



Southend Borough Council
Rochford District Council

SETTLEMENT ROLE AND HIERARCHY STUDY

AREA PROFILE: LEIGH (ENTIRE NEIGHBOURHOOD)

Troy Planning + Design
November 2020

Rochford District Council

Southend Borough Council

Settlement Role and Hierarchy Study

Area Profiles: Leigh (Entire Neighbourhood)



**Complete
Communities**

On behalf of:

Claire Victory, Southend Borough Council

Dan Goodman, Rochford District Council

Final Report

November 2020

Contact information:

Troy Hayes BSc MSc MRTPI AICP

Managing Director, Troy Planning + Design

thayes@troyplanning.com

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A Note on Assessing Completeness

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

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

A note on catchments

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

A Note on the Mapping of Green Infrastructure

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

Neighbourhood Description

- 1.1 The neighbourhood of Leigh is located in the southwest of Southend Borough, bordered by the neighbourhoods of Eastwood, to the north, and Westcliff, to the east. Leigh is bounded to the south by the Thames Estuary, to the east by Crowstone Road, London Road, and Southbourne Grove, to the North by the A127, and to the west by the Southend Borough Boundary. The urban area is contiguous with Hadleigh in neighbouring Castle Point Borough.
- 1.2 Leigh-on-Sea rail station is located in the south-west of the neighbourhood, south of the Belton Hills Reserve. That station provides services to Southend Central and Shoeburyness rail stations to the east, and to the west to London Fenchurch Street Station.

Demographic Profile

- 1.3 The total population of Leigh is 48,782 as of the mid-2018 census update (marked in table 1), and comprises 26.59% of Southend Borough's total population. It is the most populous neighbourhood within Southend. The demographic make-up of the area summarised in table 2, below, based upon the four political wards of Belfairs, Blenheim, Leigh and West Leigh Wards which are most clearly aligned with the neighbourhood area. This information is sourced from Southend Ward Profile summaries¹.
- 1.4 There are demographic variations across all four wards, with Belfairs being made up of a much older population, however Leigh is much younger when compared to the Borough average. Thus the combined ward average matches very closely with the Borough demographic make-up.
- 1.5 Most notably, the combined wards possess a 3% greater proportion of those in 'very good health' than the Borough as a whole. As part of the neighbourhood area within the least deprived areas in the country, this could be an indication of the socio economic backgrounds of those residing in the area. It can also be linked with the good healthcare provision in the area.
- 1.6 Car ownership stands at an average of one car for every two people. This is slightly higher than the borough average




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

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

Infrastructure

SOCIAL INFRASTRUCTURE

Education

-  NURSERIES
-  PRIMARY SCHOOLS
-  SECONDARY SCHOOLS



Health

-  DOCTORS
-  DENTISTS
-  PHARMACIES

Civic

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

Sports & Leisure

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


GREEN INFRASTRUCTURE

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





TOWN CENTRE USES

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



TRANSPORT INFRASTRUCTURE

-  TRAIN STATIONS

Bus Routes

-  4 or more services per hour
-  less than 4 services per hour
 -  Bus Stops - less than 4 services per hour
 -  Bus Stops - 4 or more services per hour

Completeness

-  District / Borough Boundaries
-  Settlement / Neighbourhood Boundaries

Walking Completeness Score

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

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

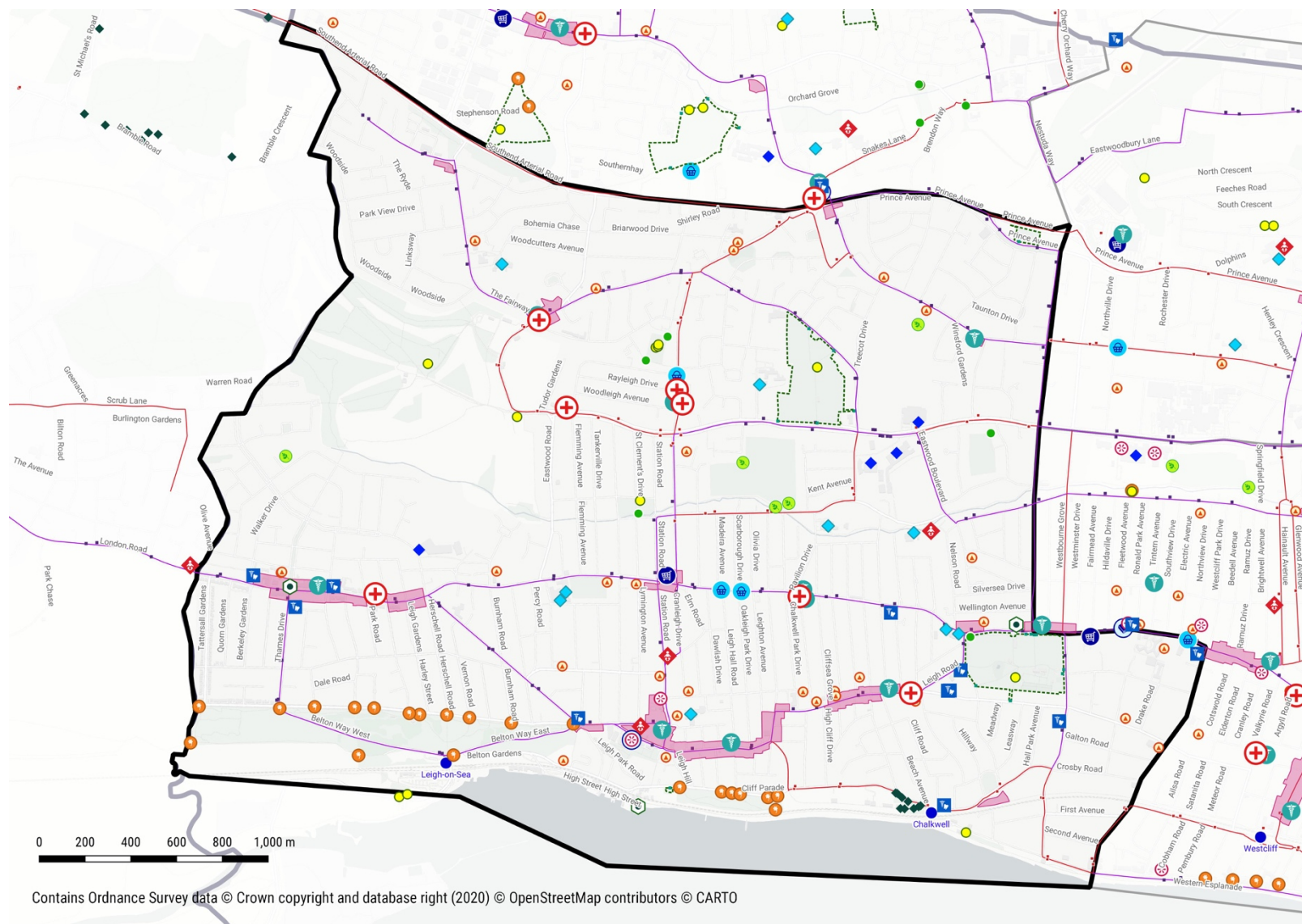


Figure 1 - Map of infrastructure, services and facilities within the Leigh neighbourhood .

		Belfairs Ward		Blenheim Ward		Leigh Ward		West Leigh		Combined Wards Total		Southend Borough	
Data source		No.	%	No.	%	No.	%	No.	%	No.	% (ave)	No.	%
Mid-2018 census										48,782	*26.59	183,486	
Public Health England, 2016	Population	9,587	*5.4	10,884	*6.1	10,384	*5.8	9,356	5.2	40,211	*22.5	178,702	
	Age under 16	1,537	**16.0	2,129	**19.6	2,055	**19.9	1,860	**19.9	7,581	**18.9	34,311	19.2
	Age 25 – 64	4,456	**46.4	5,504	**50.6	5,924	**57.0	4,780	**51.1	20,664	**51.3	92,746	51.9
	Age 65-84	2,381	**24.8	1,856	**17.1	1,387	**13.4	1,660	**17.7	7,284	**18.3	28,592	16.0
2011 Census	Population in very good health	3,811	**41.3	4,664	**44.5	5,438	**53.9	4,853	**53.0	18,766	**48.2	80,595	45.1
	Population in very bad health	119	**1.3	175	**1.7	77	**0.8	62	**0.7	433	**1.1	2,323	1.3
	Households one person over age 65	807	**19.3	619	**14.5	586	**12.7	576	**15.0	2,588	**15.4	24,482	13.7
NOMIS, 2011	Full time employee	2,751	**66.7	3,322	**68.7	4,127	**74.3	3,147	**69.4	13,347	**69.8	125,806	70.4
	Part time employee	1,376	**33.3	1,514	**31.3	1,430	**25.7	1,390	**30.6	5,710	**30.2	52,896	29.6
	Retired	381	**7.2	372	**5.8	250	**3.7	377	**6.8	1,380	**5.9	9,114	5.1
2011 Census	All cars in the area	5,160		5,052		4,608		5,276		20,096		81,331	
	Ratio Cars : People	1 : 1.8		1 : 2.1		1 : 2.2		1 : 1.7		1 : 2		1 : 2.2	

*percentage represents proportion of Southend Borough total population

** percentage represents proportion of Ward total population

Table 1- Leigh Ward Demographic Profile Summaries versus Southend Borough

Socio-Economic Indicators

- 1.7 Figure 2 below shows the Indices of Multiple Deprivation across Leigh, using the Lower Super Output Areas (LSOAs) within the neighbourhood boundary.
- 1.8 These indices reveal that residents within the neighbourhood range from the being in the 2nd most deprived decile up to the 10th least deprived decile. The two most deprived LSOAs are located in the north east of Leigh where, of the seven different indices of deprivation, the 2019 study² found the following categories to be the worst performing within the neighbourhood (the 'worst' being 1st to 5th most deprived decile):
- Income deprivation (the most deprived decile)
 - Employment deprivation (2nd most deprived decile)
 - Education, skills and training deprivation (2nd most deprived decile)
 - Health deprivation and disability (2nd most deprived decile)
 - Crime (3rd most deprived decile)
- 1.9 Data collected in the 2011 National Census shows that 3.76% of the population of Belfairs, Blenheim, Leigh, and West Leigh Wards identify as having an ethnic minority background.

