Leigh North

Site Reference	e: HE/	067														
Address:	The Old V	enna R	estaurant, E	Blenheim Ch	ase SS9 3AG			s	Belfairs Sports Grou	nd						
Neighbourh	ood: Leig	n (nortl	n)		Ward:	Belfair's	CHS	Pav		E E E						
Site Catego	ry: URB	AN			Size (ha):	0.12										
Planning	Non	9			Density:	127	Drain									
Permission: Potential Ca		ng:	Gross	Net	Proposed	Residential										
Potential N	15 10 Use: development Potential Net Employment N/A N/A Functional Sector Secto								Fre							
Floorspace			,		Existing Use:	previously a	B Diseas copyright	EA and another B21 Octorego a			So PALT TO THE					
Context and surroundings: The site includes the remains of a two-storey detached building prevision in the roundabout junction of Eastwood Road and Blenheim Chase. The operating in 2016 and has remained vacant since and some demolition on the site. The surrounding area is predominantly residential. The building east) is in use as a residential care home. The wider area is predominant interspersed with green space, including Belfair's Nature Reserve, Pair Summary of constraints: Summary of the site is safeguarding zone.							erty. The ne restaur ion works building a nantly res ark and S	ccupied by site is loca ant ceased s have take idjacent (to sidential, ports Grou	The Old ted on n place o the nd.		Crear agricult of database right of University 100 treats					
			Criteri	a							Score/Qualitative Assessment					
Deliverab ility	1.1 Site Av	ailabilit	:y							Site is confirmed to be avail	ilable by landowner					
Deliv ilit	1.2 Achiev	ability								Site is likely to be viable bas	sed on current market conditions					
	2.1 Flood	Risk								Majority of site within Floor	d Zone 1 (100% of site)					
	2.2 Critica	Draina	ge Area							The Majority of the site is n	not in a critical drainage area (100% of site)					
	2.3 Green	Belt								Site not located in the Gree	en Belt					
	2.4 Lands	аре								Majority of site within high-	a-capacity area or is located within existing settlement boundary.					
	2.5 Impac	of dev	elopment or	n Ancient W	oodland					Majority of site not within 5	50m buffer of Ancient Woodland (100% of site)					
nent	2.6 Impac	of dev	elopment or	n SPA, SAC, F	Ramsar					Majority of site not within b	buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
	2.7 Impac	of dev	elopment or	n SSSI, NNR						Majority of site not within k	buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat					
inviro	2.8 Impac	ofdev	elopment or							site (100% of site) Majority of site not within (or adjacent locally protected habitat site (100% of site)					
	2.9 Impac										gnated as protected open space (100% of site)					
	2.10 Impac									Site contains protected tree						
				guarding Zoi	ne						erals safeguarding zone (100% of site)					
	2.12 Impa										an Air Quality Management Area (100% of site)					
			gricultural La	and						Majority of site (>50%) potentially does not contain agricultural land (100% of site)						
			eduled mon								n a scheduled monument (100% of site)					
ment			servation a								a conservation area (100% of site)					
viron			ed building								listed building (100% of site)					
ic Env			al listed buil	ding						Site does not contain a loca						
Historic Environment			haeological							Site unlikely to contain arch						
T			earest bus st							Site is less than 400m from	-					
ť			bus service								es received per hour (stops within 400m)					
Transport			earest train s	station							1150km from a train station					
Tra																
				ighway netw	VORK						ghway network <40th percentile					
	5.1 suitability of residential uses									suitability of residential use	ntains no known historic land use where further investigation/ assessment is required on the es.					
rds			ower lines /	pylons							overhead power lines or pylons					
5.Hazards	5.3 Gas Pi	oeline								Site does not contain gas pi	•					
Ŀù.	5.4 Waste									(100% of site)	in 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works					
	5.5 Public (LSA)	Safety 2	Zone for Lon	don Southe	nd Airport					Majority of site not within L	LSA public safety zone (100% of site)					
Regeneration + Sustainable Settlements	6.1 Depriv	ation Ir	idex							Majority of site within LSOA	A in 20 -50% most deprived national deprivation decile (100% of site)					
Regeneration ole Settlement	6.2 Area c	n desig	nated emplo	oyment land						No loss of designated emplo	loyment land					
Rege ble St	6.3 Comm	unity A	ssets on site							No loss of asset of commun	nity value (ACV)					
ainal	6.4 Settler	nent Ro	ole and Hiera	archy						Site within existing settleme	nent					
Sust	6.5 Contri	oution t	o regenerat	ion of the u	rban area					Site is previously developed	d land (% of site)					
	7.1 Distan		a sa a tra si a a	m. ask a al						Site is between 800m and 1	11FOlum from a primary ophical					

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 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 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 between 1150km and 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 1150km and 2.3km from a designated employment site
7.10 Proximity to small-scale retail <280m2			(> 5 - ≤ 10) small scale retail uses within 2.3km
7.11 Proximity to commercial uses			Number of commercial uses within 2.3km. 40th – 60th percentile

