
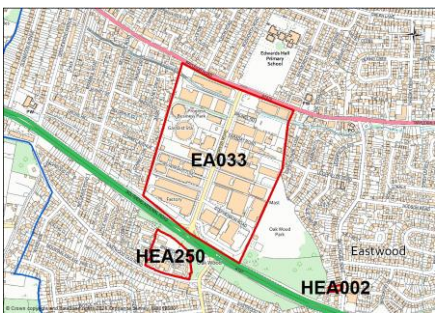


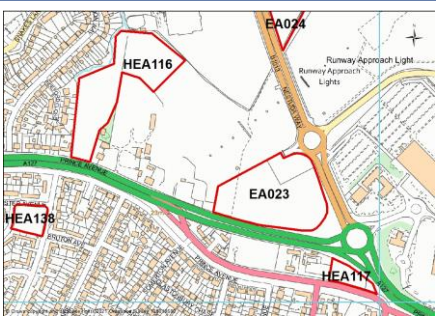







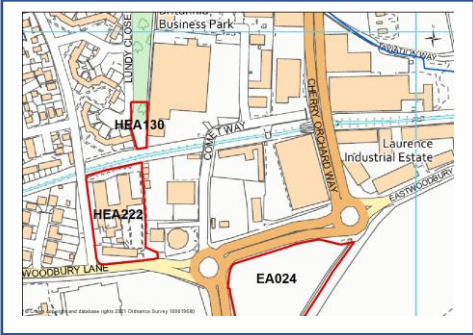


Site Reference:		EA023								
Address:	Nestuda Way									
Neighbourhood:		Eastwood		Ward:	St. Laurence					
Site Category:		URBAN		Size (ha):	2.75					
Planning Permission:		None		Density:	0.00					
Potential Capacity Housing:		N/A	N/A	Proposed Use:	Employment					
Potential Net Employment Floorspace (sqm):		Gross 10,000	Net 10,000	Existing Use:	Agricultural					
Context and surroundings:		The site is part surfaced, part greenfield land. Access can be gained from the roundabout on Nestuda Way. The area to the south of the site is predominantly comprised of residential buildings, ranging in style and building height. To the north east of the site on the other side of Nestuda Way is Southend Airport runway. A Premier Inn hotel, pub, offices and a Tesco Extra sit directly to the east.								
Summary of constraints:		The site is located adjacent to a busy main road (A127) and the airport which may potentially cause noise issues and constrain development. The site is confirmed as being good agricultural land and the majority of the site is within a minerals safeguarding zone.								