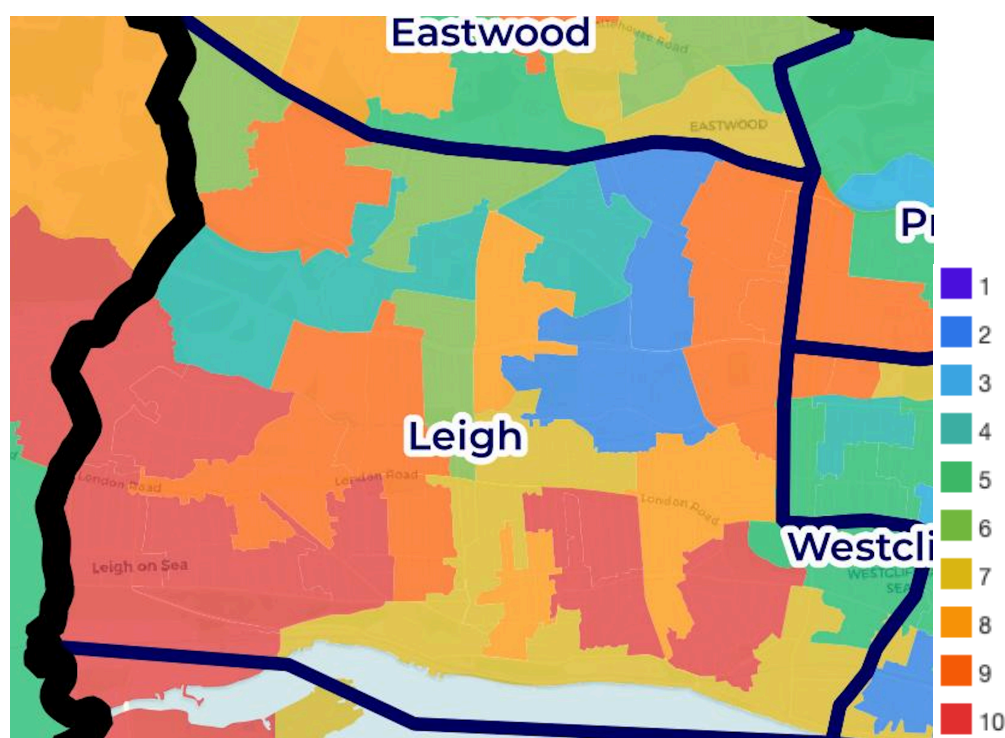


Figure 2 – Leigh Indices of Multiple Deprivation map. 1 is high IMD and 10 low

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

Population Density

- 1.10 Population density varies greatly across Leigh, as illustrated in Figure 3. The most densely populated pocket is in the mid-eastern area of the neighbourhood with 108-150 people per hectare (pph). This area aligns with the smaller sized houses and more condensed layout of the housing estate located here. The immediately surrounding area has a significantly lower density (11-50pph) which could be attributed to the large amount of green space such as a large allotment, school playgrounds and parks and gardens.
- 1.11 The most consistent concentration of higher density pockets is in the south of the neighbourhood correlates with the primary shopping centre. Densities range here between 51-74pph up to 108-150pph and can be attributed to the prevalence of flats and maisonettes as the dominant residential type within the area. The least dense pocket by the mid-western boarder of Leigh with less than 10pph can be attributed to the location of Leigh Golf Course and a school which abuts this to the south.

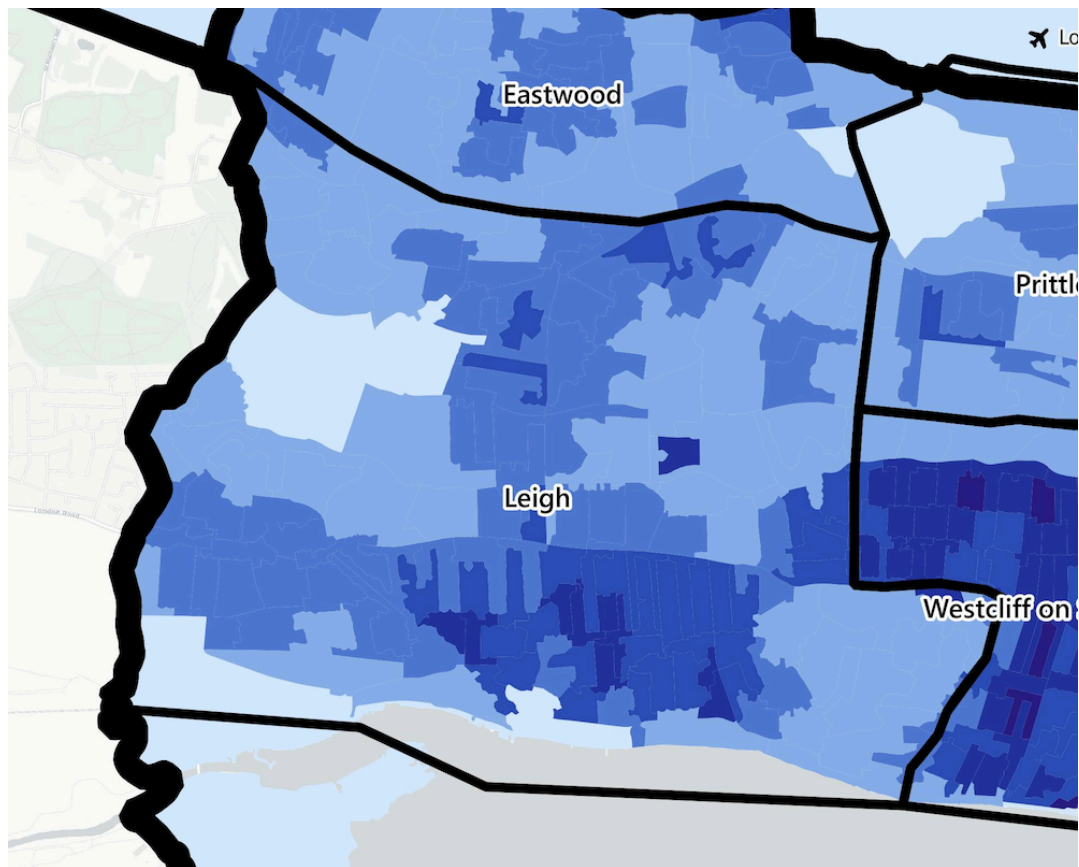


Figure 3- Leigh Density Pattern

POPULATION DENSITY MID-2018

<10
11-50
51-74
75-107
108-150
151-247
248-253

Contains Ordnance Survey data
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Walking catchments: Education

- 1.12 Within Leigh there are three nurseries, nine primary schools and four secondary schools. The neighbourhood has the largest number of primary schools and secondary schools compared to any other neighbourhood in the borough. However, the uneven geographical distribution of schools means that some outlying parts of the neighbourhood are within walking distance of certain education infrastructure types, but not others.
- 1.13 Areas within walking distance of education facilities in Shoburyness are shown in Figure 16. This analysis is based on the following walking distances:
- | | |
|--------------------|---|
| Nurseries: | 12.5 minute walk time / 1,000 metre catchment |
| Primary Schools: | 10 minutes / 800 metres |
| Secondary Schools: | 15 minutes / 1,200 metres |
- 1.14 The majority of the area is within the walking catchment of nurseries, with the north-west and south-east of the neighbourhood slightly isolated, in part because of the location of these nurseries. One nursery just outside the neighbourhood, in Hadleigh, is within walking distance of households in the west part of the neighbourhood. Most of Leigh is within the walking catchment area of a primary school, although the west of the area is not within this catchment in part due to the absence of infrastructure from this area. Much of the area is also within the catchment of a secondary school, with exception to the south and north-western parts of the neighbourhood.
- 1.15 The overlay of all walking catchments (figure 4) shows a gap within the south-east of the neighbourhood which is likely caused by a combination of infrastructure distribution, as well as the rail corridor which hinders access.
- 1.16 The percentage of area that is covered by the catchment thresholds to each type of education infrastructure can be summarised below:
- | | |
|-------------------|-------|
| Nurseries | 72.7% |
| Primary Schools | 71.6% |
| Secondary Schools | 74.7% |
- 1.17 The average coverage for education facilities in Leigh is therefore 73%.

Walking catchments: Health

- 1.18 Leigh has seven doctors surgeries, eleven dentists and ten pharmacies. There is however one additional doctor, two dentists and two pharmacies just on or close to the north and eastern boundaries, therefore also providing residents access to health facilities. Access to healthcare facilities in Leigh is based on the following walking distances and times:

Doctors Surgery: 10 minute walk time / 800 metre catchment

Dentists: 10 minutes / 800 metres

Pharmacy: 15 minutes / 1,200 metres

- 1.19 Due to the 'triangle'-like spread of the doctors surgeries, there are some pedestrian access 'black spots' in all corners of the neighbourhood. Due to the even spread of pharmacies, the majority of the neighbourhood falls within the walking catchment to these facilities. Only part of the area falls within walking catchment area for Dentists. There are no dentists north of London Road, which itself acts as a strong severance in the area, thus reducing the possibility for residents in the north to access a dentist on foot in the south.

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

Dentists 64.3%

Doctors 79.8%

Pharmacies 95.9%

- 1.21 The average coverage for health facilities in Leigh is therefore 80%.