Site Ref		110				7.8				
Address:	Land to No			per Road					到底	
Neighbou	rhood:	Leigh	North		Ward: E	Blenheim	•		2 P	
Site Cate		URBA	N		. ,).21		I MARK	PST WAT	
	Permission:	None				33.84	\sum		AND CO	
Potential Housing:	Capacity		Gross 7	Net 7	Proposed Use:	Residential development	TE	- AN	700	JUNIPER ROAD
Potential	Net Employm	ent	N/A	N/A	Existing	Greenfield	SANO	RSTORES	AS J	
Floorspace Context a		Thicc	ito includo	c a triangula	Use:	backland site behind the resid				
surround	surroundings: Road, Hurst Way and Bridgewater Drive. Summary of constraints: The site is relatively free from environmental or policy constraints: from Hurst Way and Juniper Road. Consideration needs to refuse vehicles as the current site access appears narrow. T residential amenity constraints surrounding overlooking, he reasonable gap provided by the gardens and tree cover.						traints. Fo be given to he site has	ootpath aco o emergen s potential	cess only cy and	
		reaso	nable gap Criteri		the gardens an	d tree cover.				Score/Qualitative Assessment
ab	1.1 Site Ava	ilability								Site is confirmed to be available for development by landowner but is subject to Council resolution.
Deliverab ility	1.2 Achieva	bility								Site is likely to be viable based on current market conditions
ă	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 Landsca									Majority of site within high-capacity area or is located within existing settlement boundary.
		·	elopment o	n Ancient W	oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)
ental	2.6 Impact	of deve	elopment o	n SPA, SAC, I	Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
Environmental	2.7 Impact	of deve	lopment o	n SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat
Envir	2.8 Impact	of deve	elopment o	n LWS. LNR			-			site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)
_	2.9 Impact									Majority of site is not designated as protected open space (100% of site). Although the site is classified as greenfield
	2.10 Impact				_		-			Site does not contain protected trees
				guarding Zoi	ne					Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact	t on Air	Quality				_			Majority of site not within an Air Quality Management Area (100% of site)
	2.12 Impact		-	and						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
	3.1 Impact									Majority of site > 50m from a scheduled monument (100% of site)
ment	3.2 Impact									Majority of site > 50m from conservation area (100% of site) Majority of site >50m from conservation area (100% of site)
viron	3.3 Impact						-			Majority of site >50m from listed building (100% of site) Majority of site >50m from listed building (100% of site)
ic En	3.4 Impact			ding	_					Site does not contain a locally listed building
Historic Environment							_			
I	3.5 Impact									Site unlikely to contain archaeological assets Site is less than 400m from a bus stop
ť	4.1 Distance 4.2 Frequer							_		>10 Number of bus services received per hour (stops within 400m)
Transport				et et :				_		
Tra	4.3 Distance									Site is between 1150km and 2.3km from a train station
				iighway netw	vork					Performance of existing highway network <40th percentile
	5.1 suitabili	ty of re	sidential u	ses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
10	5.2 Presenc	e of po	wer lines /	pylons						Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pipe									Site does not contain gas pipelines
5.Ha	5.4 Waste									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works
	5.5 Public S	af <u>etv</u> Z	one for Lor	ndon Southe	nd Airport					(100% of site) Majority of site not within LSA public safety zone (100% of site)
	(LSA)									
tion + nents	6.1 Depriva	tion Inc	dex							Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)
Regeneration + ole Settlements	6.2 Area on	design	ated emplo	oyment land						No loss of designated employment land
	6.3 Commu	inity As	sets on site	2						No loss of asset of community value (ACV)
ainat	6.4 Settlem	ent Rol	le and Hier	archy						Site within existing settlement
Sust	area area area area b.3 Community Assets on site area area 6.4 Settlement Role and Hierarchy area area 6.5 Contribution to regeneration of the urban area area area								Site is greenfield land (% of site)	
	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 400m and 800m from a secondary school
	7 3 Distance	o to no	aroct hoalt	hcaro facility			1			Site is between 400m and 800m from a healthcare facility

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 between 1150km and 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 800m and 11150km from a designated employment site
7.10 Proximity to small-scale retail <280m2			(> 5 - \leq 10) small scale retail uses within 2.3km
7.11 Proximity to commercial uses			Number of commercial uses within 2.3km. 40th – 60th percentile

Site Ref	erence:	HEA129							
Address:	West Office	e, Near Mendip	Road			H		L YE	
	-					der der		TRE	
Neighbou	rhood:	Leigh (north)		Ward:	Blenheim		ETV 1		
Site Categ	ory:	URBAN		Size (ha):	0.09		Ť.	A CONT	
Planning I	Permission:	None		Density:	69.50			PW	
Potential	Capacity	Gross	Net	Proposed	Residential	Į.	H		
Housing: Potential	Net Employm	6 N/A	6 N/A	Use: Existing	development	TH	HEY	Th	
Floorspac				Use:	Office	A		for party	
Context a surroundi Summary constraint	ngs: of	down towards comprising 2 s The site is rela	s Mendip Roa storey propert ntively free fro ership work w	d. The site is ties. St Cedd' om environm ith the churc	ng and adjoining c located within a r s Church is immed ental or policy cor h to unlock a large	esidential an liately south nstraints. Th	ea, largely of the site	e. d require	
		Crite	ria						Score/Qualitative Assessment
Deliverab ility	1.1 Site Ava								Site is confirmed to be available for development by landowner but is subject to Council resolution
Del	1.2 Achieva	Flood Risk							Site is likely to be viable 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 E								Site not located in the Green Belt
	2.4 Landsca	of development	on Ancient M	loodland					Majority of site within high-capacity area or is located within existing settlement boundary. Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.5 Impact	or development		/oouland					
ental	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)
Environmental	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)
Env	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 Impac								Site does not contain protected trees
	2.11 Impac	t on Minerals Sa	feguarding Zo	one					Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impac	t on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)
		t on Agricultura							Majority of site (>50%) potentially does not contain agricultural land (100% of site)
lent		on scheduled m							Majority of site > 50m from a scheduled monument (100% of site)
iron		on conservation				_			Majority of site >50m from conservation area (100% of site)
Historic Environment		on listed buildin on local listed b							Majority of site >50m from listed building (100% of site) Site does not contain a locally listed building
stori									
Ē	·	on archaeologic							Site unlikely to contain archaeological assets Site is less than 400m from a bus stop
ť		e to nearest bus							>10 Number of bus services received per hour (stops within 400m)
Transport									
Tra		e to nearest trai		- 4					Site is between 1150km and 2.3km from a train station
		nance of existing		work					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
									suitability of residential uses.
rds	5.2 Presence of power lines / pylons							Site does not contain any overhead power lines or pylons	
5.Hazards	5.3 Gas Pip	eline							Site does not contain gas pipelines
Ň	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)	
on + ents	6.1 Depriva								Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
ttlem	6.2 Area or	n designated em	ployment land	d					No loss of designated employment land
Reger Ile Sei	6.1 Deprivation Index 6.1 Deprivation Index 6.2 Area on designated employment land 6.3 Community Assets on site 6.4 Settlement Role and Hierarchy 6.5 Contribution to regeneration of the urban area							No loss of asset of community value (ACV)	
l ainab	6.4 Settlement Role and Hierarchy							Site within existing settlement	
Susta	6.5 Contribution to regeneration of the urban area								Site is previously developed land (% of site)
	7.1 Distanc	e to nearest prir	mary school						Site is between 400m and 800m from a primary school
						-			

7.2 Distance to nearest secondary school			Site is between 400m and 800m 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 800m and 11150km from a designated employment site
7.10 Proximity to small-scale retail <280m2			(> 5 - \leq 10) small scale retail uses within 2.3km
7.11 Proximity to commercial uses			Number of commercial uses within 2.3km. 40th – 60th percentile