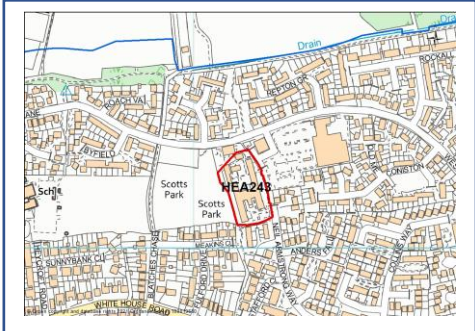


Site Reference:		EA033									
Address:		Progress Road									
Neighbourhood:		Eastwood		Ward:	Eastwood Park						
Site Category:		URBAN		Size (ha):	21.46						
Planning Permission:		None		Density:	0.00						
Potential Capacity Housing:		N/A	N/A	Proposed Use:	Employment						
Potential Net Employment Floorspace (sqm):		Gross 6,200	Net 6,200	Existing Use:	Employment						
Context and surroundings:		The site is a large established employment area and currently serves an ongoing employment function. It is bounded by the A127 to the south and adjoins residential uses, a primary school and open space. The A1015 Rayleigh Road bounds the north of the site.									
Summary of constraints:		The site is within an established employment area and the most suitable use would be redevelopment for employment uses. Residential development would therefore be inappropriate. Part of the site is on gas exclusion consultation zone but development likely to be possible as the principle of development is already established. Site also has TPOs.									
	Criteria								Score/Qualitative Assessment		
Deliverability	1.1 Site Availability								Site is confirmed to be available for development by landowner but is subject to Council resolution		
	1.2 Achievability								Site has potential to be viable based on current market conditions		
Environmental	2.1 Flood Risk								Majority of site within Flood Zone 1 (87% of site)		
	2.2 Critical Drainage Area								The Majority of the site is not in a critical drainage area (100% of site)		
	2.3 Green Belt								Site not located in the Green Belt		
	2.4 Landscape								Majority of site within high-capacity area or is located within existing settlement boundary.		
	2.5 Impact of development on Ancient Woodland								Majority of site not within 50m buffer of Ancient Woodland (99% of site)		
	2.6 Impact of development on SPA, SAC, Ramsar								Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)		
	2.7 Impact of development on SSSI, NNR								Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)		
	2.8 Impact of development on LWS, LNR								Majority of site not within or adjacent locally protected habitat site (100% of site)		
	2.9 Impact on Open Space								Majority of site is not designated as protected open space (100% of site)		
	2.10 Impact on TPO								Site contains protected trees		
	2.11 Impact on Minerals Safeguarding Zone								Majority of site not within minerals safeguarding zone (100% of site)		
	2.12 Impact on Air Quality								Majority of site not within an Air Quality Management Area (100% of site)		
	2.13 Impact on Agricultural Land								Majority of site (>50%) potentially does not contain agricultural land (100% of site)		
Historic Environment	3.1 Impact on scheduled monument								Majority of site > 50m from a scheduled monument (100% of site)		
	3.2 Impact on conservation area								Majority of site >50m from conservation area (100% of site)		
	3.3 Impact on listed building								Majority of site >50m from listed building (100% of site)		
	3.4 Impact on local listed building								Site does not contain a locally listed building		
	3.5 Impact on archaeological assets								Site unlikely to contain archaeological assets		
Transport	4.1 Distance to nearest bus stop								Site is less than 400m from a bus stop		
	4.2 Frequency of bus service								>10 Number of bus services received per hour (stops within 400m)		
	4.3 Distance to nearest train station								Site is between 1150km and 2.3km from a train station		
	4.4 Performance of existing highway network								Performance of existing highway network 40th – 60th percentile		
5. Hazards	5.1 suitability of residential uses								The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely		
	5.2 Presence of power lines / pylons								Site does not contain any overhead power lines or pylons		
	5.3 Gas Pipeline								Site contains gas pipeline but some development likely to be possible		
	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)		
	5.5 Public Safety Zone for London Southend Airport (LSA)								Majority of site not within LSA public safety zone (100% of site)		
Regeneration + Sustainable Settlements	6.1 Deprivation Index								Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (% of site)		
	6.2 Area on designated employment land								The majority of the site is on designated employment land – site is being promoted for employment purposes so green score		
	6.3 Community Assets on site								No loss of asset of community value (ACV)		
	6.4 Settlement Role and Hierarchy								Site within existing settlement		
	6.5 Contribution to regeneration of the urban area								Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)		
Facilities and Services	7.1 Distance to nearest primary school								Site is between 400m and 800m from a primary school		
	7.2 Distance to nearest secondary school								Site is between 1150km and 2.3km from a secondary school		
	7.3 Distance to nearest healthcare facility								Site is between 400m and 800m from a healthcare facility		
	7.4 Distance to nearest designated open space								Site is less than 400m from a designated open space		
	7.5 Distance to nearest built leisure facility								Site is between 400m and 800m from a built leisure facility		
	7.6 Distance to nearest town centre								Site is more than 2.3km from town centre		
	7.7 Distance to nearest town and district centre								Site is more than 2.3km from a town and district centre		
	7.8 Distance to nearest town/ district/ local centres / parade								Site is between 400m and 800m from a town/ district/ local centres / parade		
	7.9 Distance to nearest designated employment site								Site is less than 400m from a designated employment site		
	7.10 Proximity to small-scale retail <280m2								(> 0 - ≤ 5) small scale retail uses within 2.3km		
	7.11 Proximity to commercial uses								Number of commercial uses within 2.3km. <20th percentile		