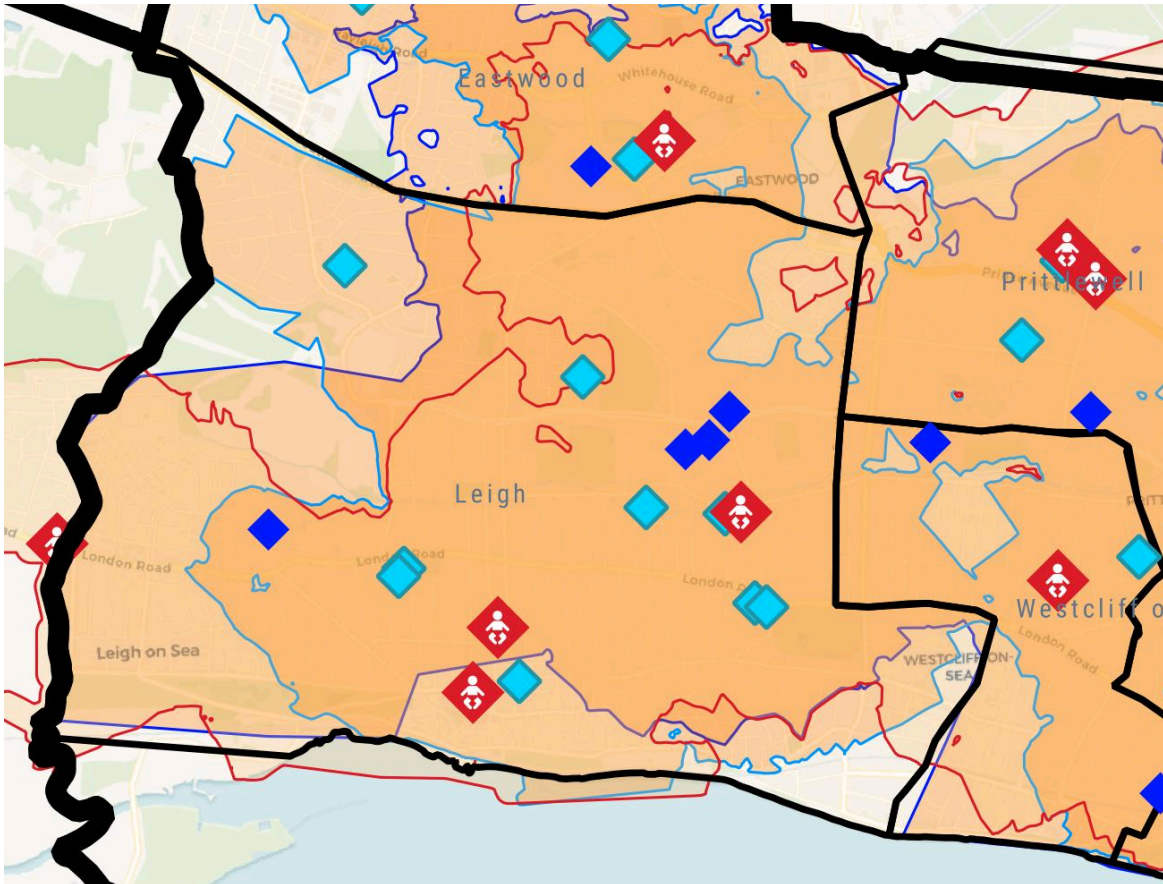


Figure 4- Leigh Education Facilities and Catchment Areas

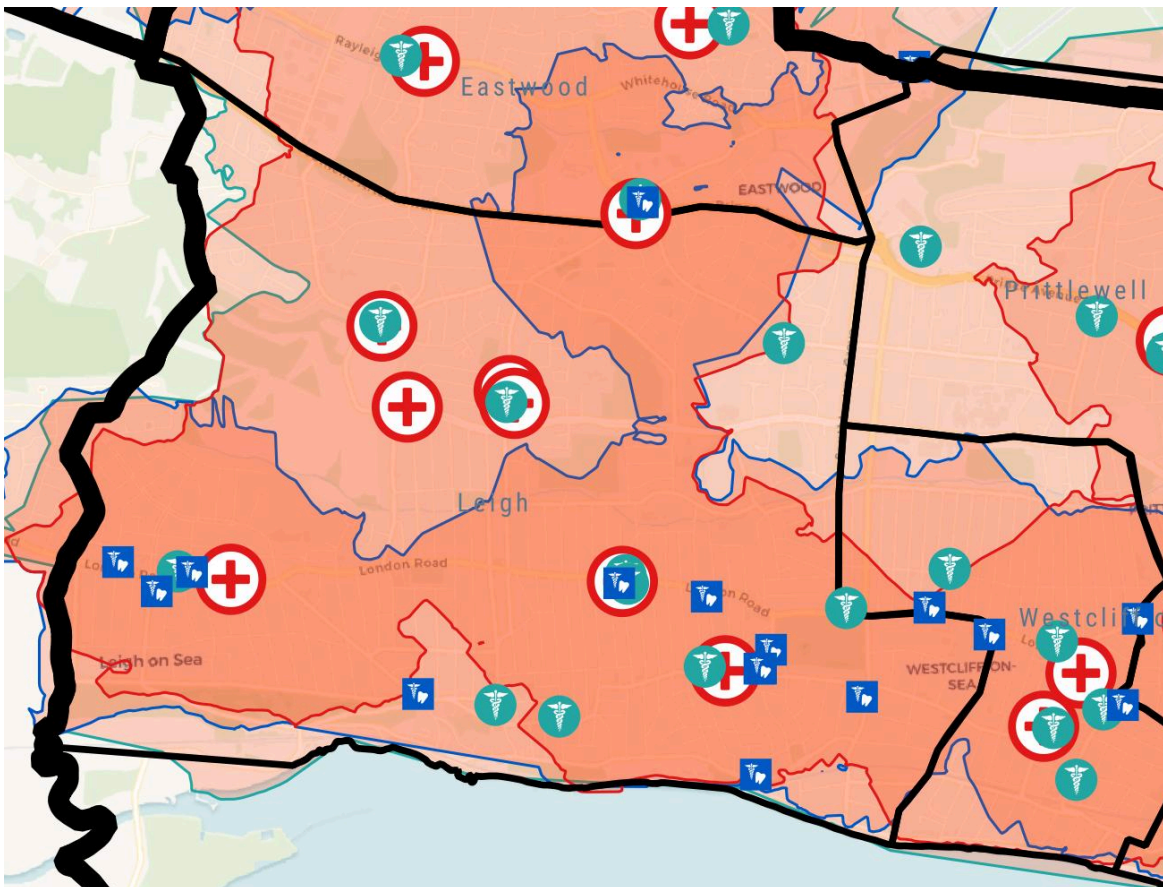


Figure 5 - Leigh Health Facilities and Catchment Areas

Walking catchment: Civic facilities

- 1.22 Leigh plays host to 28 places of worship, two community centres, one library and three public conveniences (see Figure 6). There are also overlapping catchment areas with several places of worship, four community centres and two libraries from surrounding Eastwood, Prittlewell and Westcliff. Access to civic facilities in Leigh is based on the following walking distances and times:

Community Centres / Halls:	10 minute walk time / 800 metre catchment
Libraries:	10 minutes / 800 metres
Places of Worship:	12.5 minutes / 1,000 metres
Public Conveniences:	10 minutes / 800 metres

- 1.23 The most accessible areas to all four subcategories of civic infrastructure are in the central and south eastern portion of Leigh. The entire neighbourhood is within the walking catchment of one or more places of worship, due to the even distribution of these facilities. As might be expected, the Broadway retail destination in the south of Leigh is a particular 'hot spot' for all four infrastructure facilities, as well as London Road on the border of Leigh and Westcliff.

- 1.24 Discounting places of worship however, the north western corner of Leigh has very little access to libraries, public conveniences and community centres which may result in residents using private vehicles as an alternative means of travel to access these facilities.

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

Community Centres	25.5%
Libraries	29.4%
Public Conveniences	38.4%
Places of Worship	98.7%

- 1.26 The average coverage for civic facilities in Leigh therefore 48%.

Walking Catchments: Sports and leisure facilities

- 1.27 Leigh has nine different locally equipped play areas as well as five playing pitches (see Figure 7). Access to sports and leisure facilities in Leigh is based on the following walking distances and times:
- | | |
|-----------------------------|---|
| Playing pitches: | 15 minute walk time / 1,200 metre catchment |
| Local Play / Equipped Play: | 8 minutes / 650 metres |
- 1.28 Chalkwell Park, located in the south eastern corner of Leigh, is the neighbourhood's primary green space which includes an athletics track (which is marked on the grass in summer months), tennis courts, café, children's play area and playing pitches, a basketball court and small skate park. The other four playing pitches and eight play areas are relatively evenly spread across the Leigh, providing high levels of accessibility within the central and south eastern corner. 'Black spots' for these services are found in the south western, and north eastern corner.
- 1.29 The percentage of area that is covered by the catchment thresholds to each type of sports and leisure infrastructure can be summarised below:
- | | |
|-----------------------------|-------|
| Locally Equipped Play Areas | 61.5% |
| Playing Pitches | 75.9% |
- 1.30 The average coverage for sports and leisure facilities in Leigh is therefore 68.7%.

