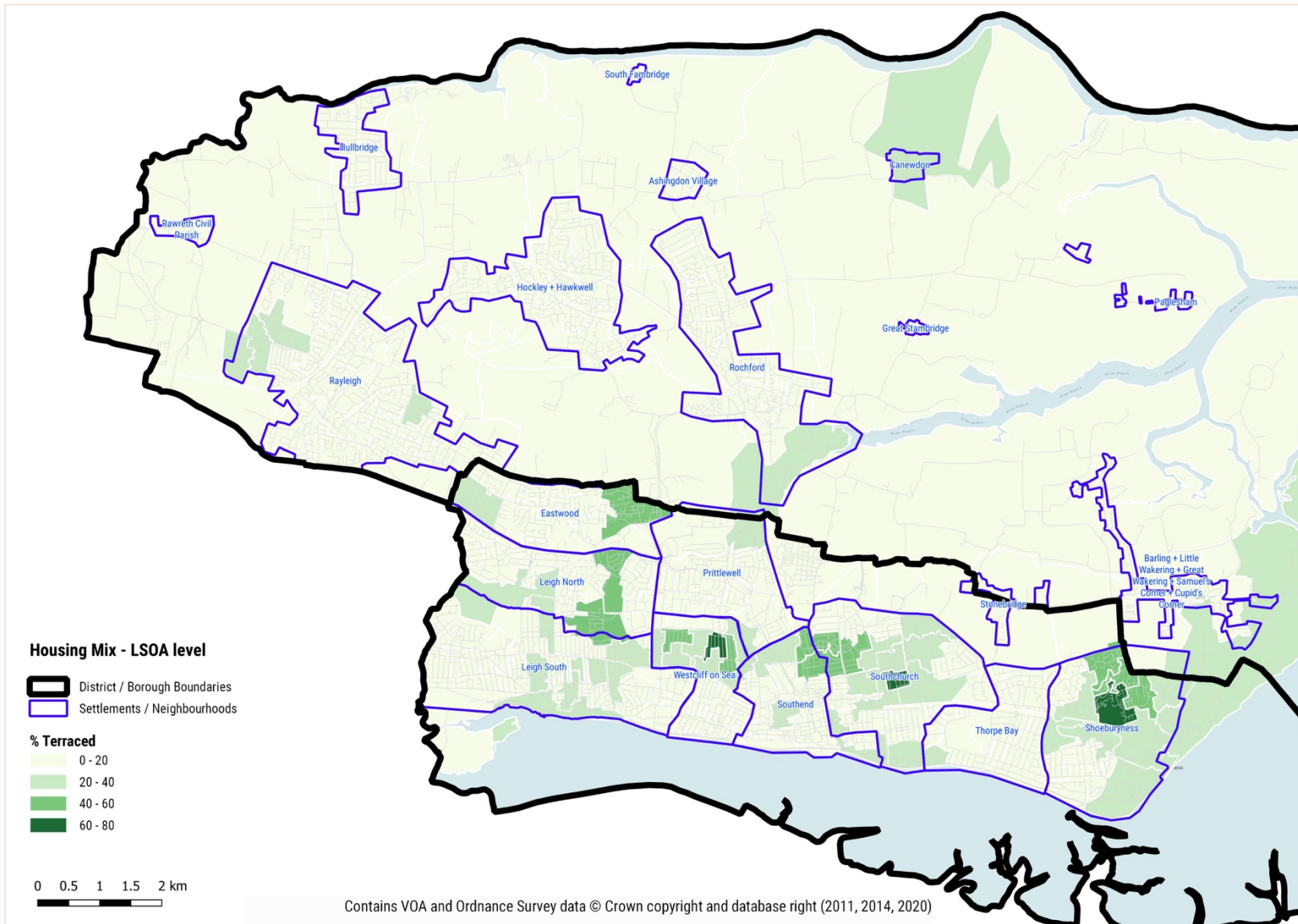


Figure 15: Proportion of terraced homes in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