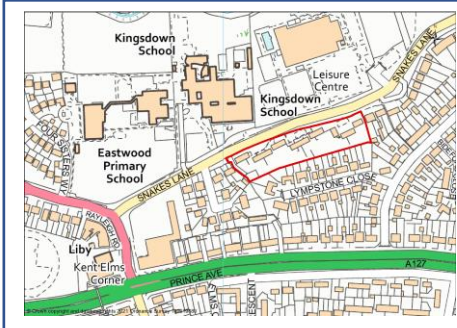


Site Reference:		HEA002					
Address:		112 Bellhouse Road, Leigh-on-Sea, SS9 5NG					
Neighbourhood:		Eastwood		Ward:	Eastwood Park		
Site Category:		URBAN		Size (ha):	0.08		
Planning Permission:		None		Density:	75		
Potential Capacity Housing:		Gross 6	Net 5	Proposed Use:	Residential development		
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Housing		
Context and surroundings:		The site primarily consists of a single residential dwelling house located on a rectangular plot on the west side of Bellhouse Road, Eastwood. The site is also in close proximity to the A127 and Oakwood Park.					
Summary of constraints:		This is a previously developed site and the majority of the site is within 15m to 50m buffer of Ancient Woodland, however the principle of development is already established.					
	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available by landowner
	1.2 Achievability						Site has potential to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site within 15m to 50m buffer of Ancient Woodland (82% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is between 400m and 800m from a bus stop
	4.2 Frequency of bus service						0 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 1150km and 2.3km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in 20 -50% most deprived national deprivation decile 100 (% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 800m and 1150km from a primary school
	7.2 Distance to nearest secondary school						Site is between 1150km and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility						Site is between 400m and 800m from a healthcare facility
	7.4 Distance to nearest designated open space						Site is between 400m and 800m from a designated open space
	7.5 Distance to nearest built leisure facility						Site is between 400m and 800m from a built leisure facility
	7.6 Distance to nearest town centre						Site is more than 2.3km from a town and district centre
	7.7 Distance to nearest town and district centre						Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is between 400m and 800m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is between 400m and 800m from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. 20th percentile – 40th percentile




Site Reference:		HEA116					
Address:	Land at Brendon Way/North of Prince Avenue						
Neighbourhood:		Eastwood		Ward:	St Laurence		
Site Category:		AGGLAND		Size (ha):	2.45		
Planning Permission:		None		Density:	24.52		
Potential Capacity Housing:		Gross 60	Net 60	Proposed Use:	Residential development		
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Agricultural		
Context and surroundings:		Agricultural land within the built up area of Southend, a field and a western section of an adjoining larger field. Hedgerow runs north-south across the site. The site is bounded by Prince Avenue (A127) and to the north by sport facilities. Residential properties lie to the west. Employment land to the north surrounding Cherry Orchard Way. Southend Airport is to the north east. Development of the site would need to consider access arrangements, proximity of runway and loss of agricultural land.					
Summary of constraints:		The site is located adjacent to a busy main road and the airport which may potentially cause noise issues and constrain development. The majority of the site is within a minerals safeguarding zone. The northern part of the site is in Flood Zone 2.					
							