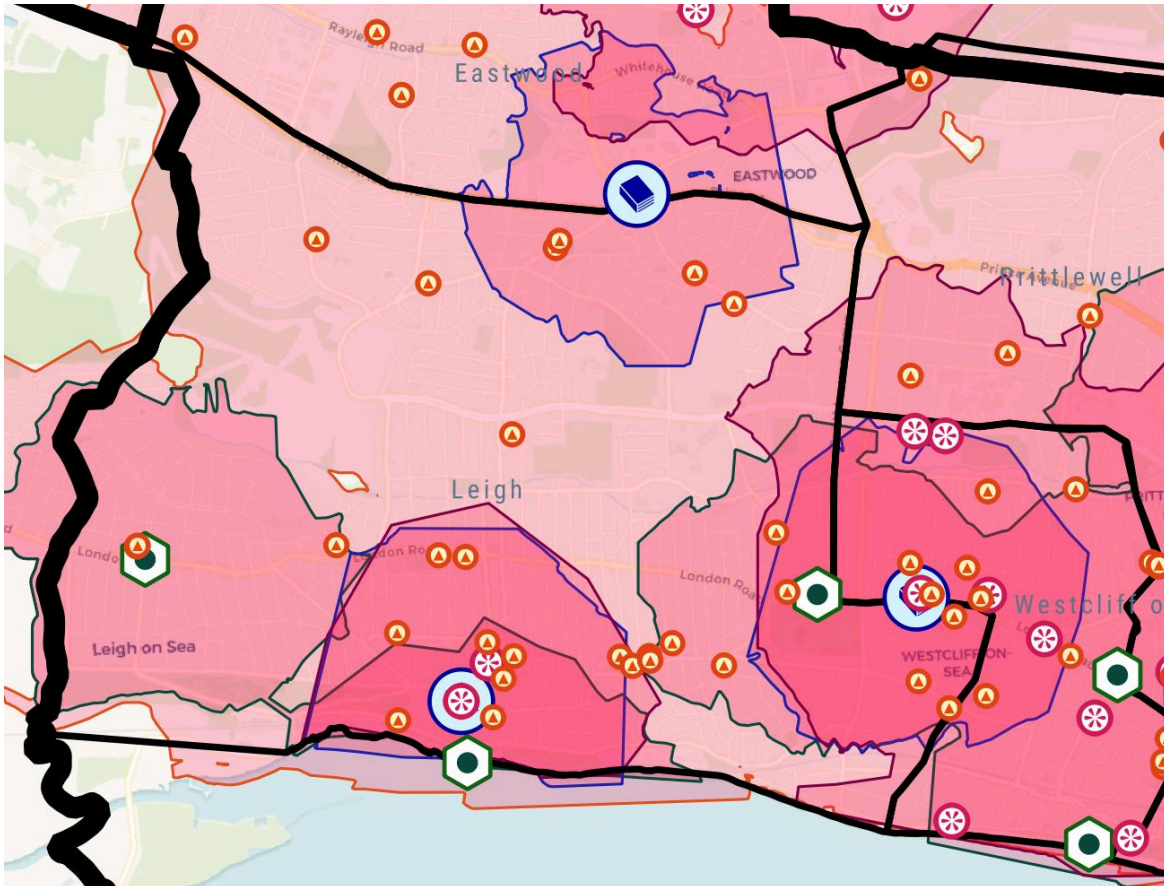


Figure 6 - Leigh Civic Facilities and Catchment Areas

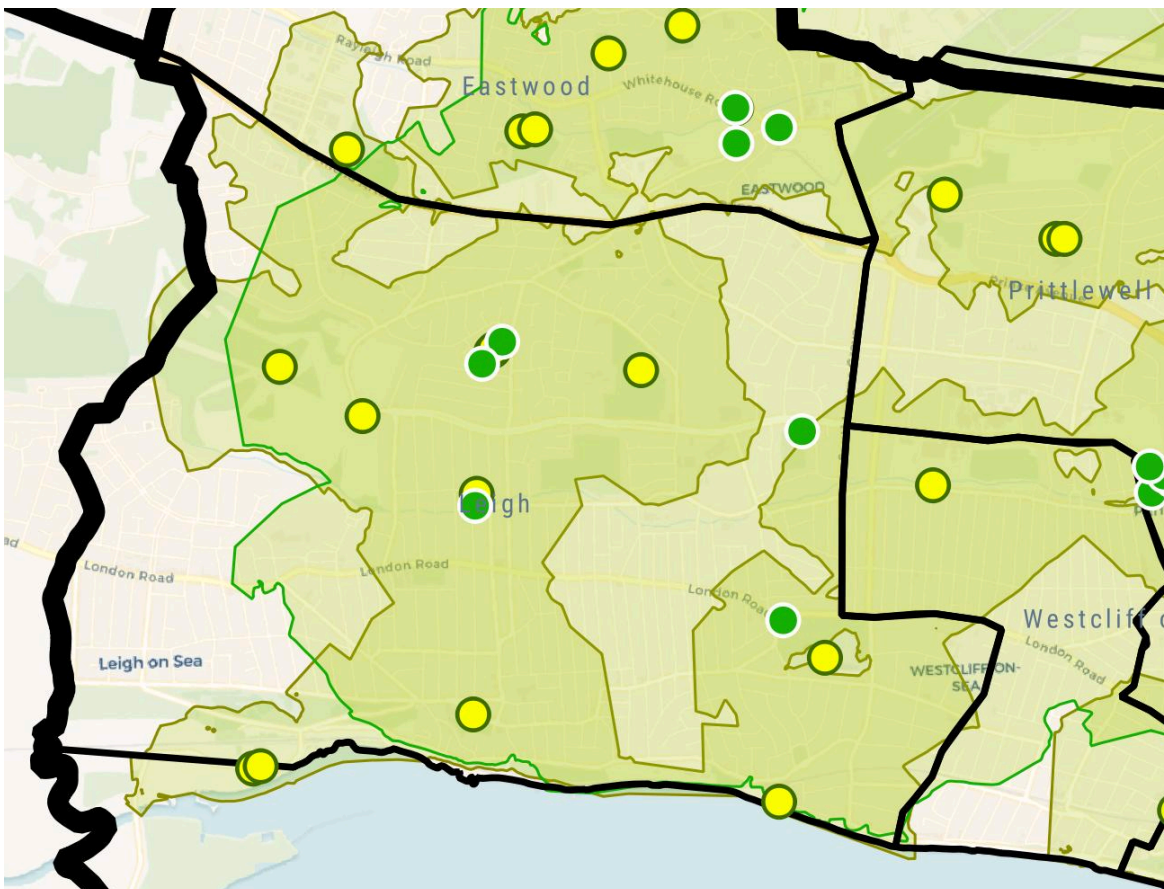


Figure 7 Leigh Sports and Leisure Facilities and Catchment Areas

Walking Catchments: Green Infrastructure

- 1.31 Leigh has four different locations for allotments, thirteen park and garden locations, and one area of natural and seminatural green space (see Figure 8). Access to green infrastructure in Leigh is based on the following walking distances and times:
- | | |
|-------------------------------|---|
| Parks and Gardens: | 8.75 minute walk time / 710 metre catchment |
| Amenity Green Space: | 5.75 minutes / 480 metres |
| Natural / Semi-natural space: | 9 minutes / 720 metres |
| Allotments: | 2.5 minutes / 200 metres |
- 1.32 The small walking catchment area associated with allotments means only a limited part of the neighbourhood is within the catchment of one of these facilities, despite a relatively good spread of these across Leigh.
- 1.33 Chalkwell Park, located in the south eastern corner of Leigh, is the neighbourhood's primary greenspace. There are also several parks and gardens facilities according to the data provided. Leigh also provides for other activities such as an athletics track, tennis courts, café, and children's play area and playing pitches.
- 1.34 The Prittle Brook greenway starts in Leigh and runs through the centre of the neighbourhood, from west to east. This provides a leisure and commuter path for walkers, runners and cyclists alike, connecting to Prittlewell and beyond. Lastly, there is a large 'black spot' to all green infrastructure in the central/south western corner of Leigh.
- 1.35 The percentage of area that is covered by the catchment thresholds to each type of green infrastructure facility can be summarised below:
- | | |
|-------------------------------|-------|
| Amenity Greenspaces | 16.7% |
| Parks or Gardens | 62.2% |
| Allotments or Growing Spaces | 2.4% |
| Natural / Semi-natural Spaces | 13.1% |
- 1.36 The average coverage for green infrastructure facilities in Leigh is 23.6%.

Walking Catchments: Town centre uses

- 1.37 Leigh has eleven different Local or Neighbourhood Centre Locations, two superstores and three different local shops that are located in isolation from the Local Centres. The location and provision of local shops and services in Leigh is mapped in Figure 9. Access to these uses is based on the following walking distances and times:
- | | |
|-------------------------------|---|
| Local Shop: | 5.5 minute walking time / 450 metre catchment |
| Local / Neighbourhood Centre: | 7.7 minutes / 600 metres |
| District / Town Centre: | 21.75 minutes / 1,750 metres |
| Superstore: | 25 minutes / 2,000 metres |
- 1.38 Both the South Essex Retail Study (2017) and the Southend on Sea Retail and Leisure Study (2018) categorise Leigh as a District Centre in their retail hierarchies. These are defined as offering a 'main retail provision' in the area which should provide local comparison shopping alongside convenience shopping and services for the local and neighbouring communities. The main shopping frontage runs along Leigh Road, Broadway, Broadway West and Rectory Grove.
- 1.39 Almost all of Leigh is within the 1,750 walking catchment of the different local centre locations, which are evenly distributed around the neighbourhood. Likewise, the walking catchments to the one superstore within Leigh or others in nearby Eastwood, Prittlewell or Westcliff stretch across the entire neighbourhood. Only a small portion of the south eastern corner of Leigh is within walking distance to central Southend. Additional day-to-day amenity is provided for with some local shops along London Road and Elmsleigh Drive.
- 1.40 There is a strong correlation between the location of community infrastructure and Leigh's local or neighbourhood centres. With the exception of some schools in Leigh, most local centres are also the location for health facilities, places of workshop, libraries and public conveniences. This contributes to the all-round amenity and ability for these places to fulfil residents' daily needs.
- 1.41 The percentage of area that is covered by the catchment thresholds to each type of town centre infrastructure can be summarised below:
- | | |
|-------------------------------|-------|
| Superstores | 99.3% |
| Local / neighbourhood centres | 88.7% |
| Town and district centres | 4.4% |
| Local Shops | 9.2% |
- 1.42 The average coverage for town centre uses in Leigh is 50.4%.

