		T				T			
Site Ref		EA023							
Address:	Nestuda V	/ay				HEA1	16	· · ·	
		T = .					, ,]	3	
Neighbou		Eastwood		Ward:	St. Laurence			EA023	
Site Cate	gory:	URBAN		Size (ha):	2.75				
	Permission:	None		Density:	0.00			H	EA006
Potential Housing:	Capacity	N/A	N/A	Proposed Use:	Employment				
	ential Net Employment Gross Net Existing orspace (sqm): 10,000 10,000 Use:			Agricultural	a Sangaran	ADVED AS			
Context a			,		land. Access can be	gained fro	m the rou	ındabout	southend
Summary	on Nestuda Way. The area to the south of residential buildings, ranging in style and the other side of Nestuda Way is Southe offices and a Tesco Extra sit directly to the site is located adjacent to a busy may potentially cause noise issues and constraints: good agricultural land and the majority of the site is located adjacent.				d building height. To nd Airport runway. ne east. iin road (A127) and rain development. T	the north A Premier the airport	east of th Inn hotel, which ma	e site on pub, ay as being	Onseason Sensor ECANCS SOME CONTROL OF THE SENSOR OF THE
		zone. Criter	ia						Score/Qualitative Assessment
rab	1.1 Site Av								Site is confirmed to be available for development by landowner but is subject to Council resolution
Deliverab ility	1.2 Achiev	ability							Site has potential to be viable based on current market conditions
	2.1 Flood F	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 Landsc	ape							Majority of site within high-capacity area or is located within existing settlement boundary
	2.5 Impact	of development of	on Ancient W	oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)
ental	2.6 Impact	of development of	on SPA, SAC, I	Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
nme	2.7 Impact	of development of	on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat
Enviro									site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)
_	2.8 Impact of development on LWS, LNR 2.9 Impact on Open Space								Majority of site is not designated as protected open space (100% of site)
	2.9 Impact on Open Space 2.10 Impact on TPO							Site does not contain protected trees	
	2.10 Impact on TPO 2.11 Impact on Minerals Safeguarding Zone							Majority of site within minerals safeguarding zone (93% of site)	
	2.12 Impa	ct on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)
		ct on Agricultural I	Land						Majority of site (>50%) potentially contains Grade 1-3 agricultural land (71% of site)
	3.1 Impact	on scheduled mo	nument						Majority of site > 50m from a scheduled monument (100% of site)
nm en	3.2 Impact	on conservation a	area						Majority of site >50m from conservation area (100% of site)
nviro	3.3 Impact	t on listed building							Majority of site >50m from listed building (100% of site)
Historic Environment	3.4 Impact	on local listed bu	ilding						Site does not contain a locally listed building
Hist	3.5 Impact	on archaeologica	l assets						Site unlikely to contain archaeological assets
	4.1 Distand	ce to nearest bus s	stop						Site is between 400m and 800m from a bus stop
port	4.2 Freque	ncy of bus service							>10 Number of bus services received per hour (stops within 400m)
Transport	4.3 Distand	ce to nearest train	station						Site is between 1150km and 2.3km from a train station
	4.4 Perform	mance of existing	highway netw	vork					Performance of existing highway network >60th percentile
	5.1 Suitabi	lity 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.
şţ	5.2 Presen	ce of power lines	/ pylons						Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pip	peline							Site does not contain gas pipelines
5.Н	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)
		Safety Zone for Lo	ndon Southe	nd Airport					Majority of site not within LSA public safety zone (100% of site)
n +	(LSA) 6.1 Depriva	ation Index							Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (100% of site)
Regeneration ole Settlement		n designated emp	lovment land						No loss of designated employment land
gene		unity Assets on sit							No loss of asset of community value (ACV)
		nent Role and Hie							Site within existing settlement
Sustaina		oution to regenera		rban area					Site is previously developed land
S									Site is between 1150km and 2.3km from a primary school
	7.1 Distance to nearest primary school 7.2 Distance to nearest secondary school							Site is between 800m and 1150km from a secondary school	
		ce to nearest heal							Site is between 800m and 1150km from a healthcare facility
	7.4 Distanc	ce to nearest desig	gnated open s	space					Site is between 400m and 800m from a designated open space
ices	7.5 Distanc	ce to nearest built	leisure facilit	У					Site is between 800m and 1150km from a built leisure facility
Servi									Site is more than 2.3km from town centre
Facilities and Services	7.6 Distance to nearest to 7.7 Distance to nearest to			centre					Site is more than 2.3km from town centre Site is more than 2.3km from a town and district centre
ilitie									
Fac	7.8 Distand / parade	ce to nearest towr	n/ district/ loc	cal centres					Site is between 400m and 800m from a town/ district/ local centres / parade
	7.9 Distand	ce to nearest desig	gnated emplo	yment					Site is between 400m and 800m from a designated employment site
		mity to small-scale	e retail <280m	12					(> 5 - ≤ 10) small scale retail uses within 2.3km
	7.11 Proxii	mity to commercia	al uses						Number of commercial uses within 2.3km. 20th percentile – 40th percentile
	7.11 Proximity to commercial uses						1	1	

Site Ref	erence:	EA0	33							
Address:	Progress Ro	oad							(Parinto	
										Manager and the second
Neighbou			wood		Ward:	Eastwood Park 21.46			Control	
Site Categ	(ha):						EAOS			
	Ining Permission: None Density: 0.00 Pential Capacity N/A N/A Proposed Employment						Total A			
Housing:				N/A	Use:	Employment		н	EA250	Estwood .