Sit	e Refe	erence:													
Ado	dress:	Land at Me	endip Cr	escent					TT						
											A127	TRINCE AVENUE			
Nei	ighbour	hood:	Leigh	(north)		Ward:	Blen	heim			EFE				
Site	e Catego	ory:	OPEN	SP		Size (ha):	0.39			DUNS	ERAVENUE				
Pla	nning P	ermission:	None			Density:	15.2	5	T	H	q				
	ential (using:	Capacity		Gross 6	Net 6	Proposed Use:	R	esidential				BRUTON OF THE REAL PROPERTY OF			
Pot	ential N	Net Employm		N/A	N/A	Existing			VENUE						
	orspace	e (sqm):				Use:		pen Space	a Constanting		harring / / /				
sur Sur	surroundings: the east by Medlock Avenue, the north by Dunster Avenue Crescent. Crescent. Summary of constraints: The site is designated protected open space. Criteria Criteria								g developr and east b						
-	2	1 1 6:+- 4	. : _ . : : 4	Criteria	a							Score/Qualitative Assessment			
ivera	ility	1.1 Site Ava										Site is confirmed to be available for development by landowner but is subject to Council resolution.			
Del		1.2 Achieva										Site is likely to be viable based on current market conditions			
			Flood Risk									Majority of site within Flood Zone 1 (100% of site)			
			Critical Drainage Area									The Majority of the site is not in a critical drainage area (100% of site)			
		2.3 Green I										Site not located in the Green Belt			
		2.4 Landsca				a a dia a d						Majority of site within high-capacity area or is located within existing settlement boundary.			
		2.5 Impact	of devel	lopment or	n Ancient W	oodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)			
	2.6 Impact of development on SPA, SAC, Ramsar				Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)				
	Environmental	2.7 Impact	of deve	opment or	n SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat			
	Enviro	2.8 Impact	of deve	opment or	n LWS. LNR							site (100% of site) Majority of site not within or adjacent locally protected habitat site (% of site)			
	-		8 Impact of development on LWS, LNR 9 Impact on Open Space									Majority of site is designated protected open space (100% of site)			
			2.10 Impact on TPO									Site does not contain protected trees			
			ct on Ninerals Safeguarding Zone									Majority of site not within minerals safeguarding zone (100% of site)			
		2.12 Impac	t on Air	Quality								Majority of site not within an Air Quality Management Area (100% of site)			
		2.13 Impac			and	-				Majority of site (>50%) potentially does not contain agricultural land (100% of site)					
	It	3.1 Impact	on sche	duled mon	ument							Majority of site > 50m from a scheduled monument (100% of site)			
	Historic Environment	3.2 Impact	on cons	ervation ar	rea							Majority of site >50m from conservation area (100% of site)			
	nviro	3.3 Impact	on listed	d building								Majority of site >50m from listed building (100% of site)			
	oric El	3.4 Impact	on local	listed buil	ding							Site does not contain a locally listed building			
	Histo	3.5 Impact	on arch	aeological	assets							Site unlikely to contain archaeological assets			
		4.1 Distanc	e to nea	rest bus st	ор							Site is between 400m and 800m from a bus stop			
	port	4.2 Freque	ncy of b	us service								>10 Number of bus services received per hour (stops within 400m)			
	Transport	4.3 Distanc	e to nea	irest train s	station							Site is between 1150km and 2.3km from a train station			
	F	4.4 Perforn	nance of	f existing hi	ighway netv	vork						Performance of existing highway network <40th percentile			
		5.1 suitabil	ity of re	sidential us	ses							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 Presend	ce of po	wer lines /	pylons							Site does not contain any overhead power lines or pylons			
	5.Hazards	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)			
Ŧ												Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)			
ation	6.1 Deprivation Index 6.2 Area on designated employment land 6.3 Community Assets on site 6.4 Settlement Role and Hierarchy 6.5 Contribution to regeneration of the urban area											No loss of designated employment land			
ie ueb	6.2 Area on designated employment land 6.3 Community Assets on site									No loss of designated employment land No loss of asset of community value (ACV)					
Re	6.4 Settlement Role and Hierarchy														
	ustai	6.5 Contribution to regeneration of the urban area										Site within existing settlement Site is greenfield land (% of site)			
	S	7.1 Distanc										Site is between 400m and 800m from a primary school			
		7.1 Distanc										Site is between 400m and 800m from a primary school			