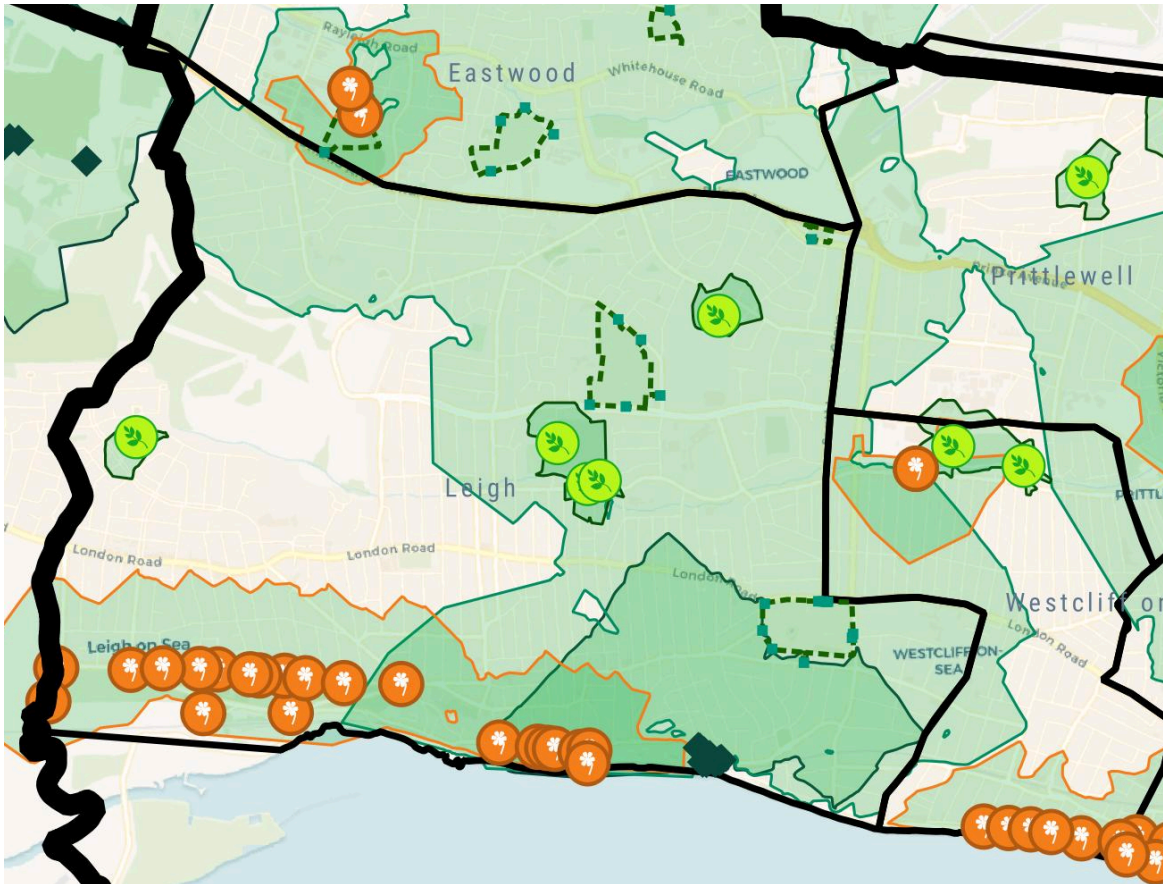


Figure 8 Leigh Green Infrastructure Facilities and Catchment Areas

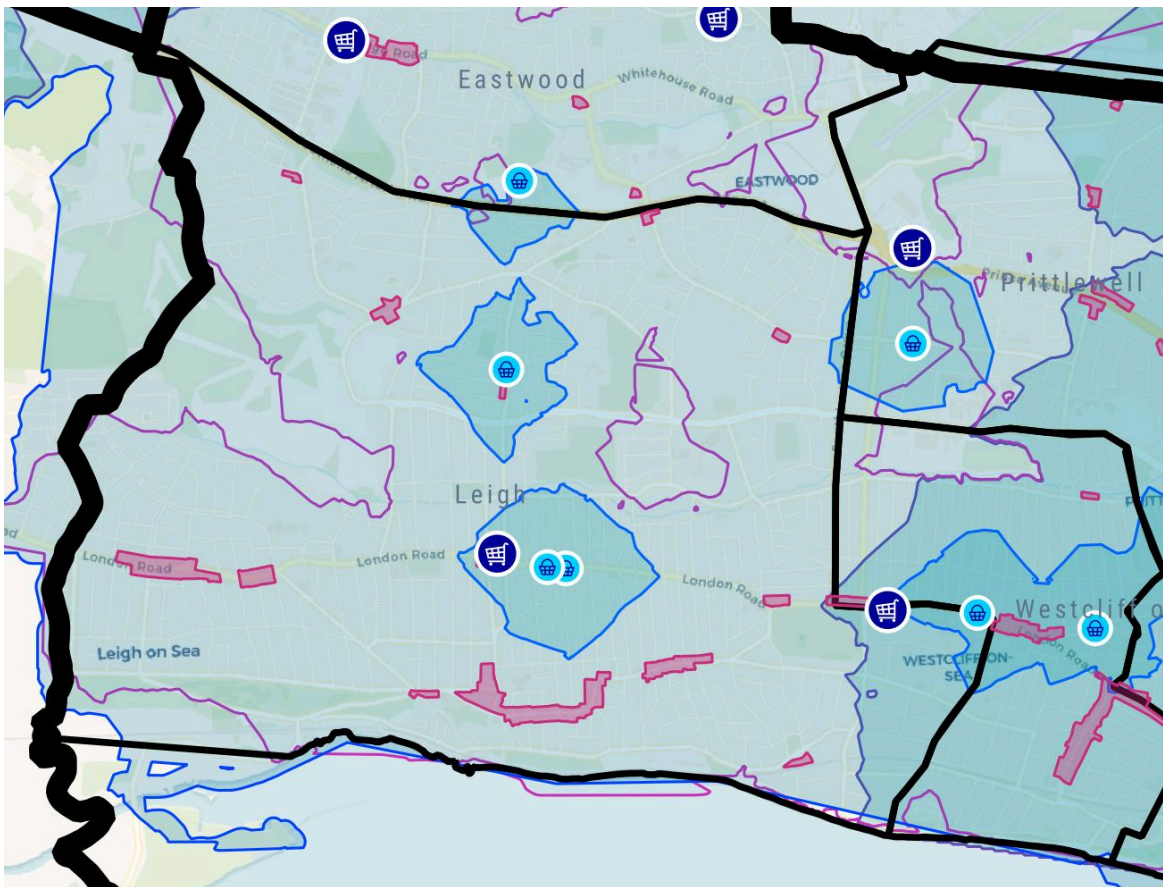


Figure 9 Leigh Town Centre Facilities and Catchment Areas

Summary of day-to-day services

- 1.43 Figure 10, below, overlays all the walking catchments for the day-to-day infrastructure categories covered in the area profiles. A fully “complete” area would be one where all twenty day-to-day services and facilities are accessible within walking distance – however, the highest number of infrastructure facilities within walking distance of an area in Southend borough is seventeen. Therefore a “complete” area within this analysis is considered to be one with access to between 14 and 17 different types of facilities.
- 1.44 The average completeness score for Leigh is 57.3%, with heat mapping indicating the most complete area to be within walking catchment of between 14-17 day-to-day facilities. The areas with the highest degree of completeness in Leigh are focused within the south eastern portion, where there is a greater degree of access to and provision of local shops and neighbourhood centres, superstores, schools for all ages, green space, places of worship, and health facilities. Leigh’s western edge is much less complete, although there is still a local centre located on London Road which also has a doctor’s surgery, place of workshop, pharmacy, three dentists, a public convenience and a secondary school.
- 1.45 There is often a direct positive correlation between the areas of high completeness and those of highest density in Leigh. For example, much of the most complete area with a completeness score of 14-17 are areas with the highest population density for the area which is 74-107 people per hectare and even 107-150 in some small areas. Along the northern boundary, in areas of mid-high completeness, densities are correspondingly in the medium range. Equally, the lowest density areas have the lowest completeness scores.

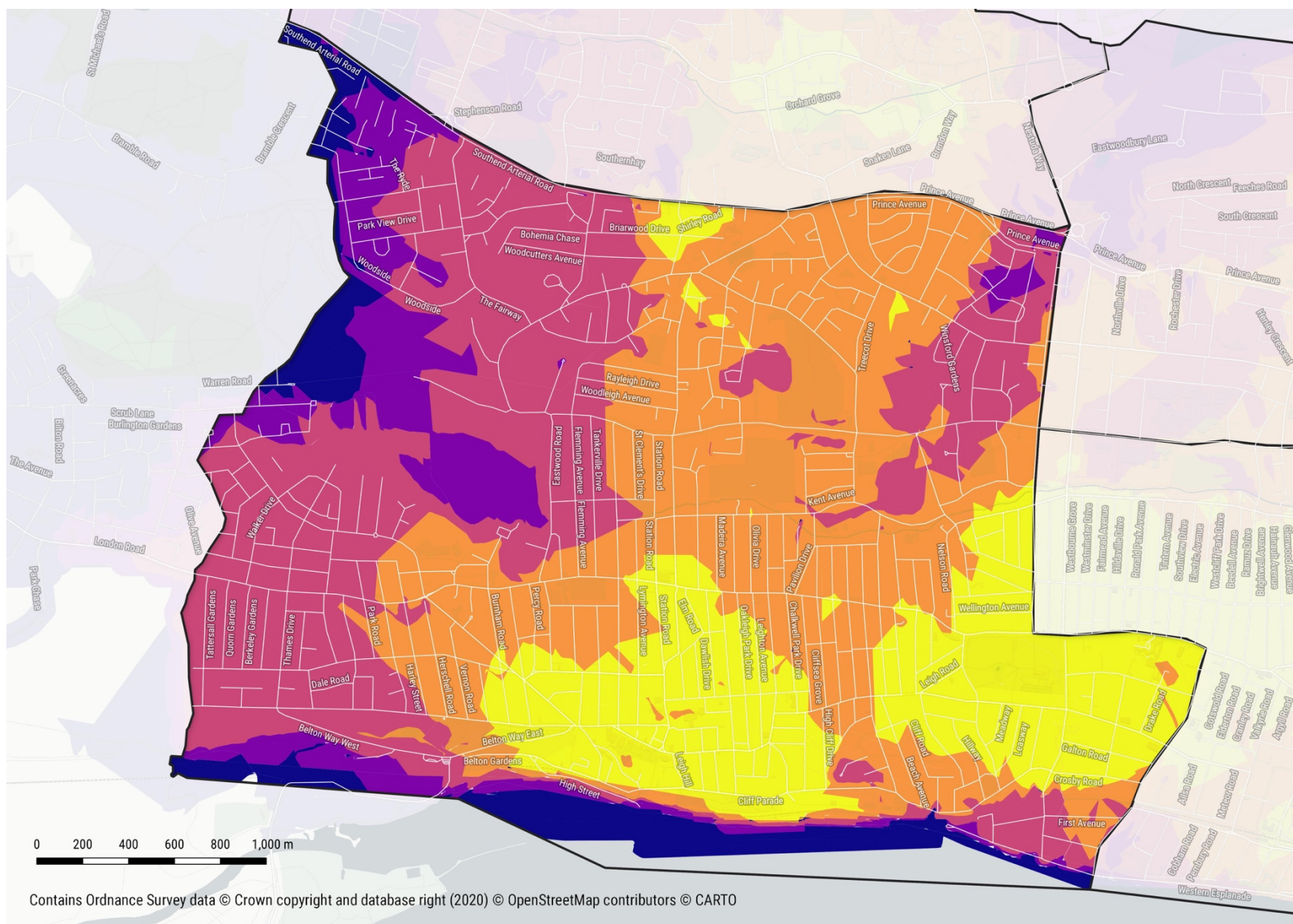


Figure 10 Leigh "Completeness" Heatmap

Housing Mix

- 1.46 Leigh does not have one dominant residential type (figure 11). By area covered, flats and maisonettes are the dominant residential type across the entire neighbourhood, followed by semi-detached housing, terraced housing, and bungalows. Areas with the dominant residential type of flats and maisonettes are generally closer to the seafront, and in line with areas of highest population density. Terraced housing to the north of this area is also in line with higher population density, although the area with terraced housing as a dominant residential type in the west is fairly low density due to the presence of Belfairs Park. The price of a home across the neighbourhood falls into the median price category of either £232,500 - £349,999 or £350,000 - £924,999, typically falling the further north one gets within the neighbourhood.
- 1.47 There does not appear to be a correlation between dominant housing type and household price in Leigh. The area of housing in the west of the neighbourhood with predominantly semi-detached homes has an average house price of £577,500, while the average price for the same typology in the north-eastern corner of the neighbourhoods is only £332,500. Similarly, areas with flats and maisonettes as the dominant residential type also have variance - the area of housing in the southeast, predominantly flats and maisonettes, has an average housing price of £608,250 (the second highest in Southend Borough), whereas the area just north-west of this, also predominantly flats and maisonettes, has an average price of £328,595. Further information on housing mix is set out in the appendix.