Potential Floorspace	Net Employm e (sqm):	ent	Gross 6,200	Net 6,200	Existing Use:	Employment	B Cons copy		berness 1 to 12	HEA002
surroundi Summary	ontext and rroundings: The site is a large established employment area and currently employment function. It is bounded by the A127 to the south uses, a primary school and open space. The A1015 Rayleigh F the site.						th and adj Road bou	oins resider nds the nor ble use wou	th of	Southend Onsea BRINGIST CLARCA
constraint	redevelopment for employment uses. Residential devel inappropriate. Part of the site is on gas exclusion consul likely to be possible as the principle of development is a TPOs.							ut developn	nent	Street consistency grade Fight 300 Column Street (200 Annual Street (2
٩	1.1 Site Ava	اللطواز	Criteria	3						Score/Qualitative Assessment Site is confirmed to be available for development by landowner but is subject to Council resolution
Deliverab ility	1.1 Site Ava		. 1							Site is confirmed to be available for development by landowner but is subject to Council resolution Site has potential to be viable based on current market conditions
De	2.1 Flood Ri									Majority of site within Flood Zone 1 (87% of site)
	2.2 Critical I		ge Area							The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green B									Site not located in the Green Belt
	2.4 Landsca									Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of	of dev	elopment o	n Ancient Wo	oodland					Majority of site not within 50m buffer of Ancient Woodland (99% of site)
-	2.6 Impact of	of dev	elopment o	n SPA, SAC, F	Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
ment										
Environ	2.7 Impact of									Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
ᇤ	2.8 Impact of			n LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact of									Majority of site is not designated as protected open space (100% of site)
	2.10 Impact			guarding Zor	ne.					Site contains protected trees Majority of site not within minerals safeguarding zone (100% of site)
	·			guarumg 201	ic					Majority of site not within an Air Quality Management Area (100% of site)
	2.12 Impact 2.13 Impact		<u> </u>	and						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
<u> </u>	3.1 Impact of									Majority of site > 50m from a scheduled monument (100% of site)
Historic Environment	3.2 Impact of									Majority of site >50m from conservation area (100% of site)
nviror	3.3 Impact of	on list	ed building							Majority of site >50m from listed building (100% of site)
oric E	3.4 Impact of	on loc	al listed buil	ding						Site does not contain a locally listed building
Histo	3.5 Impact of	on arc	haeological	assets						Site unlikely to contain archaeological assets
	4.1 Distance	e to ne	earest bus st	top						Site is less than 400m from a bus stop
Transport	4.2 Frequer	icy of	bus service							>10 Number of bus services received per hour (stops within 400m)
Trans	4.3 Distance	e to ne	earest train	station						Site is between 1150km and 2.3km from a train station
				ighway netw	vork					Performance of existing highway network 40th – 60th percentile
	5.1 suitabili	ty of r	esidential u	ses						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
6	5.2 Presenc	e of p	ower lines /	pylons						Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pipe		<u> </u>	· <i>'</i>						Site contains gas pipeline but some development likely to be possible
5.∺	5.4 Waste									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works
			Zone for Lor	ndon Souther	nd					(100% of site) Majority of site not within LSA public safety zone (100% of site)
+ भ	Airport (LSA 6.1 Depriva	<u> </u>	ıdex							Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (% of site)
generation Settlement	· ·							-		
Regeneration ole Settlemen	6.2 Area on 6.3 Commu			oyment land						The majority of the site is on designated employment land – site is being promoted for employment purposes so green score No loss of asset of community value (ACV)
Re. ble										
Sustaina	6.4 Settlem			archy tion of the ur	ban area					Site within existing settlement Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)
Σ,	7.1 Distance				areu					Site is between 400m and 800m from a primary school
				idary school						Site is between 1150km and 2.3km from a secondary school
	7.3 Distance	e to ne	earest healtl	hcare facility						Site is between 400m and 800m from a healthcare facility
	7.4 Distance	e to ne	earest desig	nated open s	pace					Site is less than 400m from a designated open space
rices	7.5 Distance	e to ne	earest built l	leisure facilit	у		1			Site is between 400m and 800m from a built leisure facility
Facilities and Services	7.6 Distance						1			Site is more than 2.3km from town centre
es and				and district of	centre					Site is more than 2.3km from a town and district centre
acilitie				/ district/ loc			1			Site is between 400m and 800m from a town/ district/ local centres / parade
T,	/ parade									
	site			nated emplo						Site is less than 400m from a designated employment site
	7.10 Proxim	ity to	small-scale	retail <280m	12					(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.10 Proximity to small-scale retail <280m2 7.11 Proximity to commercial uses									Number of commercial uses within 2.3km. <20th percentile

Address:	112 Bellhouse R	oad, Leigh-o	n-Sea, SS9 5N	IG			-							
Neighbou	rhood: Eas	twood		Ward:	Eastwood Park			AD SHE						
Site Cate	Category: URBAN Size 0.08 (ha):						THE REPORT OF THE PARTY OF THE							
Planning	ning Permission: None Density: 75													
Potential Housing:	ential Capacity Gross Net Proposed Residential sing: 6 5 Use: development								REPORT OF THE PARTY OF THE PART					
Potential Floorspac	Net Employment e (sam):	N/A	N/A	Existing Use:	Housing	WOODEN HIS AVENUE								
Context a surround Summary constrain	of Thits: but	t on the west A127 and Oa s is a previou	t side of Bellh akwood Park. asly developed	ouse Road, I	dential dwelling ho Eastwood. The site e majority of the site e principle of develo	is also in c	lose proxi	imity to	Southend Onsea Statistics Education Control of the					
		Criteria	a						Score/Qualitative Assessment					
Deliverab ility	1.1 Site Availabi	lity							Site is confirmed to be available by landowner					
Deliv	1.2 Achievability	′							Site has potential to be viable based on current market conditions					
	2.1 Flood Risk	ago Aroa							Majority of site within Flood Zone 1 (100% of site) The Majority of the site is not in a critical drainage area (100% of site)					
	2.2 Critical Drain	iage Area							The Majority of the site is not in a critical drainage area (100% of site) Site not located in the Green Belt					
	2.3 Green Belt 2.4 Landscape								Site not located in the Green Belt Majority of site within high-capacity area or is located within existing settlement boundary.					