7.2 Distance to nearest secondary school			Site is between 400m and 800m 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 1150km and 2.3km from a designated employment site
7.10 Proximity to small-scale retail <280m2			(> 5 - \leq 10) 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: HEA228																
		HEA228	od D-'	vo loich cu	. Soc					// / JJ						
Address:	Furzetield,	20 Priorywoo	od Dri	ve, Leigh or	n sea			1		A127	Kenterner					
Neighbou	irhood:	Leigh (nortl	h)		Ward:	Belfairs		中日			BRO AND THE REAL PROPERTY AND THE REAL PROPE					
Site Categ	gory:	REGEN			Size (ha):	0.27										
	Permission:	None			Density:	102.93				HE BEAR						
Potential	Capacity	Gross	s	Net	Proposed	Residenti	al	PW	THE	AND						
Housing:		28		0	Use:	developn		10								
Floorspac				N/A	Existing Use:	Sheltered Housing		at the	and tending ALE I Crimery							
Summary	Context and surroundings:2 storey sheltered housing block on a tight site. The site is surroundingsSurroundings:dwellings including Priory Mews.Summary of constraints:Brownfield site currently in use. Potential overlooking issues to which could limit upward extensions. Site has limited land for Accessed via a small residential road that appears to be of low								residentia levelopme	luses						
			riteria	1							Score/Qualitative Assessment					
4	1.1 Site Ava	nilability									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,					
rabili											providing new and better quality homes for local people. To gain a comprehensive understanding of development potential,					
Deliverability											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.					
Ğ	1.2 Achieva	bility									Site is likely to be viable based on current market conditions					
	2.1 Flood R	Flood Risk									Majority of site within Flood Zone 1 (100% of site)					
	2.2 Critical	Critical Drainage Area									The Majority of the site is not in a critical drainage area (100% of site)					
	2.3 Gr <u>een B</u>	3 Green Belt									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 development on Ancient Woodland										Majority of site not within 50m buffer of Ancient Woodland (100% of site)					
al		of developme									Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
nment		of developme									Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat					
Enviro		2.8 Impact of development on LWS, LNR									site (100% of site)					
Ξ											Majority of site not within or adjacent locally protected habitat site (100% of site)					
		9 Impact on Open Space									Majority of site is not designated as protected open space (100% of site)					
	2.10 Impact										Site does not contain protected trees					
	2.11 Impact	t on Minerals	s Safe	uarding Zor	ne						Majority of site not within minerals safeguarding zone (100% of site)					
	2.12 Impact	t on Air Quali	ity						Majority of site not within an Air Quality Management Area (100% of site)							
	2.13 Impact	t on Agricultu	ural La	nd							Majority of site (>50%) potentially does not contain agricultural land (100% of site)					
t	3.1 Impact	on scheduled	d mon	ument							Majority of site > 50m from a scheduled monument (100% of site)					
Environment	3.2 Impact	on conservat	ion ar	ea							Majority of site >50m from conservation area (100% of site)					
nviro	3.3 Impact	on listed buil	ding								Majority of site >50m from listed building (100% of site)					
	3.4 Impact	on local listed	d build	ding							Site does not contain a locally listed building					
Historic	3.5 Impact	on archaeolo	ogical a	assets							Site unlikely to contain archaeological assets					
	4.1 Distance	e to nearest b	bus st	ор							Site is less than 400m from a bus stop					
t	4.2 Frequer	ncy of bus ser	rvice								8-10 Number of bus services received per hour (stops within 400m)					
Transport	· · ·	e to nearest t		tation							Site is between 1150km and 2.3km from a train station					
Tra																
		nance of exist			VOLK						Performance of existing highway network <40th percentile					
		ty of residen									The majority of the site contains no known historic land use where further investigation/assessment is required on the suitability of residential uses.					
sb	5.2 Presenc	e of power li	ines /	pylons							Site does not contain any overhead power lines or pylons					
5.Hazards	5.3 Gas Pipe	eline									Site does not contain gas pipelines					
5.1	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 Sa (LSA)		or Lon	don Southei	nd Airport						Majority of site not within LSA public safety zone (100% of site)					
on + ents	6.1 Depriva	tion Index									Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (% of site)					
eration tlemen	6.2 Area on	designated e	emplo	yment land							No loss of designated employment land					
egen(e Seti		inity Assets o									No loss of asset of community value (ACV)					
Reg nable		ent Role and									Site within existing settlement					
Sustaina				,	rhan area											
Su	0.5 Contrib	Contribution to regeneration of the urban area									Site is previously developed land (% of site)					

Su	6.5 Contribution to regeneration of the urban area	Site is previously developed land (% of site)
	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 400m and 800m from a healthcare facility
n	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 between 1150km and 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	(> 5 - \leq 10) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses	Number of commercial uses within 2.3km. 40th – 60th percentile

Site Ref	oronco:	HEA240								
Address:		HEA240	outhend							
Autress:	10 - 72 Kan	, אנטיי ויקיס	athenu						HAR	
	<u> </u>						TORN	FIPH		
Neighbou		Leigh (north)		Ward:	Blenheim			PW		
Site Categ	gory: Permission:	REGEN		Size (ha):	0.33 83.82		ELMS		EA	
Potential		Gross	Net	Density: Proposed	83.82 Housin	~			AA	
Housing:		28	0	Use:	Housin	Б		FIN		
Potential Floorspac	Net Employm a (sam):	ent N/A	N/A	Existing Use:	Shelter Housin					
Context a		Group of 2 sto	orey homes ar			0	tly in use as	s sheltered	d	southend
surroundi	rroundings: accommodation. The site is accessed by Randolph Close sur Large allotment to the south.									
		Large anothe	int to the sout	.n.						
Summary	of	The site slope	s gently to the	e south. The s	ite is bound	ed tight	tly by othe	r residenti	al uses	- Martin
constrain		potentially lin	niting redevel	lopment oppo						
		to be a lower	capacity resid	iential street.						12 month of the second se
		Crit	eria							Score/Qualitative Assessment
ţ	1.1 Site Ava	ilability								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,
elive										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.
ă	1.2 Achieva	oility								Site is likely to be viable based on current market conditions
	2.1 Flood Ri	-								Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical I	Drainage Area								The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green B	elt								Site not located in the Green Belt
	2.4 Landsca	ре								Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of	of developmen	t on Ancient W	Voodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
le	2.6 Impact of	of developmen	t on SPA <u>, SAC,</u>	, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
onmental	· ·	· ·								
	2.7 Impact of development on SSSI, NNR 2.8 Impact of development on LWS, LNR									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 o	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 does not contain protected trees
	2.11 Impact	on Minerals Sa	afeguarding Zo	one						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						Majority of site (>50%) potentially does not contain agricultural land (100% of site)			
ent	3.1 Impact o							Majority of site > 50m from a scheduled monument (100% of site)		
uno.	· ·	ct on conservation area								Majority of site >50m from conservation area (100% of site)
Envi	· ·	ct on listed building								Majority of site >50m from listed building (100% of site)
Historic Environment		on local listed b								Site does not contain a locally listed building
His		on archaeologic								Site unlikely to contain archaeological assets
<u> </u>		to nearest bu								Site is less than 400m from a bus stop
Transport	· ·	cy of bus servi								>10 Number of bus services received per hour (stops within 400m)
Trar		to nearest tra								Site is between 1150km and 2.3km from a train station
		ance of existin		work						Performance of existing highway network <40th percentile
	5.1 suitabili	y of residentia	l 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 Presenc	e of power line	s / pylons							Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pipe									Site does not contain gas pipelines
5.На.	5.4 Waste									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works
	5.5 Public S	afety Zone for I	ondon South	end Airport						(100% of site) Majority of site not within LSA public safety zone (100% of site)
	(LSA)		Shaon South							
ion + tents	6.1 Deprivat	ion Index								Majority of site within LSOA in top 20% most deprived national deprivation decile (96% of site)
Regeneration ole Settlement	6.2 Area on	designated em	ployment land	d						No loss of designated employment land
	6.3 Commu	nity Assets on s	site							No loss of asset of community value (ACV)
Re _: Sustainable	6.4 Settlem	ent Role and Hi	ierarchy							Site within existing settlement
Susta	6.5 Contribu	ition to regene	ration of the u	urban area						Site is previously developed land (% of site)
	7.1 Distance	to nearest pri	mary school							Site is between 400m and 800m from a primary school
	7.2 Distance	to nearest sec	condary schoo	bl						Site is between 800m and 1150km from a secondary school
	7.3 Distance	to nearest he	althcare facilit	:y						Site is between 400m and 800m from a healthcare facility
	7.4 Distance	to nearest de	signated open	space						Site is less than 400m from a designated open space
ices	7.5 Distance	to nearest bu	ilt leisure facili	ity						Site is between 800m and 1150km from a built leisure facility
Facilities and Services		to nearest to								Site is more than 2.3km from town centre
s and		to nearest to		t centre						Site is between 1150km and 2.3km from a town and district centre
cilitie										
Fac	/ parade	to nearest to								Site is between 400m and 800m from a town/ district/ local centres / parade
	7.9 Distance	loyment site						Site is between 1150km and 2.3km from a designated employment site		
	7.10 Proxim	7.10 Proximity to small-scale retail <280m2								(> 5 - \leq 10) small scale retail uses within 2.3km
	7.11 Proxim	ity to commer	cial uses							Number of commercial uses within 2.3km. 40th – 60th percentile