Broadband speeds

- 1.48 Broadband speeds within Leigh are average (Figure 12), generally with speeds of 30-40mbit/s in the central areas, and 20-25mbits/s in areas towards the edge of the neighbourhood, including in the southeast towards the Thames Estuary.
- 1.49 The area with the lowest broadband speeds in the neighbourhood (10-15mbits/s) corresponds with the area of highest density in the neighbourhood (108-150 pph). There does not appear to be any correlation between broadband speeds and an area's day-to-day "completeness" rating.

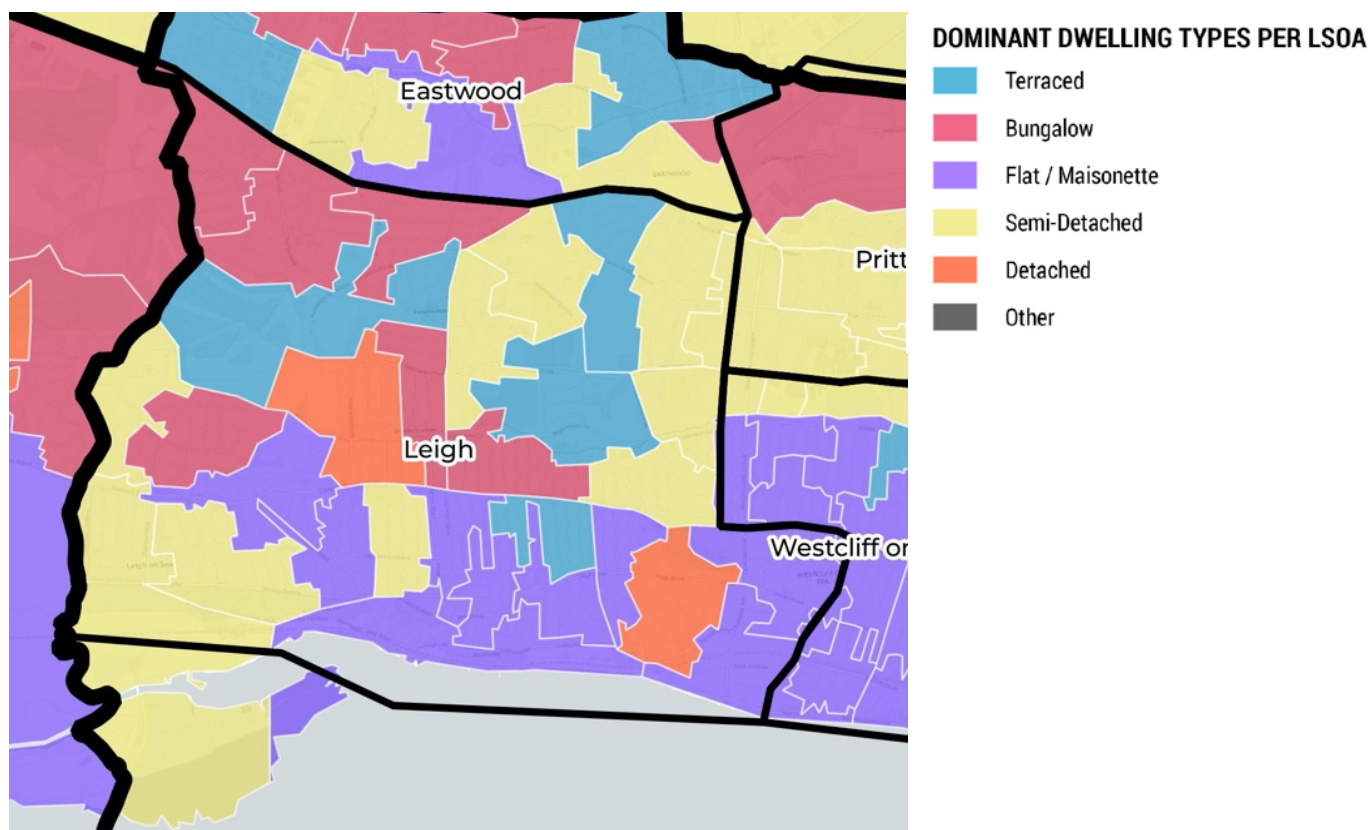


Figure 11 Leigh Dominant Residential Types

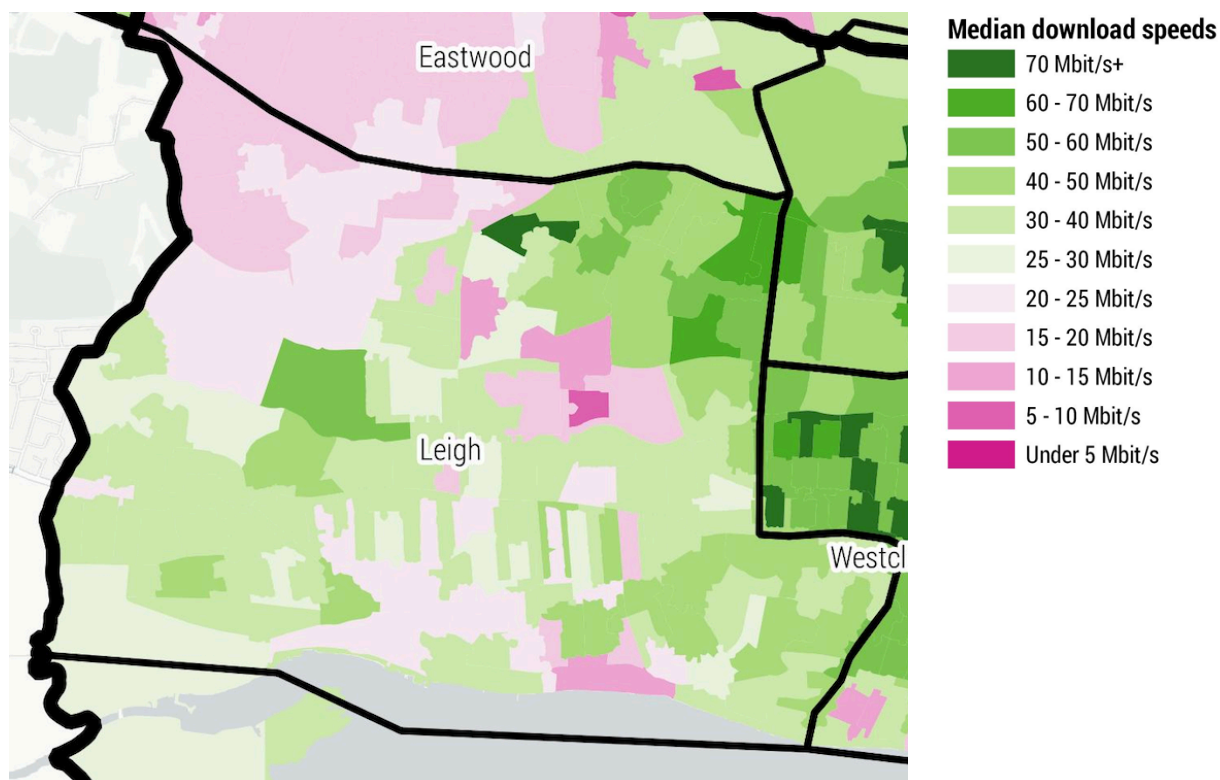


Figure 12 Map of Broadband Speed within the Leigh Neighbourhood

Area Summary

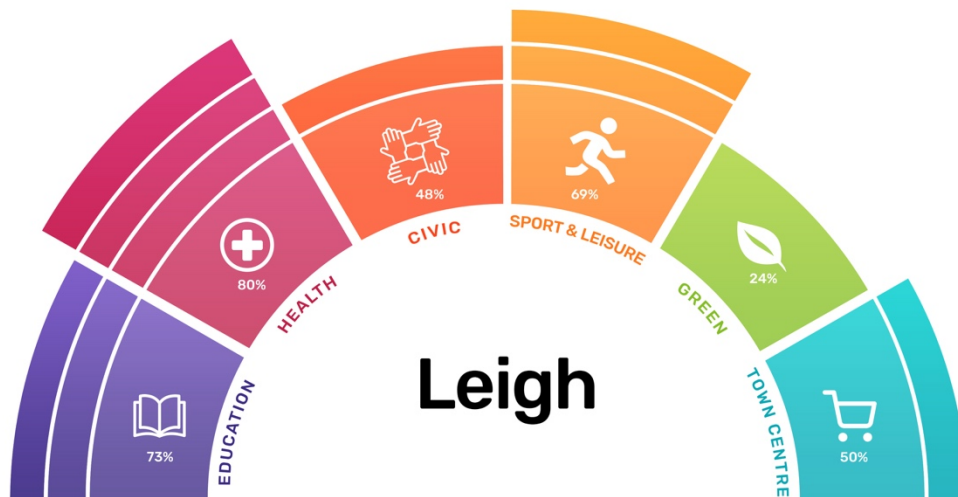
1.50 Demographics:

- Leigh is the largest neighbourhood in terms of population within Southend Borough, comprising 26.59% of the borough's population.
- The demographic make-up of Leigh is closely aligned with the borough average.
- The most distinct feature of Leigh's population is the number of those in 'very good' health being 3% above the borough average.
- Leigh has a wide range of population densities. There are some unpopulated areas which have below 10 people per hectare (pph), and some small pockets house up to 150pph.
- The most densely populated areas correlate with the dominant housing typologies of terraced houses and flats/maisonettes. Equally the less dense areas match those which comprise bungalows and semi-detached homes.