	2.5 Impact of de	velopment o	n Ancient Wo	odland					Majority of site within high-capacity area or is located within existing settlement boundary. Majority of site within 15m to 50m buffer of Ancient Woodland (82% of site)					
_	2.6 Impact of de	volonment o	n SBA SAC B	amear					Majority of site within 15m to 50m buffer of Ancient Woodland (82% of site) Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
nental				aiiisai										
vironr	2.7 Impact of de	evelopment o	n SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected hab site (100% of site)					
ä	2.8 Impact of de	<u> </u>	n LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)					
	2.9 Impact on O	<u> </u>							Majority of site is not designated as protected open space (100% of site)					
	2.10 Impact on 2.11 Impact on 1		auarding Zone	۵					Site does not contain protected trees Majority of site not within minerals safeguarding zone (100% of site)					
			guarumg zom	C					Agjority of site not within an Air Quality Management Area (100% of site)					
	2.12 Impact on a		and						Majority of site not within an Air Quality Management Area (100% of site) Majority of site (>50%) potentially does not contain agricultural land (100% of site)					
٠,	3.1 Impact on so								Majority of site > 50m from a scheduled monument (100% of site)					
Historic Environment	3.2 Impact on co								Majority of site >50m from conservation area (100% of site)					
inviro	3.3 Impact on lis	sted building							Majority of site >50m from listed building (100% of site)					
oric E	3.4 Impact on lo	cal listed buil	lding						Site does not contain a locally listed building					
Hist	3.5 Impact on a								Site unlikely to contain archaeological assets					
	4.1 Distance to		<u> </u>						Site is between 400m and 800m from a bus stop					
Transport	4.2 Frequency o								0 Number of bus services received per hour (stops within 400m)					
Trar	4.3 Distance to								Site is between 1150km and 2.3km from a train station					
	4.4 Performance 5.1 suitability of			ork					Performance of existing highway network <40th percentile The majority of the site contains no known historic land use where further investigation/ assessment is required on the					
	J.1 Suitability Of	residential d	3C3						suitability of residential uses.					
sp	5.2 Presence of	power lines /	pylons						Site does not contain any overhead power lines or pylons					
5.Hazards	5.3 Gas Pipeline								oes not contain gas pipelines					
ιγi	5.4 Waste							Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Wo (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)					
ion +	6.1 Deprivation	Index							Majority of site within LSOA in 20 -50% most deprived national deprivation decile 100 (% of site)					
Regeneration + ole Settlements	6.2 Area on desi	gnated emplo	oyment land						No loss of designated employment land					
Regel ble Se	6.3 Community	Assets on site	2						No loss of asset of community value (ACV)					
Sustaina									Site within existing settlement					
Sus		ontribution to regeneration of the urban area							Site is previously developed land (% of site)					
	7.1 Distance to 1								Site is between 800m and 1150km from a primary school Site is between 1150km and 2.3km from a secondary school					
	7.2 Distance to 1								Site is between 400m and 800m from a healthcare facility					
	7.4 Distance to			pace					Site is between 400m and 800m from a designated open space					
ices	7.5 Distance to I	nearest built l	leisure facility						Site is between 400m and 800m from a built leisure facility					
Servi	7.6 Distance to								Site is more than 2.3km from a town and district centre					
s and	7.6 Distance to 1			entre					Site is more than 2.3km from a town and district centre					
Facilities and Services	7.8 Distance to 1								Site is between 400m and 800m from a town/ district/ local centres / parade					
E.	/ parade													
	7.9 Distance to i	_							Site is between 400m and 800m from a designated employment site					
	7.10 Proximity t	o small-scale	retail <280m2	2					(> 0 - ≤ 5) small scale retail uses within 2.3km					
	7 11 Proximity t				the state of the s		1		Number of commercial uses within 2.3km, 20th percentile – 40th percentile					

Number of commercial uses within 2.3km. 20th percentile – 40th percentile

7.11 Proximity to commercial uses

Site Ref	oronco:	HEA116											
Address:			orth of Prince A	venue		A Maria Maria Maria		1					
						HEAT	Runway Approach Light						
Neighbou	rhood:	Eastwood		Ward:	St Laurence		Runway Approach* Lights	Runniny Appraisit 1st, Lights					
Site Categ	ory:	AGGLAND		Size (ha):	2.45								
Planning I	Permission:	None		 ' ' 	24.52		EA023						
Potential Housing:	Capacity	Gross 60	Net 60	Proposed Use:	Residential development	HEA138	Q TO						
Potential	Net Employn		N/A	Existing	Agricultural		HEATH						
Floorspac Context a		Agricultural	land within the	Use: built up area		and a western section	n of an southend						
surroundi Summary constraint	of	Prince Aven west. Emplo is to the nor arrangemen The site is lo cause noise	ue (A127) and to yment land to t th east. Develop ts, proximity of cated adjacent issues and cons	o the north by the north surre pment of the so runway and l to a busy mai train develop	r sport facilities. Resounding Cherry Orcesite would need to coss of agricultural land and the airp	and. ort which may potenti of the site is within a	to the Airport	Para that Atheriza - May Maria Con Control of Maria Contr					
			teria					Score/Qualitative Assessment					
Deliverab ility	1.1 Site Av							available for development by landowner but is subject to Council resolution					
Deli	1.2 Achieva	•					· ·	e based on current market conditions.					