	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution
	1.2 Achievability						Site is likely to be viable based on current market conditions.
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (51% of site), with 49% of the site in Flood Zone 2.
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site within minerals safeguarding zone (99% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (99% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 1150km and 2.3km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5.Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is greenfield land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 800m and 1150km from a primary school
	7.2 Distance to nearest secondary school						Site is between 800m and 1150km from a secondary school
	7.3 Distance to nearest healthcare facility						Site is between 800m and 1150km from a healthcare facility
	7.4 Distance to nearest designated open space						Site is less than 400m from a designated open space
	7.5 Distance to nearest built leisure facility						Site is less than 400m from a built leisure facility
	7.6 Distance to nearest town centre						Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is between 800m and 1150km from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is between 400m and 800m from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. 20th percentile – 40th percentile

Site Reference:		HEA130						
Address:	Lundy Close							
Neighbourhood:	Eastwood		Ward:	St Laurence				
Site Category:	URBAN		Size (ha):	0.27				
Planning Permission:	None		Density:	26.22				
Potential Capacity Housing:	Gross 7	Net 7	Proposed Use:	Residential development				
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Open Space				
Context and surroundings:	Site includes two parcels of land either end of an area of green space (not designated) associated with the adjacent housing estate. Surrounding uses are mixed including housing and employment to the north and east (Comet Way Employment Area).							
Summary of constraints:	Majority of the site is within a minerals safeguarding zone and the western part of the southern site is in Flood Zone 2.							
	Criteria							Score/Qualitative Assessment
Deliverability	1.1 Site Availability							Site is confirmed to be available for development by landowner but is subject to Council resolution
	1.2 Achievability							Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk							Majority of site within Flood Zone 1 (77% of site), part of the southern site is in Flood Zone 2.
	2.2 Critical Drainage Area							The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt							Site not located in the Green Belt
	2.4 Landscape							Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland							Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar							Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space							Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO							Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone							Majority of site within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land							Majority of site (>50%) potentially does not contain agricultural land (97% of site)
Historic Environment	3.1 Impact on scheduled monument							Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area							Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building							Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building							Site does not contain a locally listed building
	3.5 Impact on archaeological assets							Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop							Site is less than 400m from a bus stop
	4.2 Frequency of bus service							>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station							Site is between 1150km and 2.3km from a train station
	4.4 Performance of existing highway network							Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses							The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons							Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline							Site does not contain gas pipelines
	5.4 Waste							Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)							Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index							Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (83% of site), with 17% of the site within 20 - 50% LSOA
	6.2 Area on designated employment land							No loss of designated employment land
	6.3 Community Assets on site							No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy							Site within existing settlement
	6.5 Contribution to regeneration of the urban area							Site is greenfield land (% of site)
Facilities and Services	7.1 Distance to nearest primary school							Site is between 1150km and 2.3km from a primary school
	7.2 Distance to nearest secondary school							Site is between 1150km and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility							Site is between 400m and 800m from a healthcare facility
	7.4 Distance to nearest designated open space							Site is between 400m and 800m from a designated open space
	7.5 Distance to nearest built leisure facility							Site is between 400m and 800m from a built leisure facility
	7.6 Distance to nearest town centre							Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre							Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade							Site is between 400m and 800m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site							Site is between 400m and 800m from a designated employment site
	7.10 Proximity to small-scale retail <280m2							(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses							Number of commercial uses within 2.3km. 20th percentile – 40th percentile

Site Reference:		HEA222					
Address:	Bishop House, Western Approaches, Eastwood						
Neighbourhood:	Eastwood		Ward:	St. Laurence			
Site Category:	REGEN		Size (ha):	0.86			
Planning Permission:	None		Density:	86			
Potential Capacity Housing:	Gross 74	Net 16	Proposed Use:	Residential			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered Housing			
Context and surroundings:	Predominantly 2 storey building currently in use as sheltered housing located in an existing residential area. Commercial uses to the east. Sports/recreation uses to the south. The site is in close proximity to the Airport.						
Summary of constraints:	Brownfield site currently in use. It is also mainly in Flood Zone 2 and partly in Flood Zone 3, redevelopment therefore be subject to the relevant sequential tests. Site within consultation area of safeguarded minerals but is under 5ha in size. There are some trees protected by TPO on the site.						
							