1.51 Day-to-day Infrastructure:

- Most day-to-day infrastructure facilities are relatively spread out across the neighbourhood.
- There are numerous local centres in both the east and the west which anchor other facilities such as health care and civic services.
- There are not many schools or nurseries in the area, however this could be related to the ageing population.
- There is a good provision of sports and green infrastructure, however a general lack of, and therefore poor access to these services in the western portion.
- Whilst many infrastructure items are evenly spread around the neighbourhood, the most complete 'hot spot' areas are located in the central south (correlating with the Broadway shopping frontages) and the western boundary with Westcliff.
- The north western area of the neighbourhood suffers from a lower score of 1-10, primarily due to a lack of access to sports and green infrastructure.
- Leigh does not have very fast broadband speeds, the best performing areas showing to have 30-40mbit/s around the most densely populated areas, and the slowest being 10-15bit/s.

- 1.52 The average completeness score for Leigh is 57.3%, with heat mapping indicating the most complete area to be within walking catchment of between 14-17 day-today facilities.
- 1.53 The completeness score for Leigh, by infrastructure type, is summarised below:



Appendix: Housing Mix

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

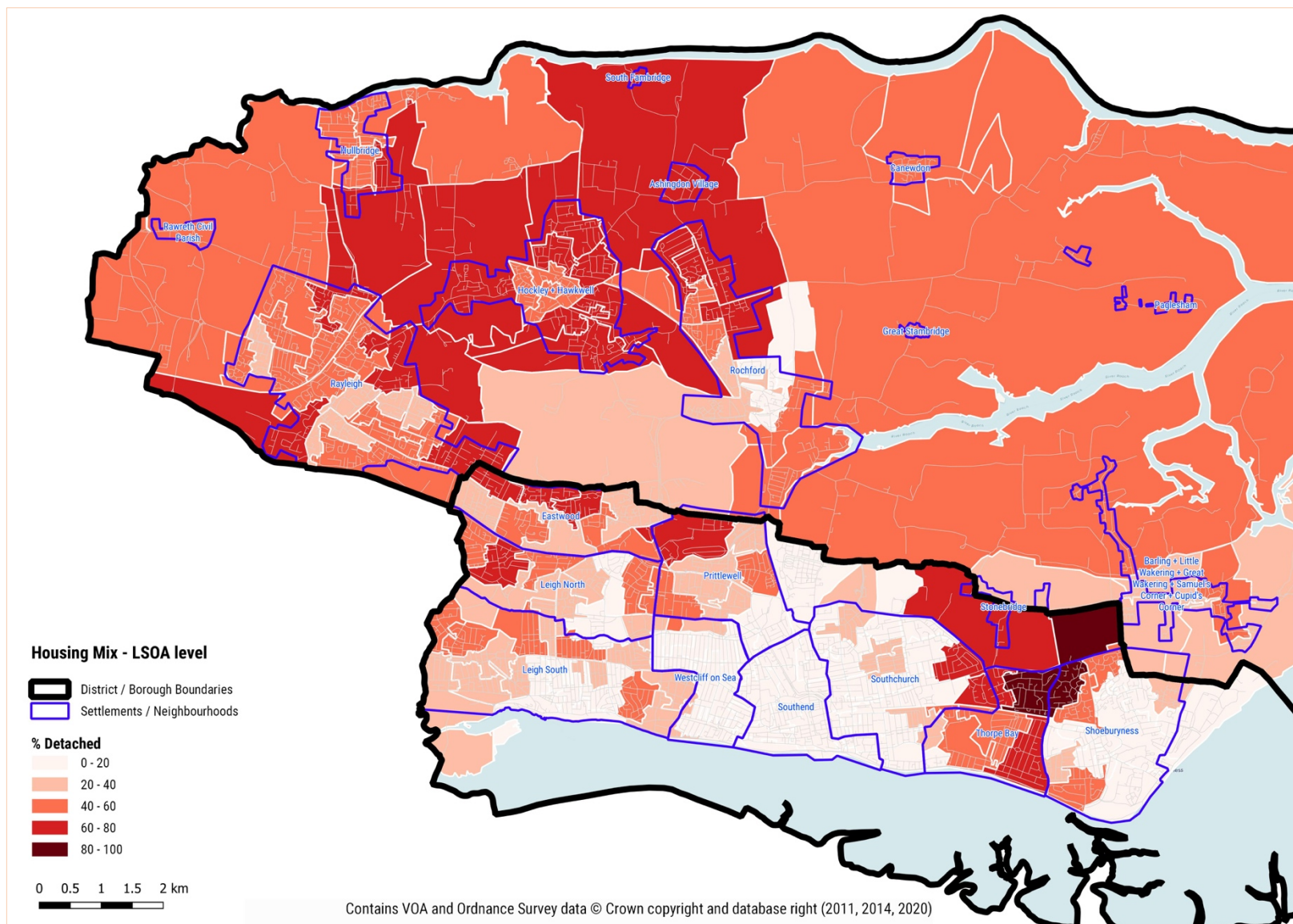


Figure 13: Proportion of detached homes in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

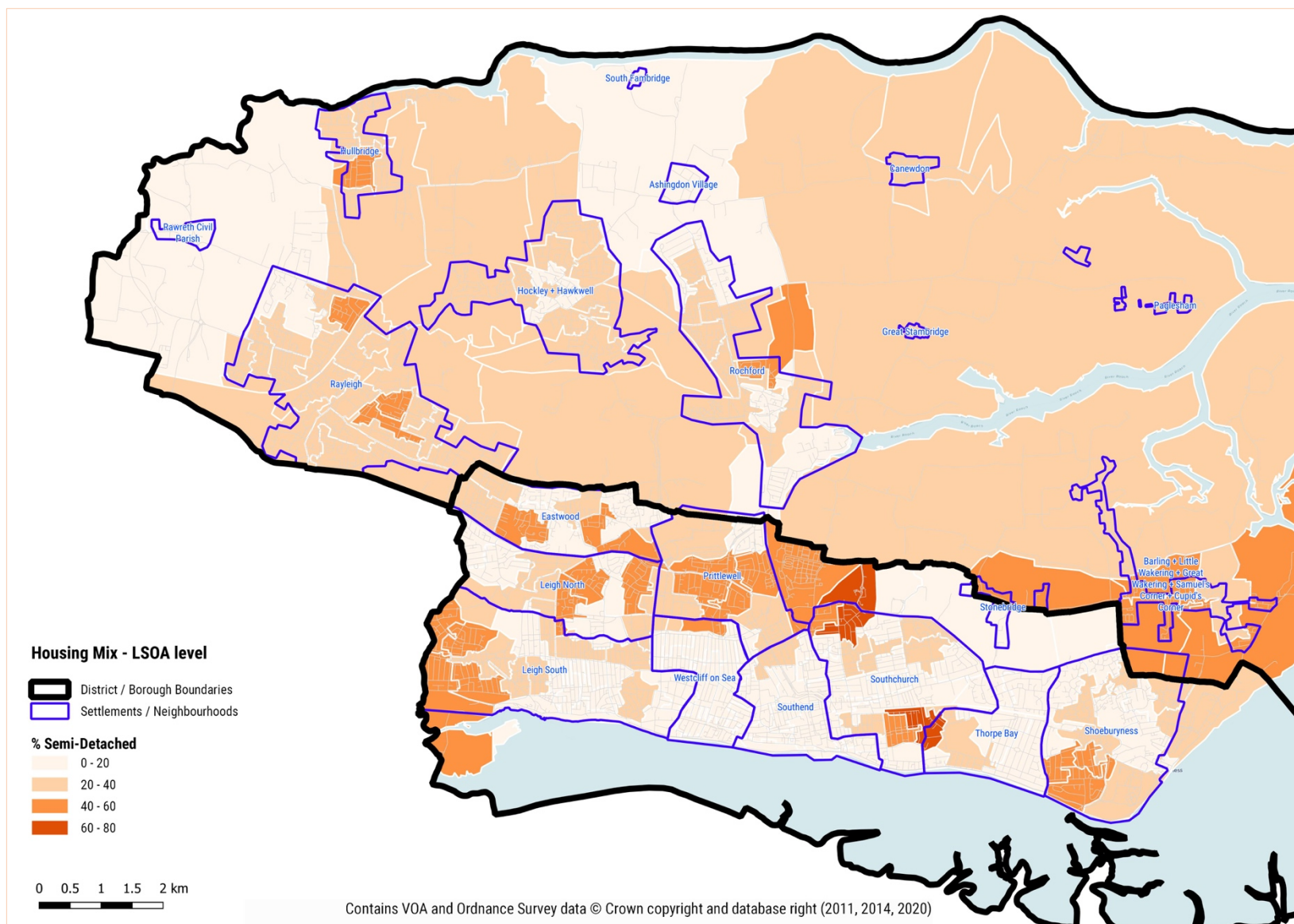


Figure 14: Proportion of semi-detached homes in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