	2.1 Flood F	lisk Drainage Area						Flood Zone 1 (51% of site), with 49% of the site in Flood Zone 2. is not in a critical drainage area (100% of site)					
	2.2 Critical						Site not located in the G						
	2.3 Green							nigh-capacity area or is located within existing settlement boundary.					
		<u> </u>	nt on Ancient W	oodland				hin 50m buffer of Ancient Woodland (100% of site)					
_	2.6 Impact	of dovolopmo	nt on SBA SAC	Pamcar			Majority of site not with	hin buffer zone of 50m, 100m and 200m of internationally protected babitaticity (100% of cita)					
ronmental			nt on SPA, SAC,					hin buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
	2.7 Impact	of developme	nt on SSSI, NNR				Majority of site not with site (100% of site)	hin buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habita					
En	2.8 Impact of development on LWS, LNR						·	nin or adjacent locally protected habitat site (100% of site)					
	2.9 Impact on Open Space							esignated as protected open space (100% of site)					
	2.10 Impac		7 - C				Site does not contain pro						
			Safeguarding Zo	ine				ninerals safeguarding zone (99% of site)					
		t on Air Qualit						hin an Air Quality Management Area (100% of site)					
		t on Agricultu						potentially does not contain agricultural land (99% of site)					
ment		on scheduled on conservation						rom a scheduled monument (100% of site) rom conservation area (100% of site)					
Environment	·	on listed build					· · ·	rom listed building (100% of site)					
ric En	3.4 Impact	on local listed	building				Site does not contain a l	locally listed building					
Historic	3.5 Impact	on archaeolog	ical assets				Site unlikely to contain a	archaeological assets					
	4.1 Distanc	e to nearest b	us stop				Site is less than 400m fro	rom a bus stop					
port	4.2 Freque	ncy of bus serv	vice				>10 Number of bus services received per hour (stops within 400m)						
Transport	4.3 Distanc	e to nearest tr	ain station				Site is between 1150km and 2.3km from a train station						
•	4.4 Perforr	nance of existi	ng highway netv	work			Performance of existing	highway network <40th percentile					
		ity of resident					suitability of residential						
ards		ce of power lin	es / pylons					ny overhead power lines or pylons					
5.Hazards	5.3 Gas Pip 5.4 Waste	eline					Site does not contain ga	as pipelines rithin 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works					
-		Safoty 7-2-5	London Sauth	and Aire			(100% of site)						
	(LSA)		London Southe	riu Airport				hin LSA public safety zone (100% of site)					
tion +	6.1 Depriva	ation Index					Majority of site within L	.SOA in $50-100\%$ most deprived national deprivation decile (100% of site)					
Regeneration + ole Settlements			mployment land	d			No loss of designated en						
		unity Assets on					No loss of asset of comm						
Re _l Sustainable		nent Role and I					Site within existing settle						
ns Su			eration of the u	rban area			Site is greenfield land (%						
		e to nearest p	rimary school econdary school					nd 1150km from a primary school nd 1150km from a secondary school					
			ealthcare facility					nd 1150km from a healthcare facility					
			esignated open					rom a designated open space					
ces	7.5 Distans	e to nearest b	uilt leisure facili	tv			Site is less than 400m for	rom a built leisure facility					
ervi				·)									
S		e to nearest to	own centre own and district	centro			Site is more than 2.3km	from town centre					
s and Services	7.7 Distanc												
ilities and S	7.0		The same of the sa		i		I Site is between 800m ar	nd 1150km from a town/ district/ local centres / parade					
Facilities and S	7.8 Distand / parade												
Facilities and S	/ parade 7.9 Distand		esignated emplo					nd 800m from a designated employment site					
Facilities and S	/ parade 7.9 Distand site	e to nearest d		oyment				nd 800m from a designated employment site					

6 *: = -						1				
Site Refe		HEA130								
Address:	Lundy Close					THE STATES	+	Control Production Control Control		
							Britannia,	The state of the s		
Neighbour		Eastwood			St Laurence		Business Park			
Site Catego	(ha):				0.27					
	nning Permission: None Density: 26.22				26.22			- 100 51 11 12 1		
Potential (Housing:	Capacity	Gross 7	Net 7	Proposed Use:	Residential development	自動				
Potential I	Net Employme	ent N/A	N/A	Existing			ATWAT OF			
Context ar surroundir	ontext and urroundings: Site includes two parcels of land either end of an area of green associated with the adjacent housing estate. Surrounding uses housing and employment to the north and east (Comet Way En				d of an area of gree ite. Surrounding use d east (Comet Way	es are mixed including Employment Area).	Onsea Bishouse COARCI.	HEATSU LITTLE STATE OF THE PARTY OF THE PART		
•	ummary of Majority of the site is within a minerals safeguarding zone and onstraints: southern site is in Flood Zone 2.						the	Grief Carry parceled 2 has rome 2027 Commerc Gavey Supposed To the Commerce		
ą.	1.1 Site Avai	Criter lability	ia				Site is confirmed to be a	Score/Qualitative Assessment vailable for development by landowner but is subject to Council resolution		
Deliverab ility	1.2 Achieval							based on current market conditions		
De	2.1 Flood Ris	<u> </u>					· ·	ood Zone 1 (77% of site), part of the southern site is in Flood Zone 2.		
		rainage Area						is not in a critical drainage area (100% of site)		