Site Ref	erence:	HEA	250								
Address:									What was		
	_							THE	E CONTRACTOR	Factor	
Neighbou	rhood:	Leigh	(north)		Ward:	Belfairs				ROAD	
Site Cate		REGE				1.67					
	Permission:	None	-		Density:	43.63		AS THE O		BRADEOS	
Potential			Gross	Net	Proposed		dential		OLD ROAD		Oak Wood
Housing:			73	0	Use:				HITT		
Floorspac	Net Employm e (sqm):		N/A	N/A	Existing Use:	Shelt Hous	sing	the second se			
Summary	Context and surroundings: 2 storey terraced properties and flats in use as sheltered acc landscaped areas and part of Bradford Bury park which sepa Southend Arterial Road. Summary of constraints: The main area of the site is currently in use and is relatively constraints. The northern area of the site is a protected gree footpath running north to south. These wouldn't preclude d On a gentle slope. The site may contain archaeological asset							free of de enspace a	site from evelopmen nd include	the t s a	
			Criter	ia							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 Achieva										Site is likely to be viable based on current market conditions
	2.1 Flood Risk 2.2 Critical Drainage Area										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	ape									Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact	of deve	lopment o	on Ancient V	Voodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
onmental	2.6 Impact	of deve	lopment o	on SPA, SAC,	Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
Environn		2.7 Impact of development on SSSI, NNR 2.8 Impact of development on LWS, LNR									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 deve	lopment o	on LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact	on Ope	n Space								Majority of site is not designated as protected open space (81% of site)
	2.10 Impac	t on TP(C								Site does not contain protected trees
	2.11 Impac	t on Mii	nerals Safe	eguarding Zo	one						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impac	t on Air	Quality								Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impac	t on Agı	ricultural L	and							Majority of site (>50%) potentially does not contain agricultural land (100% of site)
ıt	3.1 Impact	on sche	duled mor	nument							Majority of site > 50m from a scheduled monument (100% of site)
nme	3.2 Impact	on cons	ervation a	irea							Majority of site >50m from conservation area (100% of site)
nviro	3.3 Impact	on liste	d building								Majority of site >50m from listed building (100% of site)
Historic Environment	3.4 Impact	on loca	l listed bui	lding							Site does not contain a locally listed building
Hist	3.5 Impact	on arch	aeological	assets							Site may contain archaeological assets (number of potential zones)
	4.1 Distanc	e to nea	arest bus s	top							Site is less than 400m from a bus stop
ort	4.2 Freque	ncy of b	us service								>10 Number of bus services received per hour (stops within 400m)
Transport	4.3 Distanc	e to nea	arest train	station							Site is between 1150km and 2.3km from a train station
-	4.4 Perform	nance o	f existing h	nighway net	work						Performance of existing highway network <40th percentile
	5.1 suitabil	ity of re	sidential u	ises							The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
s	5.2 Present	ce of po	wer lines /	' 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.H	5.4 Waste										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 Zo	one for Lor	ndon South	end Airport						(100% of site) Majority of site not within LSA public safety zone (100% of site)
on + ents	(LSA) 6.1 Depriva	ition Inc	lex								Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (% of site)
generation Settlemen	6.2 Area or	n design	ated empl	ovment lan	d						No loss of designated employment land
Regeneration ole Settlemen											No loss of asset of community value (ACV)
Re _l Sustainable		3 Community Assets on site 4 Settlement Role and Hierarchy									Site within existing settlement
ıstair	6.5 Contrib				irban area						Site is previously developed land (% of site)
Sı	-0.5 Contrib	ation to	Fregenera	tion of the l							יאני איז איז איז איז איז איז איז איז איז אי

Su	6.5 Contribution to regeneration of the urban area			Site is previously developed land (% of site)
	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
2	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 800m and 1150km from a built leisure facility
3	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 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