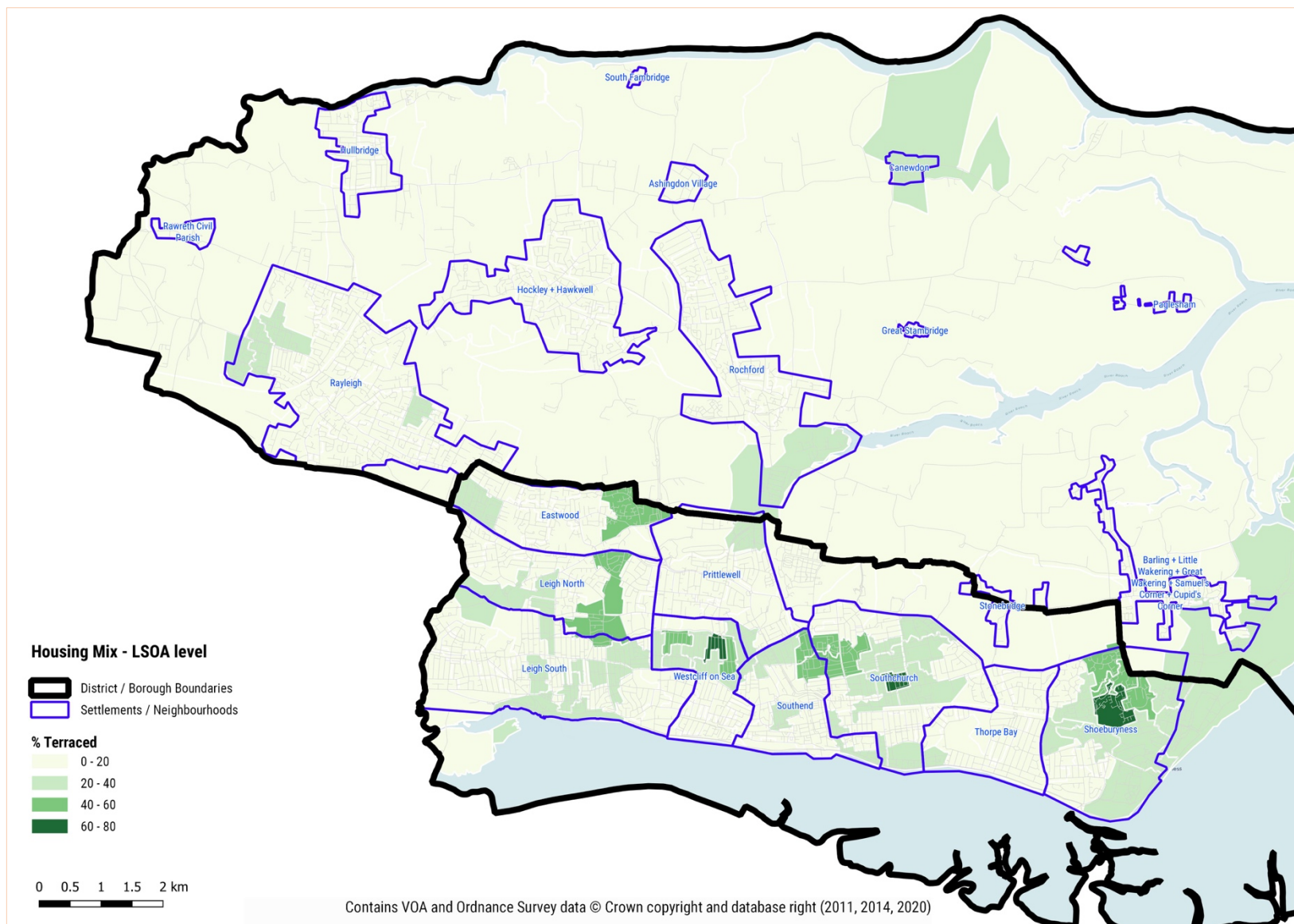


Figure 15: Proportion of terraced homes in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

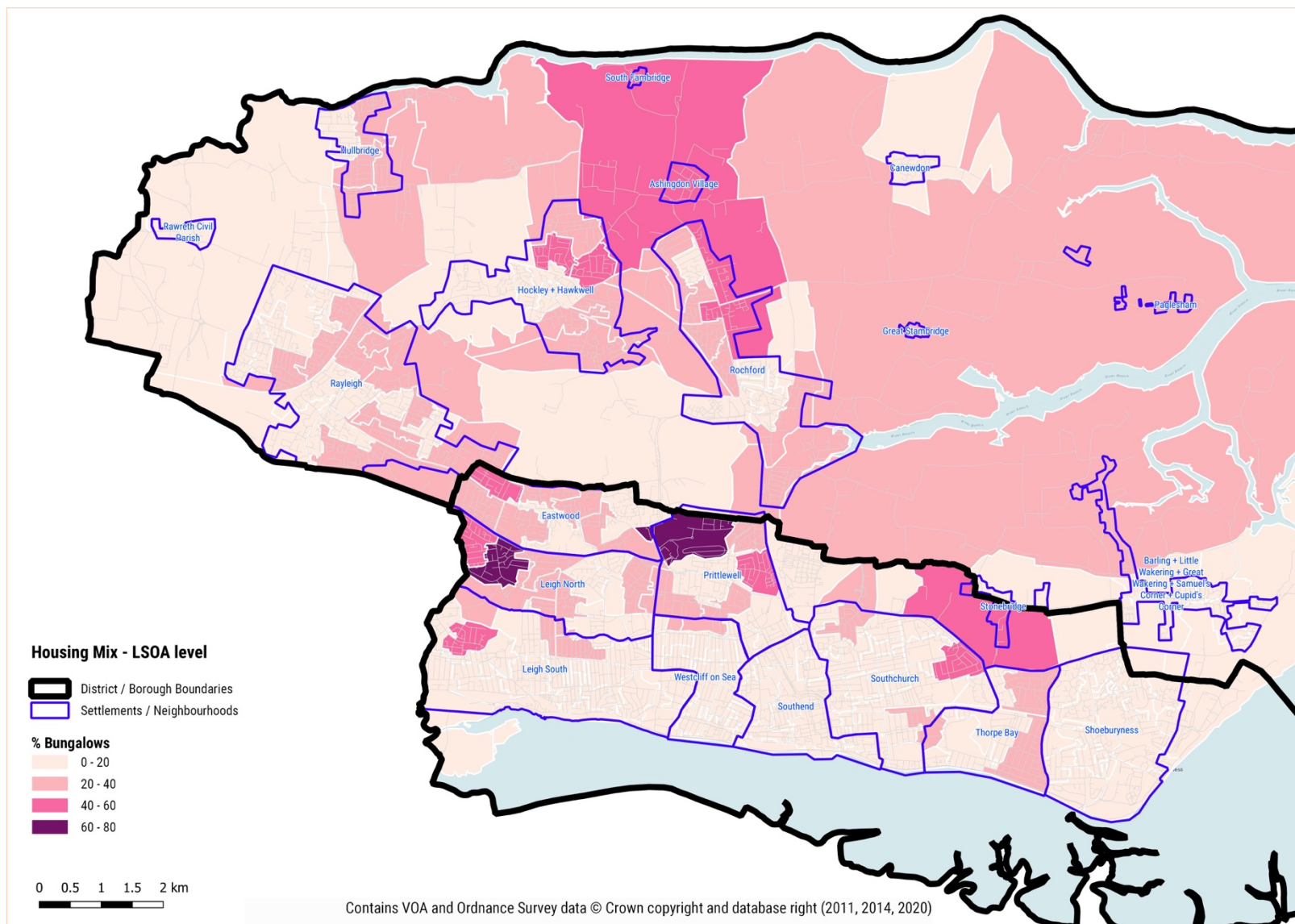


Figure 16: Proportion of bungalows in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

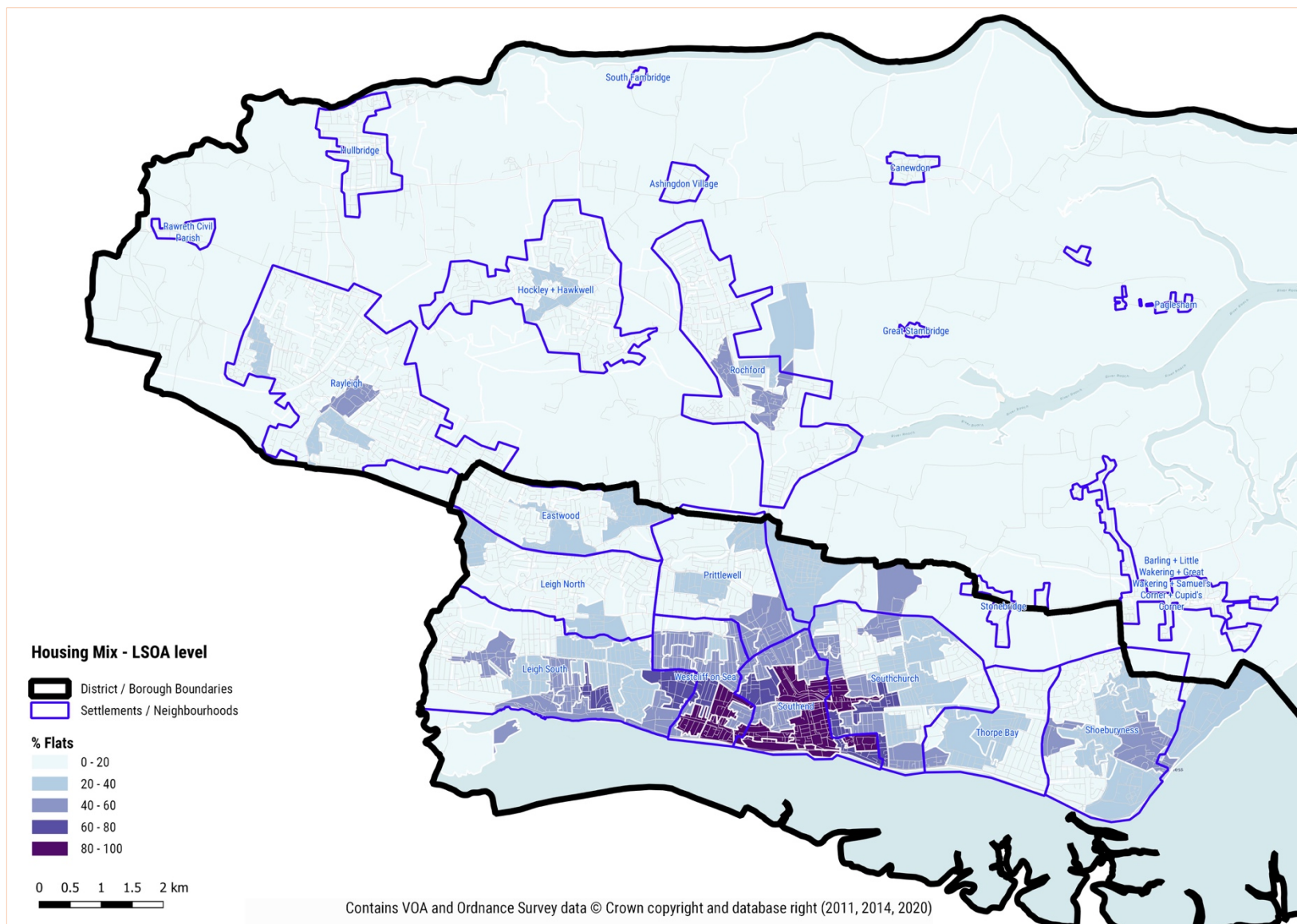


Figure 17: Proportion of flats in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)



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