	2.3 Green Be						Site not located in the Gr			
	2.3 Green Be							reen Beit igh-capacity area or is located within existing settlement boundary.		
	· ·	f development (on Ancient W	oodland				in 50m buffer of Ancient Woodland (100% of site)		
ental	2.6 Impact o	f development (on SPA, SAC, F	Ramsar			Majority of site not withi	in buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)		
onme	2.7 Impact o	f development (on SSSI, NNR					in buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habita		
Envir	2.8 Impact o	f development o	on LWS, LNR				site (100% of site) Majority of site not withi	in or adjacent locally protected habitat site (100% of site)		
	2.9 Impact o	n Open Space					Majority of site is not de	signated as protected open space (100% of site)		
	2.10 Impact	on TPO					Site does not contain pro	otected trees		
	2.11 Impact	on Minerals Saf	eguarding Zor	ne			Majority of site within m	inerals safeguarding zone (100% of site)		
	2.12 Impact	on Air Quality					Majority of site not withi	site not within an Air Quality Management Area (100% of site)		
		on Agricultural	Land					potentially does not contain agricultural land (97% of site)		
	3.1 Impact o	n scheduled mo	nument				Majority of site > 50m fro	om a scheduled monument (100% of site)		
Historic Environment	3.2 Impact o	n conservation	area				Majority of site >50m fro	om conservation area (100% of site)		
nviro	3.3 Impact o	n listed building	;				Majority of site >50m fro	om listed building (100% of site)		
oric El	3.4 Impact o	n local listed bu	ilding				Site does not contain a lo	ocally listed building		
Histo	3.5 Impact o	n archaeologica	l assets				Site unlikely to contain a	rchaeological assets		
	4.1 Distance	to nearest bus	stop				Site is less than 400m fro	om a bus stop		
oort	4.2 Frequen	cy of bus service	2				>10 Number of bus servi	ices received per hour (stops within 400m)		
Transport	4.3 Distance	to nearest train	station				Site is between 1150km	and 2.3km from a train station		
_	4.4 Performa	ance of existing	highway netw	vork			Performance of existing I	highway network <40th percentile		
		y of residential (suitability of residential u			
ards		of power lines	/ pylons					y overhead power lines or pylons		
5.Hazards	5.3 Gas Pipe 5.4 Waste	line					Site does not contain gas			
5							(100% of site)	thin 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works		
	5.5 Public Sa (LSA)	fety Zone for Lo	ondon Southei	nd Airport			Majority of site not withi	in LSA public safety zone (100% of site)		
on +	6.1 Deprivat	ion Index						50A in $50-100%$ most deprived national deprivation decile (83% of site), with 17% of the site with		
Regeneration · ole Settlement	6.2 Area on	designated emp	loyment land				20 - 50% LSOA No loss of designated em	nployment land		
egen e Sett		nity Assets on sit					No loss of asset of comm			
		ent Role and Hie					Site within existing settle			
Sustaina		tion to regenera	<u> </u>	rban area			Site is greenfield land (%			
J,		to nearest prim						and 2.3km from a primary school		
	7.2 Distance	to nearest seco	ndary school				Site is between 1150km	and 2.3km from a secondary school		
	7.3 Distance	to nearest heal	thcare facility					d 800m from a healthcare facility		
	7.4 Distance	to nearest desi	gnated open s	space			Site is between 400m an	d 800m from a designated open space		
ices	7.5 Distance	to nearest built	: leisure facilit	V			Site is between 400m an	d 800m from a built leisure facility		
Servi							Site is more than 2.3km f			
Facilities and Services		to nearest town		contro						
ilities		to nearest town						from a town and district centre		
Fac	7.8 Distance / parade	to nearest town	n/ district/ loc	cal centres			Site is between 400m an	d 800m from a town/ district/ local centres / parade		
	•	to nearest desig	gnated emplo	yment			Site is between 400m an	d 800m from a designated employment site		
	SILE									

(> 0 - ≤ 5) small scale retail uses within 2.3km

Number of commercial uses within 2.3km. 20th percentile – 40th percentile

7.10 Proximity to small-scale retail <280m2

7.11 Proximity to commercial uses

Site Ref	erenss:	HEA222							
Address:			pproaches, Eas	twood		41 /2	S A	Business Park	
		,	, p. 2031103, E03				8	July E	
Noighbou	bourhood: Eastwood Ward: St. Laure ategory: REGEN Size (ha): 0.86 ing Permission: None Density: 86 tial Capacity Gross Net Proposed Residu								
						打工	HEA 13	O WAY	Laurence
	-			` '					lindustrial Estate
	otential Capacity Gross Net Proposed Resi				Residential		HEA222		
Housing:		74	16	Use:		WOODBU	RYLANE	200	EA024
	otential Net Employment N/A N/A Existing Orrspace (sqm):				Sheltered Housing	out light	and database rights 27\$1 Ordeance S	urey (333) 19680	
Context a	text and Predominantly 2 storey building currently in u								southend
Summary constraint	of	Brownfield sizene 3, redevices consultation a	te is in close pro te currently in velopment ther area of safegua	oximity to the use. It is also efore be subj irded mineral	s to the east. Spore Airport. mainly in Flood Zoect to the relevant s but is under 5ha	ne 2 and p	partly in F al tests. Si	ood te within	STOCKED CONTROL OF THE PROPERTY OF THE PROPERT
		protected by	TPO on the site	e.					Score/Qualitative Assessment
Deliverability	1.1 Site Avai		eria						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.
Δ	1.2 Achievat	•							Site has potential to be viable based on current market conditions
	2.1 Flood Ris								Majority of site within Flood Zone 2 (100% of site)
	2.2 Critical D	Prainage Area							The Majority of the site is not in a critical drainage area (% of site)
	2.3 Green Be	elt				L			Site not located in the Green Belt
	2.4 Landscap	oe							Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact o	of developmen	t on Ancient W	oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)
豆	2.6 Impact of	of developmen	t on SPA, SAC, I	Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
meni	271	.	L - CCCL NIND						
Environ			t 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)
Ē	2.8 Impact of	of developmen	t on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact o	on Open Space							Majority of site is not designated as protected open space (100% of site)
	2.10 Impact								Site contains protected trees
	2.11 Impact	on Minerals Sa	afeguarding Zoi	ne					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 Agricultura	al Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
<u> </u>	3.1 Impact o	n scheduled n	nonument						Majority of site > 50m from a scheduled monument (100% of site)
Environment	3.2 Impact of	on conservatio	n area						Majority of site >50m from conservation area (100% of site)
Envir	3.3 Impact o	on listed buildii	ng						Majority of site >50m from listed building (100% of site)
Historic I	3.4 Impact of	on local listed b	ouilding						Site does not contain a locally listed building
Hist	3.5 Impact o	n archaeologi	cal assets						Site unlikely to contain archaeological assets
	4.1 Distance	to nearest bu	s stop						Site is less than 400m from a bus stop
port	4.2 Frequen	cy of bus servi	ce						>10 Number of bus services received per hour (stops within 400m)
Fransport	4.3 Distance	to nearest tra	in station						Site is between 1150km and 2.3km from a train station
_	4.4 Performa	ance of existin	g highway netw	vork					Performance of existing highway network <40th percentile
	5.1 suitabilit	y of residentia	al uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
ds	5.2 Presence	e of power line	es / pylons						Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pipe	line							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)
		afety Zone for	London Southe	nd Airport					Majority of site not within LSA public safety zone (100% of site)
tion + ments	(LSA) 6.1 Deprivat	ion Index							Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (100% of site)
egeneration			nployment land						No loss of designated employment land.