Leigh South

Site Ref	erence:	HEA018									
Address:	658 Londo	n Rd, Westcli	iff-On-	Sea, SSO 9H	Q						
Neighbou	rhood:	Leigh (sout	h)		Ward:	Chalkwe	1				
Site Categ	ory:	URBAN	-		Size	0.06			Chalkwel Park		
Dianning		None			(ha):	142.86		-		F	
	Permission:	None		Not	Density:		ontial				
Potential Housing:	сарасіту	Gros 9		Net 7	Proposed Use:		opment	1031	a		
Potential Floorspace	Net Employn e (sam):	nent N/A		N/A	Existing	Office Reside		A STATE	國行		IMPERIAL AVENUE
noorspac	- (5411).				Use:	(C3), 1	Гаке				
Context a	nd	The site is	ocated	d on the sou	thern side	away of London		site is a t	wo storey	building	
surroundi	ngs:			modation. O ear of the bu							
		15 800055 10	ine re		anding. Nex		inuing is ai		ermarket.	•	
Summary	of	The maiori	tv of ti	he site is wit	thin a critic	al drainage	e area. The	maiority	of the site	has	
constraint	s:	known hist	oric la	nd use whic	h necessita	ites the ne	ed for furt	her invest	igation/		
		likely.	t to de	termine suit	tability of r	esidential	uses and v	vnetner al	ny remedia	ation is	Source State Sta
		Cr	iteria								Score/Qualitative Assessment
erab 'Y	1.1 Site Ava	ailability									Site is confirmed to be available for development by landowner
Deliverab ility	1.2 Achieva	bility									Site is likely to be viable based on current market conditions
	2.1 Flood R	isk									Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical	Drainage Are	ea								Majority of site within a critical drainage area (100% of site)
	2.3 Green I	Belt									Site not located in the Green Belt
	2.4 Landsca	аре									Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact	of developm	ent on	Ancient Wo	oodland						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)
nent											
Environmental	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)
Eŋ	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 Impac										Site does not contain protected trees
	2.11 Impac	t on Minerals	s Safeg	uarding Zon	ie						Majority of site not within minerals safeguarding zone (100% of site)
	-	t on Air Qual	-								Majority of site not within an Air Quality Management Area (100% of site)
	·	t on Agricult									Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Tent		on scheduled									Majority of site > 50m from a scheduled monument (100% of site)
ronn		on conservat		ea							Majority of site >50m from conservation area (100% of site)
C Envi		on listed buil on local liste		ling							Majority of site >50m from listed building (100% of site) Site does not contain a locally listed building
Historic Environment											
Ŧ		on archaeolc e to nearest	<u> </u>								Site unlikely to contain archaeological assets Site is less than 400m from a bus stop
ť		ncy of bus se		5P							>10 Number of bus services received per hour (stops within 400m)
Transport		e to nearest		tation							Site is between 800m and 1150km from a train station
Tra					I	-					
		hance of exis	<u> </u>		Ork						Performance of existing highway network <40th percentile The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to
	5.1 Suitabii	ity of residen		es							determine suitability of residential uses and whether any remediation is likely
<u>v</u>	5.2 Present	ce of power li	ines / p	oylons							Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pip	eline									Site does not contain gas pipelines
5.H	5.4 Waste										Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works
		afety Zone fo	or Lond	don Southen	nd						(100% of site) Majority of site not within LSA public safety zone (100% of site)
+ <u>v</u>	Airport (LS) 6.1 Depriva	<u> </u>									Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)
Regeneration + Sustainable Settlements											
Regeneration ole Settlemen		n designated		yment land							No loss of designated employment land
Reg able (6.3 Community Assets on site									No loss of asset of community value (ACV)
stain		ent Role and		<u> </u>							Site within existing settlement
Sut	6.5 Contrib	ution to rege	enerati	on of the url	ban area						Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)
	74 814 84										

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 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 between 1150km and 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 more than 2.3km from a designated employment site
7.10 Proximity to small-scale retail <280m2			(> 5 - ≤ 10) small scale retail uses within 2.3km
7.11 Proximity to commercial uses			Number of commercial uses within 2.3km. 40th – 60th percentile

<u>.</u>																
	Site Reference: HEA220 Address: Adams Elm House, 1271 London Road, Leigh on Sea															
Address:	Adams Elm	House	e, 1271 Lon	idon Road, L	eigh on Sea					AVENUE						
Neighbou	rhood:	Leigh	n (south)		Ward:	Belfair	s			ENTS:						
Site Categ		REGI			Size (ha):	0.51	-									
	anning Permission: None Density: 171.33							41m		13 - Jo						
Potential			Gross	Net	Proposed		idential	41m								
Housing:			87	0	Use:	Res	luential	ery		PW	HEA220					
Potential Floorspac	Net Employm e (sqm):	nent	N/A	N/A	Existing Use:		ltered Ising									
surroundi Summary	Context and Occupied sheltered housing. Part 2 and 3 storey building from mixed area with retail along London Road and residential uses Summary of onstraints: Brownfield site, currently in use, that is relatively free of deverses to one way road. The majority of the site use which necessitates the need for further investigation/ ass suitability of residential uses and whether any remediation is						free of de ty of the si tigation/a	velopmen te has kno ssessmen	and south. It constrain	nts. Rear ic land						
			Criter	ia							Score/Qualitative Assessment					
ţ	1.1 Site Ava	ailabilit	τ γ								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,					
elivei											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.					
ŏ	1.2 Achieva	1.2 Achievability									Site is likely to be viable based on current market conditions					
	2.1 Flood R	isk									Majority of site within Flood Zone 1 (100% of site)					
	2.2 Critical	Draina	ge Area								The Majority of the site is not in a critical drainage area (100% of site)					
	2.3 Green E	Belt									Site not located in the Green Belt					
	2.4 Landsca	аре									Majority of site within high-capacity area or is located within existing settlement boundary.					
	2.5 Impact	of dev	elopment c	on Ancient W	/oodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)					
mental				on SPA, SAC,							Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
viron	2.7 Impact	of dev	elopment c	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)					
Envir	2.8 Impact	of dev	elopment c	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 Impac	t on M	inerals Safe	eguarding Zo	one						Majority of site not within minerals safeguarding zone (100% of site)					
	2.12 Impac	t on Ai	r Quality								Majority of site not within an Air Quality Management Area (100% of site)					
	2.13 Impac	t on A	gricultural L	.and							Majority of site (>50%) potentially does not contain agricultural land (100% of site)					
	3.1 Impact	on sch	eduled mo	nument							Majority of site > 50m from a scheduled monument (100% of site)					
men	3.2 Impact										Majority of site >50m from conservation area (100% of site)					
Environment	3.3 Impact										Majority of site >50m from listed building (100% of site)					
	3.4 Impact										Site does not contain a locally listed building					
Historic	3.5 Impact	on arc	haeological	assets							Site unlikely to contain archaeological assets					
T	4.1 Distanc										Site is less than 400m from a bus stop					
ť	4.1 Distance										>10 Number of bus services received per hour (stops within 400m)					
Transport																
Trai	4.3 Distanc										Site is between 800m and 1150km from a train station					
				highway net	work						Performance of existing highway network <40th percentile					
	5.1 suitabil	ity of r	esidential u	ises							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					
sb	5.2 Presend	ce of p	ower lines /	/ 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					
		Safety	Zone for Lo	ndon Southe	end Airport						(100% of site) Majority of site not within LSA public safety zone (100% of site)					
ts +	(LSA) 6.1 Depriva	ntion Ir	ndex								Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (100% of site)					
ation men		1 Deprivation Index														
egeneration e Settlemen				loyment land	k						No loss of designated employment land					
Rege ble S	6.3 Commu	unity A	ssets on site	e							No loss of asset of community value (ACV)					
Re	6.4 Settlement Role and Hierarchy									Site within existing settlement						
Sust	6.5 Contrib	ution t	o regenera	tion of the u	ırban area						Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)					
								l	1							