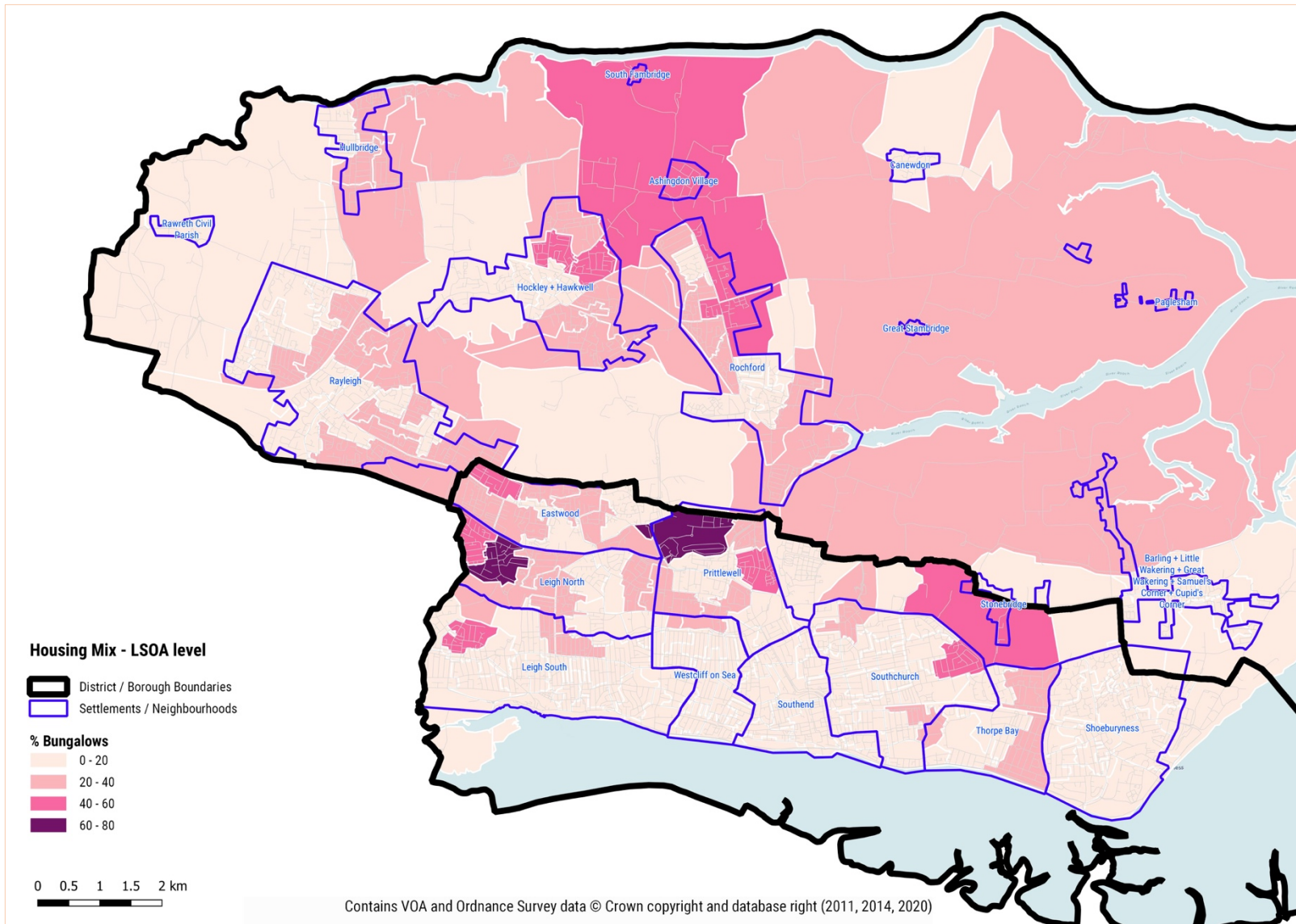


Figure 16: Proportion of bungalows in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