	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment, or expansion to help assist in regenerating the area, providing new and better-quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site has potential to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 2 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site contains protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 1150km and 2.3km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land.
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 800m and 1150km from a primary school
	7.2 Distance to nearest secondary school						Site is between 800m and 1150km from a secondary school
	7.3 Distance to nearest healthcare facility						Site is between 800m and 1150km from a healthcare facility
	7.4 Distance to nearest designated open space						Site is between 400m and 800m from a designated open space
	7.5 Distance to nearest built leisure facility						Site is less than 400m from a built leisure facility
	7.6 Distance to nearest town centre						Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is between 400m and 800m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is less than 400m from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. 20th percentile – 40th percentile

Site Reference:		HEA243										
Address:	Scott House, 171 Neil Armstrong Way, Leigh on Sea											
Neighbourhood:	Eastwood		Ward:	St. Laurence								
Site Category:	REGEN		Size (ha):	0.74								
Planning Permission:	None		Density:	100								
Potential Capacity Housing:		Gross 74	Net 16	Proposed Use:	Residential							
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Sheltered Housing							
Context and surroundings:		Group of buildings, 1 to 3 storeys, in use as sheltered accommodation. Located in a low-rise residential area. The site is bounded by Scott Park to the west with a community centre and Morrisons supermarket to the east										
Summary of constraints:		The site is currently in active use but relatively free from constraints. There are some trees protected by TPO on the site. Limited space for wider redevelopment.										
												
	Criteria										Score/Qualitative Assessment	
Deliverability	1.1 Site Availability										Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment, or expansion to help assist in regenerating the area, providing new and better-quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.	
	1.2 Achievability										Site is likely to be viable based on current market conditions	
Environmental	2.1 Flood Risk										Majority of site within Flood Zone 1 (100% of site)	
	2.2 Critical Drainage Area										The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt										Site not located in the Green Belt	
	2.4 Landscape										Majority of site within high-capacity area or is located within existing settlement boundary.	
	2.5 Impact of development on Ancient Woodland										Majority of site not within 50m buffer of Ancient Woodland (100% of site)	
	2.6 Impact of development on SPA, SAC, Ramsar										Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)	
	2.7 Impact of development on SSSI, NNR										Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)	
	2.8 Impact of development on LWS, LNR										Majority of site not within or adjacent locally protected habitat site (100% of site)	
	2.9 Impact on Open Space										Majority of site is not designated as protected open space (100% of site)	
	2.10 Impact on TPO										Site contains protected trees	
	2.11 Impact on Minerals Safeguarding Zone										Majority of site not within minerals safeguarding zone (100% of site)	
	2.12 Impact on Air Quality										Majority of site not within an Air Quality Management Area (100% of site)	
	2.13 Impact on Agricultural Land										Majority of site (>50%) potentially does not contain agricultural land (% of site)	
Historic Environment	3.1 Impact on scheduled monument										Majority of site > 50m from a scheduled monument (100% of site)	
	3.2 Impact on conservation area										Majority of site >50m from conservation area (100% of site)	
	3.3 Impact on listed building										Majority of site >50m from listed building (100% of site)	
	3.4 Impact on local listed building										Site does not contain a locally listed building	
	3.5 Impact on archaeological assets										Site unlikely to contain archaeological assets	
Transport	4.1 Distance to nearest bus stop										Site is less than 400m from a bus stop	
	4.2 Frequency of bus service										>10 Number of bus services received per hour (stops within 400m)	
	4.3 Distance to nearest train station										Site is between 1150km and 2.3km from a train station	
	4.4 Performance of existing highway network										Performance of existing highway network <40th percentile	
5.Hazards	5.1 suitability of residential uses										The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.	
	5.2 Presence of power lines / pylons										Site does not contain any overhead power lines or pylons	
	5.3 Gas Pipeline										Site does not contain gas pipelines	
	5.4 Waste										Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)	
	5.5 Public Safety Zone for London Southend Airport (LSA)										Majority of site not within LSA public safety zone (100% of site)	
Regeneration + Sustainable Settlements	6.1 Deprivation Index										Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (100% of site)	
	6.2 Area on designated employment land										No loss of designated employment land	
	6.3 Community Assets on site										No loss of asset of community value (ACV)	
	6.4 Settlement Role and Hierarchy										Site within existing settlement	
	6.5 Contribution to regeneration of the urban area										Site is previously developed land (% of site)	
Facilities and Services	7.1 Distance to nearest primary school										Site is between 1150km and 2.3km from a primary school	
	7.2 Distance to nearest secondary school										Site is between 1150km and 2.3km from a secondary school	
	7.3 Distance to nearest healthcare facility										Site is less than 400m from a healthcare facility	
	7.4 Distance to nearest designated open space										Site is less than 400m from a designated open space	
	7.5 Distance to nearest built leisure facility										Site is between 800m and 1150km from a built leisure facility	
	7.6 Distance to nearest town centre										Site is more than 2.3km from town centre	
	7.7 Distance to nearest town and district centre										Site is more than 2.3km from a town and district centre	
	7.8 Distance to nearest town/ district/ local centres / parade										Site is less than 400m from a town/ district/ local centres / parade	
	7.9 Distance to nearest designated employment site										Site is between 1150km and 2.3km from a designated employment site	
	7.10 Proximity to small-scale retail <280m2										(> 0 - ≤ 5) small scale retail uses within 2.3km	
	7.11 Proximity to commercial uses										Number of commercial uses within 2.3km. 20th percentile – 40th percentile	