Su	6.5 Contribution to regeneration of the urban area			Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)
	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 800m and 1150km 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 between 400m and 800m 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			(> 5 - \leq 10) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses			Number of commercial uses within 2.3km. 20th percentile – 40th percentile

c :																
Site Ref		HEA235					r									
Address:	s: Mussett House, 49 Bailey Road, Leigh on Sea															
										ETA						
Neighbou	rhood:	Leigh (sou	th)		Ward:	West Leigh				BAILEY						
Site Categ	gory:	REGEN			Size (ha):	0.24										
Planning	Permission:	None			Density:	87.71										
	Potential Capacity Gross Net Proposed Residential						tial									
Housing: Potential	Net Employm	21 ent N/A		0 N/A	Use: Existing	Shelter		0								
Floorspac	• •			~	Use:	housing			E (MARINE I VIII) EZ 1 Oxford Sa							
surroundi	Context and surroundings: Part 2 and 3 storey building occupied as sheltered housing with c gardens. Located in a residential low-rise setting. Summary of constraints: Brownfield site currently in use. The site constrained in terms of and potentially limited scope for intensification given overlookin residential uses. Low capacity access road.						in terms o	of limite	ed land to	develop						
		C	Criteri	a							Score/Qualitative Assessment					
~	1.1 Site Ava	lability									Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in					
abilit											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,					
Deliverability											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.					
De	1.2 Achieval	oility									Site viability is likely to be marginal based on current market conditions					
	2.1 Flood Ri	sk									Majority of site within Flood Zone 1 (100% of site)					
	2.2 Critical [Drainage Are	ea								The Majority of the site is not in a critical drainage area (100% of site)					
	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.						
	2.4 Lanoscape 2.5 Impact of development on Ancient Woodland										Majority of site not within 50m buffer of Ancient Woodland (100% of site)					
onmental	2.6 Impact o	of developm	nent 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)					
	2.7 Impact o	of developm	nent or	n SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat					
Envir	2.8 Impact o	of developm	nent or	n LWS, LNR							site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)					
	2.9 Impact o										Majority of site is not designated as protected open space (100% of site)					
	2.10 Impact on TPO										Site does not contain protected trees					
	2.10 Impact on TPO 2.11 Impact on Minerals Safeguarding Zone										Majority of site not within minerals safeguarding zone (100% of site)					
	2.12 Impact			and							Majority of site not within an Air Quality Management Area (100% of site)					
	2.13 Impact										Majority of site (>50%) potentially does not contain agricultural land (100% of site)					
lent	3.1 Impact o										Majority of site > 50m from a scheduled monument (100% of site)					
ronn	3.2 Impact o			rea							Majority of site >50m from conservation area (100% of site)					
Envi	3.3 Impact o										Majority of site >50m from listed building (100% of site)					
Historic Environment	3.4 Impact o	on local liste	ed buil	ding							Site does not contain a locally listed building					
His	3.5 Impact o	on archaeol	ogical	assets							Site unlikely to contain archaeological assets					
	4.1 Distance	to nearest	bus st	ор							Site is less than 400m from a bus stop					
port	4.2 Frequen	cy of bus se	ervice								>10 Number of bus services received per hour (stops within 400m)					
Transport	4.3 Distance	to nearest	train s	station							Site is between 800m and 1150km from a train station					
	4.4 Perform	ance of exis	sting hi	ighway netw	work						Performance of existing highway network <40th percentile					
	5.1 suitabilit	y of resider	ntial us	ses							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 nower	lines (nylong												
ards			nnes /	pyions							Site does not contain any overhead power lines or pylons					
5.Hazards	5.3 Gas Pipe	line									Site does not contain gas pipelines					
L.	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 Sa (LSA)	afety Zone f	for Lon	idon Southe	nd Airport						Majority of site not within LSA public safety zone (100% of site)					
on + ents	6.1 Deprivat	ion Index														
Regeneration Sustainable Settlemen	6.2 Area on	designated	emplo	oyment land							No loss of designated employment land					
egen e Set	6.3 Commu										No loss of asset of community value (ACV)					
Re	6.4 Settlement Role and Hierarchy															
ıstair		· ·									Site within existing settlement					
Su	6.5 Contribu	nion to rege	tion to regeneration of the urban area								Site is previously developed land (% of site)					