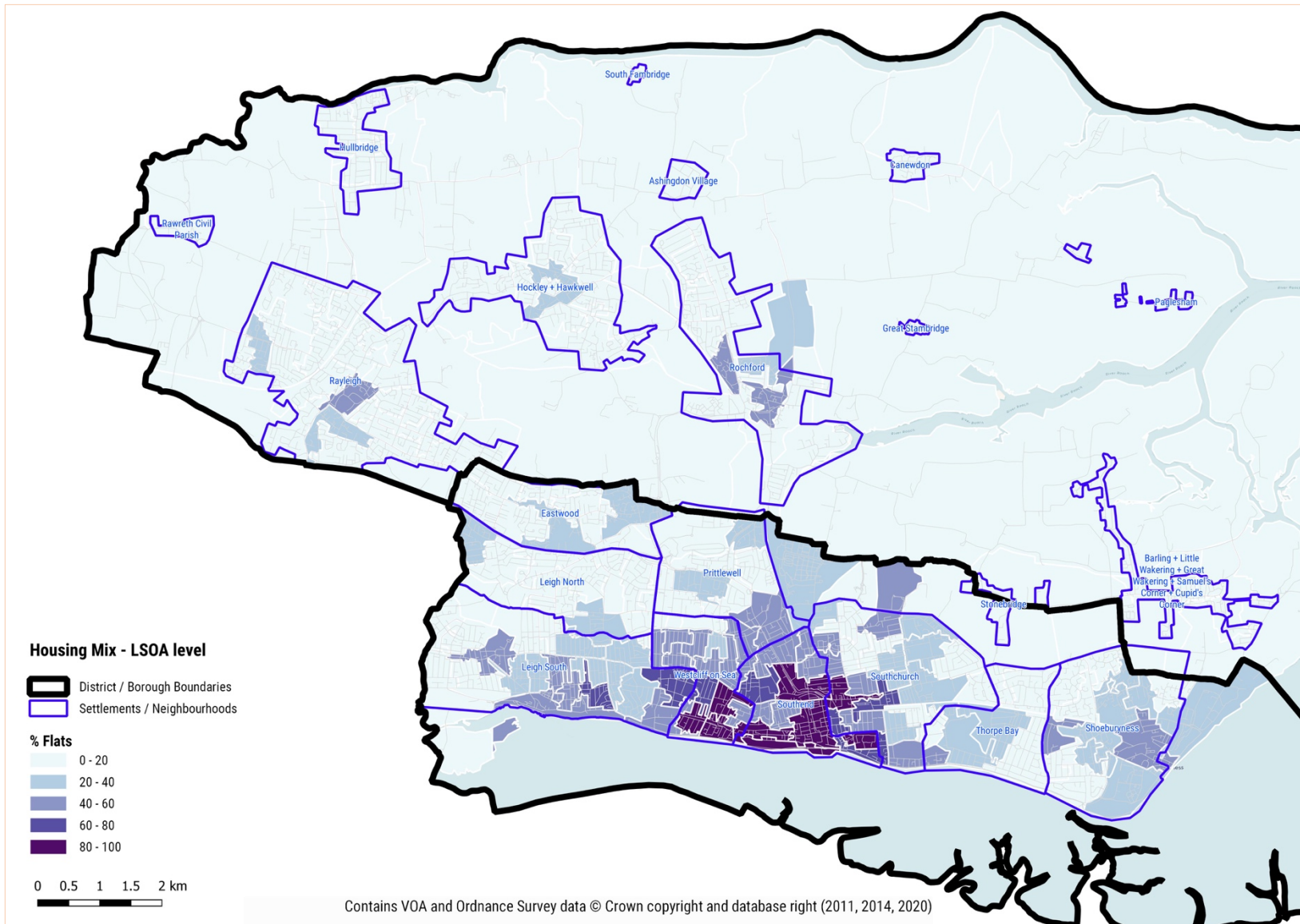


Figure 17: Proportion of flats in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)



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