Rege ble S	6.3 Commur	nity Assets on s	site			L			No loss of asset of community value (ACV)
taina	6.4 Settleme	ent Role and H	ierarchy						Site within existing settlement
Sust			eration of the u	rban area					Site is previously developed land (% of site)
		to nearest pri							Site is between 800m and 1150km from a primary school
			condary school						Site is between 800m and 1150km from a secondary school
			althcare facility						Site is between 800m and 1150km from a healthcare facility
	7.4 Distance	to nearest de	signated open s	space					Site is between 400m and 800m from a designated open space
vices	7.5 Distance	to nearest bu	ilt leisure facilit	У					Site is less than 400m from a built leisure facility
and Services	7.6 Distance	to nearest to	wn centre						Site is more than 2.3km from town centre
es an			wn and district	centre					Site is more than 2.3km from a town and district centre
Facilities			wn/ district/ loc						Site is between 400m and 800m from a town/ district/ local centres / parade
Ē	/ parade								
	7.9 Distance	to nearest de	signated emplo	yment site					Site is less than 400m from a designated employment site
	7.10 Proxim	ity to small-sca	ale retail <280m	12					(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proxim	ity to commer	cial uses					1	Number of commercial uses within 2.3km. 20th percentile – 40th percentile
							1	1	<u> </u>

Cit. C 1		HEA24	<u> </u>								
Site Refe	ddress: Scott House			ong Way I	eigh on Sea					11 1 11	
Auuless:	Jeou nous	, 1/1 IVE	Amistf	JIIS WVdY, L	C1511 UII 389			1			
Neighbour	hood:	Eastwoo	od		Ward:	St. Lau	irence	100	A CANADA		
Site Catego		REGEN			Size (ha):	0.74					
Planning P	ermission:	None			Density:	100		Sch	(Scotts Park Scotts Park	
Potential (Housing:	rsing: 74 16 Use:				idential	1	NA THE STATE OF TH	TO THE POOL			
	ential Net Employment N/A N/A Existing Shelt orspace (sqm): Use: Hous				eltered	1800	NHITE HOUSE	240			
Context an	ext and Group of buildings, 1 to 3 storeys, in use as sh				as shelt	ered accor				Southend	
surroundir	ngs:				e is bounded market to th		Park to th	ne west v	vith a com	nunity	ON SEA BONCH (CAPIL)
Summary constraints					e use but rela he site. Limit					some	第二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十
											Control Copyright and markets regist 202 (Ordnance Supery 10011988) Superior Copyright
			Criteri	a					1140		Score/Qualitative Assessment
llity	1.1 Site Ava	ailability									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,
Deliverability											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 documen
Deli	1.2 Achieva	ability									no Council decision has been made on redeveloping this site. Site is likely to be viable based on current market conditions
	2.1 Flood R										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 Landsca		evelopment on Ancient Woodland								Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact	of develop	pment or	i Ancient W	roodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
ental	2.6 Impact	of develor	pment or	n SPA, SAC,	Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
Environm	2.7 Impact	of develor	pment or	n SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habita site (100% of site)
Envi	2.8 Impact	of develop	pment or	n LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact	on Open S	Space								Majority of site is not designated as protected open space (100% of site)
	2.10 Impac										Site contains protected trees
				guarding Zo	ne						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impac 2.13 Impac			and				-			Majority of site not within an Air Quality Management Area (100% of site) Majority of site (>50%) potentially does not contain agricultural land (% of site)
t								-			Majority of site > 50m from a scheduled monument (100% of site)
Environment		Impact on scheduled monument Impact on conservation area									Majority of site >50m from conservation area (100% of site)
inviro	3.3 Impact	npact on listed building									Majority of site >50m from listed building (100% of site)
Historic E	3.4 Impact	on local lis	sted buil	ding							Site does not contain a locally listed building
His	3.5 Impact										Site unlikely to contain archaeological assets
ť	4.1 Distance 4.2 Freque			ор							Site is less than 400m from a bus stop >10 Number of bus services received per hour (stops within 400m)
Transport	4.2 Freque			station							Site is between 1150km and 2.3km from a train station
Tre				ighway netv	work						Performance of existing highway network <40th percentile
	5.1 suitabil										The majority of the site contains no known historic land use where further investigation/ assessment is required on the
											suitability of residential uses.