Site Reference:		HEA245					
Address:	68-114 Snakes Lane, Southend					<div></div> <div></div>	
Neighbourhood:	Eastwood		Ward:	St. Laurence			
Site Category:	REGEN		Size (ha):	0.82			
Planning Permission:	None		Density:	100			
Potential Capacity Housing:	Gross 82	Net 34	Proposed Use:	Residential			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Current Use:	Sheltered Housing			
Context and surroundings:	2 storey blocks of flats with landscaped areas fronting Snakes Lane. Large areas of landscaped areas to the rear of the properties. To the south of the site are residential uses with the A127 beyond.					<div></div>	
Summary of constraints:	The site is currently in active use and is relatively free from development constraints. Development will need to take account of the sites close location to Southend Airport in terms of noise. Fronts busy road.						
	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment, or expansion to help assist in regenerating the area, providing new and better-quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site viability is likely to be marginal based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 1150km and 2.3km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school						Site is less than 400m from a secondary school
	7.3 Distance to nearest healthcare facility						Site is between 400m and 800m from a healthcare facility
	7.4 Distance to nearest designated open space						Site is between 400m and 800m from a designated open space
	7.5 Distance to nearest built leisure facility						Site is less than 400m from a built leisure facility
	7.6 Distance to nearest town centre						Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is less than 400m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is between 800m and 11150km from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. 20th percentile – 40th percentile