ards	5.2 Present		er lines /	pylons							Site does not contain any overhead power lines or pylons Site does not contain gas pipelines
5. Hazards	5.4 Waste	Cirric									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works
	5.5 Public S	Safety Zon	e for Lon	don Southe	end Airp <u>ort</u>						(100% of site) Majority of site not within LSA public safety zone (100% of site)
+ 9	(LSA)										
generation + Settlements	6.1 Depriva										Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (100% of site)
Regeneration ole Settlemen	6.2 Area or 6.3 Commu			oyment land	1						No loss of designated employment land No loss of asset of community value (ACV)
Reg Sustainable	6.4 Settlen										Site within existing settlement
Sustai	6.5 Contrib				rban area						Site is previously developed land (% of site)
	7.1 Distanc										Site is between 1150km and 2.3km from a primary school
				dary school							Site is between 1150km and 2.3km from a secondary school
				ncare facility							Site is less than 400m from a healthcare facility
Ş	7.4 Distanc	e to neare	est desigr	nated open	space						Site is less than 400m from a designated open space
Facilities and Services	7.5 Distanc	e to neare	est built l	eisure facilit	ty						Site is between 800m and 1150km from a built leisure facility
and S	7.6 Distanc										Site is more than 2.3km from town centre
lities				and district							Site is more than 2.3km from a town and district centre
Faci	7.8 Distand / parade	e to neare	est town/	district/ loo	cal centres						Site is less than 400m from a town/ district/ local centres / parade
		e to neare	est desigr	nated emplo	oyment site						Site is between 1150km and 2.3km from a designated employment site
	7.9 Distance to nearest designated employment site 7.10 Proximity to small-scale retail <280m2										(b, 0, < 5) and I and a rate it was within 2.21mg
	7.10 Proximity to small-scale retail <280m2 7.11 Proximity to commercial uses										(> 0 - ≤ 5) small scale retail uses within 2.3km

Site Refe	erence:	HEA245									
Address:			end					Viened	own all and		
	ighbourhood: Eastwood Ward:						Q.L.	Sch	nool Fan A	Leisure !	The state of the s
Neighbour	Category: REGEN Size (ha):				St. Laure	ence		TA	372-	gsdown, nool	AIII V
Site Categ				Size (ha):	0.82			Eastwood Primary			
Planning P	ermission:	None		Density:	100			School			
	tential Capacity Gross Net Proposed ousing: 82 34 Use:			Proposed	Resid	ential		Liby			
Potential I	ntential Net Employment N/A N/A Current				Shelt	ered		Kent Elms Corner	PRINCE AVE	AIZ CONTRACTOR	0.00
	orspace (sqm): Use:				Hous		\$ Charl (64)	The sales of the State of the sales			
Context ar surroundir		2 storey blocks landscaped are								Southend On Sea BROUGH ECUACIO	The same of the sa
Summary constraint		The site is curre Development v in terms of noise	ently in active u	ce account of	•						
		Crite	ria			***					Qualitative Assessment
ξ	1.1 Site Ava	ailability								· · · ·	landowner but is subject to Council resolution. Existing housing estate in ral, redevelopment, or expansion to help assist in regenerating the area,
Deliverability											ople. To gain a comprehensive understanding of development potential, been included for comment. At the time of publication of this document
elive							Stepad Modelsk, Manak			o Council decision has been made on redeveloping	this site.
	1.2 Achieva									ite viability is likely to be marginal based on current	market conditions
	2.1 Flood R									Majority of site within Flood Zone 1 (100% of site)	(100)
	2.2 Critical	Drainage Area								he Majority of the site is not in a critical drainage ar	rea (100% of site)
	2.3 Green E	Belt								ite not located in the Green Belt	<u> </u>
	2.4 Landsca	<u> </u>								Najority of site within high-capacity area or is locate	<u> </u>
	2.5 Impact	of development	on Ancient Wo	odland						Najority of site not within 50m buffer of Ancient Wo	odland (100% of site)
ental	2.6 Impact	of development	on SPA, SAC, Ra	amsar						Najority of site not within buffer zone of 50m, 100m	and 200m of internationally protected habitat site (100% of site)
onme	2.7 Impact	of development	on SSSI, NNR							• •	200m from a nationally designated site for biodiversity protected habitat
Enviror	2.8 Impact	of development	on LWS, LNR		-					ite (100% of site) Najority of site not within or adjacent locally protect	ted habitat site (100% of site)
_		on Open Space								Majority of site is not designated as protected open	· · · · · · · · · · · · · · · · · · ·
	2.10 Impac	<u> </u>								ite does not contain protected trees	(2000)
		t on Minerals Saf	eguarding Zone	e						Aajority of site not within minerals safeguarding zor	ne (100% of site)
		t on Air Quality								Aajority of site not within an Air Quality Manageme	nt Arca (1000) of cita)
		t on Agricultural	Land							Aajority of site (>50%) potentially does not contain a	
		on scheduled mo			_					Najority of site > 50m from a scheduled monument	· · · · · · · · · · · · · · · · · · ·
Historic Environment		on conservation								Najority of site >50m from conservation area (100%	
/iron		on listed building								Majority of site >50m from listed building (100% of s	<u> </u>
c En		on local listed bu						ite does not contain a locally listed building			
istori		on archaeologica								ite unlikely to contain archaeological assets	
I		e to nearest bus								ite is less than 400m from a bus stop	
ť		ncy of bus service								10 Number of bus services received per hour (stops	within 400m)
Transport		<u> </u>									
Tra		e to nearest trair								ite is between 1150km and 2.3km from a train stati	
		mance of existing	<u> </u>	ork						erformance of existing highway network <40th per	
	5.1 suitabil	ity of residential	uses							he majority of the site contains no known historic la uitability of residential uses.	and use where further investigation/ assessment is required on the
rds	5.2 Present	ce of power lines	/ pylons							ite does not contain any overhead power lines or py	ylons
5.Hazards	5.3 Gas Pip	eline								ite does not contain gas pipelines	
r,	5.4 Waste									Najority of site is not within 250m of a waste allocat 100% of site)	ion, safeguarded waste site, or 400m of Wastewater Treatment Works
		Safety Zone for Lo	ondon Southen	d Airport						Najority of site not within LSA public safety zone (10	0% of site)
+ s	(LSA) 6.1 Depriva	ation Index								Majority of site within LSOA in 50 – 100% most depri	ived national deprivation decile (% of site)
atior											
egeneration e Settlemen		n designated emp								lo loss of designated employment land	
Regeneration Sustainable Settlemen		unity Assets on sit								lo loss of asset of community value (ACV)	
stain		nent Role and Hie	<u> </u>							ite within existing settlement	
Su		oution to regenera		oan area						ite is previously developed land (% of site)	
		te to nearest prim								ite is between 400m and 800m from a primary scho	001
		te to nearest seco	<u> </u>							ite is less than 400m from a secondary school	oilia.