Site Reference:		HEA254							
Address:		Beaver Tower							
Neighbourhood:		Eastwood		Ward:	Eastwood Park				
Site Category:		REGEN		Size (ha):	1.36				
Planning Permission:		None		Density:	100				
Potential Capacity Housing:		Gross 136	Net 40	Proposed Use:	Residential				
Potential Net Employment Floorspace (sqm):		N/A	N/A	Current Use:	Residential				
Context and surroundings:		Residential estate comprising 2 storey terraced properties, garages, and a 12 storey tower. The site is bounded by Eastwood Park in a residential area.							
Summary of constraints:		Brownfield site currently in active use that is relatively free of development constraints. There are some trees protected by a TPO on the site. The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely. Only a singular access to Hudson Rd that appears to be lower capacity.							
	Criteria							Score/Qualitative Assessment	
Deliverability	1.1 Site Availability							Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment, or expansion to help assist in regenerating the area, providing new and better-quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.	
	1.2 Achievability							Site viability is likely to be marginal based on current market conditions	
Environmental	2.1 Flood Risk							Majority of site within Flood Zone 1 (100% of site)	
	2.2 Critical Drainage Area							The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt							Site not located in the Green Belt	
	2.4 Landscape							Majority of site within high-capacity area or is located within existing settlement boundary.	
	2.5 Impact of development on Ancient Woodland							Majority of site not within 50m buffer of Ancient Woodland (100% of site)	
	2.6 Impact of development on SPA, SAC, Ramsar							Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)	
	2.7 Impact of development on SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)	
	2.8 Impact of development on LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)	
	2.9 Impact on Open Space							Majority of site is not designated as protected open space (100% of site)	
	2.10 Impact on TPO							Site contains protected trees	
	2.11 Impact on Minerals Safeguarding Zone							Majority of site not within minerals safeguarding zone (100% of site)	
	2.12 Impact on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)	
	2.13 Impact on Agricultural Land							Majority of site (>50%) potentially does not contain agricultural land (100% of site)	
Historic Environment	3.1 Impact on scheduled monument							Majority of site > 50m from a scheduled monument (100% of site)	
	3.2 Impact on conservation area							Majority of site >50m from conservation area (100% of site)	
	3.3 Impact on listed building							Majority of site >50m from listed building (100% of site)	
	3.4 Impact on local listed building							Site does not contain a locally listed building	
	3.5 Impact on archaeological assets							Site unlikely to contain archaeological assets	
Transport	4.1 Distance to nearest bus stop							Site is between 400m and 800m from a bus stop	
	4.2 Frequency of bus service							8-10 Number of bus services received per hour (stops within 400m)	
	4.3 Distance to nearest train station							Site is between 1150km and 2.3km from a train station	
	4.4 Performance of existing highway network							Performance of existing highway network <40th percentile	
5.Hazards	5.1 suitability of residential uses							The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely	
	5.2 Presence of power lines / pylons							Site does not contain any overhead power lines or pylons	
	5.3 Gas Pipeline							Site does not contain gas pipelines	
	5.4 Waste							Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)	
	5.5 Public Safety Zone for London Southend Airport (LSA)							Majority of site not within LSA public safety zone (100% of site)	
Regeneration + Sustainable Settlements	6.1 Deprivation Index							Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)	
	6.2 Area on designated employment land							No loss of designated employment land	
	6.3 Community Assets on site							No loss of asset of community value (ACV)	
	6.4 Settlement Role and Hierarchy							Site within existing settlement	
	6.5 Contribution to regeneration of the urban area							Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)	
Facilities and Services	7.1 Distance to nearest primary school							Site is between 1150km and 2.3km from a primary school	
	7.2 Distance to nearest secondary school							Site is between 1150km and 2.3km from a secondary school	
	7.3 Distance to nearest healthcare facility							Site is between 800m and 1150km from a healthcare facility	
	7.4 Distance to nearest designated open space							Site is less than 400m from a designated open space	
	7.5 Distance to nearest built leisure facility							Site is between 800m and 1150km from a built leisure facility	
	7.6 Distance to nearest town centre							Site is more than 2.3km from town centre	
	7.7 Distance to nearest town and district centre							Site is more than 2.3km from a town and district centre	
	7.8 Distance to nearest town/ district/ local centres / parade							Site is between 800m and 1150km from a town/ district/ local centres / parade	
	7.9 Distance to nearest designated employment site							Site is between 1150km and 2.3km from a designated employment site	
	7.10 Proximity to small-scale retail <280m2							(> 0 - ≤ 5) small scale retail uses within 2.3km	
	7.11 Proximity to commercial uses							Number of commercial uses within 2.3km. 20th percentile – 40th percentile	