		e to nearest heal te to nearest design		220						ite is between 400m and 800m from a healthcare fa ite is between 400m and 800m from a designated o	·
10	7.4 Distanc	e to nearest desi	gnated open sp	Jace						ite is between 400m and 800m from a designated o	pen space
Facilities and Services	7.5 Distanc	e to nearest built	leisure facility							ite is less than 400m from a built leisure facility	
d Sei	7.6 Distanc	e to nearest tow	n centre							ite is more than 2.3km from town centre	
es an	7.7 Distanc	e to nearest tow	n and district ce	entre						ite is more than 2.3km from a town and district cen	tre
ciliti		e to nearest tow								ite is less than 400m from a town/ district/ local cer	ntres / parade
Б	/ parade										
	7.9 Distanc	e to nearest desi	gnated employ	ment site	T					ite is between 800m and 11150km from a designate	ed employment site
									Ì		
		nity to small-scale	e retail <280m2	2						> 0 - ≤ 5) small scale retail uses within 2.3km	
	7.10 Proxin	nity to small-scale		2						> 0 - ≤ 5) small scale retail uses within 2.3km Jumber of commercial uses within 2.3km. 20th perc	entile – 40th percentile

Site Ref	erence:	HEA254							
Address:	Beaver Tov	ver							
Neighbou	rhood:	Eastwood		Ward:	Eastwood Park		"LOSON		
Site Categ		REGEN		Size (ha):	1.36	ast	wood		Eastwood Park
Planning F	anning Permission: None Density: 100 Itential Capacity Gross Net Proposed Res				100				
Potential (Housing:	using: 136 40 Use:				Residential				Eastwood: School
Potential	ential Net Employment N/A N/A Current				Residential		SOUTHE NO ARTE BALLE	Airborn Industrial Estat	
Context a	text and Residential estate comprising 2 storey terraced prope						and a 12	storey	southend
Summary constraint	of	Brownfield s There are so historic land determine so	ite currently in a me trees protect use which neces uitability of resid	active use tha ted by a TPO ssitates the n dential uses a	eark in a residention of is relatively free on the site. The meed for further in and whether any re s to be lower capa	of deve ajority ovestigati	of the site on/ assess	has known sment to	School College Service College
	4.4.6%		teria						Score/Qualitative Assessment
Deliverability	1.1 Site Av								Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate i 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 Achieva 2.1 Flood R	<u> </u>							Site viability is likely to be marginal based on current market conditions Majority of site within Flood Zone 1 (100% of site)
		Drainage Area							The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green I	Belt							Site not located in the Green Belt
	2.4 Landsc								Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact	of developme	nt on Ancient Wo	oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)
ental	2.6 Impact	of developme	nt on SPA, SAC, R	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 developme	nt on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habita
Environm			nt on LWS, LNR						site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)
ш		on Open Space							Majority of site is not designated as protected open space (100% of site)
	2.10 Impac	<u> </u>	_						Site contains protected trees
	2.11 Impac	t on Minerals S	Safeguarding Zor	ne					Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impac	12 Impact on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impac	t on Agricultur	al Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
lent	·	on scheduled							Majority of site > 50m from a scheduled monument (100% of site)
Environment	· ·	3.2 Impact on conservation area 3.3 Impact on listed building							Majority of site >50m from conservation area (100% of site) Majority of site >50m from listed building (100% of site)
ic Env		on local listed							Site does not contain a locally listed building
Historic	3.5 Impact	on archaeolog	ical assets						Site unlikely to contain archaeological assets
	4.1 Distanc	e to nearest bu	us stop						Site is between 400m and 800m from a bus stop
port	4.2 Freque	ncy of bus serv	rice						8-10 Number of bus services received per hour (stops within 400m)
Transport	4.3 Distanc	e to nearest tr	ain station						Site is between 1150km and 2.3km from a train station
	4.4 Perforn	nance of existi	ng highway netw	vork					Performance of existing highway network <40th percentile
	5.1 suitabil	ity of residenti	al 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
S	5.2 Presen	ce of power lin	es / pylons						Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pip	eline							Site does not contain gas pipelines
5.Н	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 S	afety Zone for	London Souther	nd Airport					Majority of site not within LSA public safety zone (100% of site)
ents	6.1 Depriva	tion Index							Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)
Regeneration	6.2 Area or	designated er	mployment land						No loss of designated employment land
Regen ble Set	6.3 Commi	ınity Assets on	site						No loss of asset of community value (ACV)
ustainak	6.4 Settlem	ent Role and H	Hierarchy						Site within existing settlement
Sus			eration of the ur	rban area					Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)
		e to nearest pr							Site is between 1150km and 2.3km from a primary school
			econdary school ealthcare facility						Site is between 1150km and 2.3km from a secondary school Site is between 800m and 1150km from a healthcare facility
			esignated open s						Site is less than 400m from a designated open space
ices	7.5 Distanc	e to nearest b	uilt leisure facility	У					Site is between 800m and 1150km from a built leisure facility
and Services		e to nearest to							Site is more than 2.3km from town centre
es and			own centre	centre					Site is more than 2.3km from a town and district centre
Facilities			own/ district/ loc						Site is between 800m and 1150km from a town/ district/ local centres / parade
ŭ	/ parade								
			esignated emplo						Site is between 1150km and 2.3km from a designated employment site
			cale retail <280m	12					(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proxir					-i	1	1	Number of commercial uses within 2.3km. 20th percentile – 40th percentile