Su	6.5 Contribution to regeneration of the urban area			Site is previously developed land (% of site)
	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 less than 400m 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 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 between 1150km and 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 more than 2.3km from a designated employment site
	7.10 Proximity to small-scale retail <280m2			(> 5 - ≤ 10) 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 Ref	ference:	HEA	244												
Address:	Senier Hous			oad. Southe	nd, SS9 2JX		77		VUIT						
		_,													
Neighbor	wheed	Laiah	(th)		Ward:	Maat Laigh	I								
Neighbou			(south)			West Leigh	Ē		A DANK						
Site Cate		REGE			Size (ha): Density:	0.19	B								
-									FA						
Housing:			Gross 20	Net 0	Proposed Use:	Housing	TEL.	Alles							
Potential Floorspac	Net Employmerse (sam):	ent	N/A	N/A	Existing	Sheltered	ROTA	ROP CONTRACTOR							
Context a		2 stor	rev buildin	g currently i	Use: n use as shelte	housing red accommoda	tion on the	e corner of		southend					
Summary	Surroundings: Hadleigh and Salisbury Roads. Located in a residential area of buildings. Hadleigh and Salisbury Roads. Located in a residential area of buildings. The site is currently in active use and is relatively free from de constraints: Nearby residential uses could constrain redevelopment in ter access, while provided, appears limited.						of 2 to 3 s	storey high	raints.	Surve Enf, Diference de optiept lies, t'NESSUltieu Dis, USD A, US					
		acces	Criter		ears innited.					Score/Qualitative Assessment					
	1.1 Site Ava	ilability		la						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in					
villity										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,					
Deliverability										all existing housing estates in public ownership have been included for comment. At the time of publication of this document					
Deli	1.2 Achieva	bility								no Council decision has been made on redeveloping this site. Site is likely to be viable based on current market conditions					
	2.1 Flood Ri						<u> </u>			Majority of site within Flood Zone 1 (100% of site)					
	2.2 Critical [Drainag	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		onment o	n Ancient W	loodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)					
	2.5 1110000		lopinent o		oouland										
onmental	2.6 Impact o	of deve	elopment o	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 o	of deve	elopment o	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)					
Envir	2.8 Impact of	of deve	elopment o	on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)					
	2.9 Impact o	on Ope	en Space							Majority of site is not designated as protected open space (100% of site)					
	2.10 Impact	: on TP	0							Site does not contain protected trees					
	2.11 Impact	: on Mi	nerals Safe	eguarding Zo	ne					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 Ag	ricultural L	and						Majority of site (>50%) potentially does not contain agricultural land (100% of site)					
t	3.1 Impact o	on sche	eduled mor	nument						Majority of site > 50m from a scheduled monument (100% of site)					
nme	3.2 Impact o	on cons	servation a	irea						Majority of site >50m from conservation area (100% of site)					
nviro	3.3 Impact of	on liste	d building							Majority of site >50m from listed building (100% of site)					
Historic Environment	3.4 Impact of	on loca	l listed bui	lding						Site does not contain a locally listed building					
Histo	3.5 Impact o	on arch	naeological	assets						Site unlikely to contain archaeological assets					
	4.1 Distance	e to nea	arest bus s	top						Site is less than 400m from a bus stop					
oort	4.2 Frequen	ncy of b	ous service							>10 Number of bus services received per hour (stops within 400m)					
Transport	4.3 Distance	e to nea	arest train	station						Site is between 400m and 800m from a train station					
F	4.4 Perform	iance o	of existing h	highway netv	work					Performance of existing highway network <40th percentile					
	5.1 suitabili	ty of re	esidential u	ises						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 Presenc	e of po	wer lines /	pylons						Site does not contain any overhead power lines or pylons					
5.Hazards	5.3 Gas Pipe									Site does not contain gas pipelines					
5.На	5.4 Waste									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works					
		5.5 Public Safety Zone for London Southend Airport								(100% of site)					
+ %	(LSA)			nuon southe	nu Airport					Majority of site not within LSA public safety zone (100% of site)					
tion	6.1 Deprivat	tion Inc	dex												
Regeneration ole Settlement	6.2 Area on	6.2 Area on designated employment land								No loss of designated employment land					
	6.3 Commu	nity As	sets on site	e						No loss of asset of community value (ACV)					
Re	6.4 Settlem	le and Hier	archy						Site within existing settlement						
Sust	6.5 Contribu	ution to	o regenerat	tion of the u	rban area					Site is previously developed land (% of site)					
							-								

Su	6.5 Contribution to regeneration of the urban area			Site is previously developed land (% of site)
	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 400m and 800m 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 between 400m and 800m 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 more than 2.3km from a designated employment site
	7.10 Proximity to small-scale retail <280m2			(> 5 - \leq 10) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses			Number of commercial uses within 2.3km. 20th percentile – 40th percentile

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Oteo Socy/Lakitation Open Socy/Lakitation In a watch offy Socy/Lakitation In a	Summary	of	large allotmer The site is cur There are son	nt to the rear rently in action ne trees prote	ve use and is re ected by a TPO	latively fre	e from	developm	ent constrai	ints.	
Provide marked of the second second			-	-	, oper uesi						Construction of the intervention of the second of the seco
Number Numer Numer Numer <td>~</td> <td>1.1 Site Ava</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in</td>	~	1.1 Site Ava									Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in
Nome Nome <th< td=""><td>Deliverabilit</td><td>1.2 Achieva</td><td>bility</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>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.</td></th<>	Deliverabilit	1.2 Achieva	bility								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.
Number Number<		2.1 Flood Ri	sk								Majority of site within Flood Zone 1 (97% of site)
		2.2 Critical I	Drainage Area								The Majority of the site is not in a critical drainage area (100% of site)
Name Number of Sec. Normal Sec. Mark Sec. Partial Number of Sec. Normal Sec. Normal Sec. Normal Sec. On of Normal Sec		2.3 Green B	elt								
Image: constraint of the second of											
Model Model <th< td=""><td></td><td>2.5 Impact</td><td>Woodland</td><td></td><td></td><td></td><td></td><td></td><td>Majority of site not within 50m buffer of Ancient Woodland (100% of site)</td></th<>		2.5 Impact	Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)		
Net of possible possible possible of possible of possible of possible of possib	nental	2.6 Impact of development on SPA, SAC, Ramsar									
Note All inside of development on UVo, UN Note Majoring of the six offinite values intervelopment valuatiaties (CODM of Six) 2.8 inside of development on UVo, UN No <		2.7 Impact									Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
Provide Set contains protected trees Set contains protected trees 211 Inpact on Manual's Selectuating Zone Image Image Majority of its on truths and garding zone (LONS of late) 212 Inpact on Approtected trees Image Image Majority of its on truths and Quarty Majority of its on truths and Quarty Majority of its on truths and Quarty Majority of its on truths 213 Impact on Approtected trees Image	Env	2.8 Impact of development on LWS, LNR									
Verte 131 Inspace on Antonnelis Safeguarding Zone Image on Antonnelis Safeguarding Zone (LODN of Ster) 2.33 Inspace on Antonnelis Safeguarding Zone Image on Xerban Image on Xerban 2.33 Inspace on Antonnelis Safeguarding Zone Image on Xerban Image on Xerban 3.14 Inspace on Antonnelis Safeguarding Zone Image on Xerban Image on Xerban 3.14 Inspace on Xerban Image on Xerban Image on Xerban Image on Xerban 3.14 Inspace on Xerban Image on Xerban Image on Xerban Image on Xerban 3.14 Inspace on Xerban Image on Xerban Image on Xerban Image on Xerban 3.14 Inspace on Xerban Image on Xerban Image on Xerban Image on Xerban 3.14 Inspace on Xerban Image on Xerban Image on Xerban Image on Xerban 3.14 Inspace on Xerban Image on Xerban Image on Xerban Image on Xerban 4.14 Inspace on Xerban Image on Xerban Image on Xerban Image on Xerban 4.15 Instance on Reares Unit Xerban Image on Xerban Image on Xerban Image on Xerban 4.15 Instance on Reares Unit Xerban Image on Xerban Image on Xerban Image on Xerb											Majority of site is not designated as protected open space (100% of site)
Process of an Usandian American Am											
Provide on Agricultural Land C					one						
Is impact on solubility movument Image:											
Balingation inconcervation arise Image: Second		· ·									
41. Distance to nearest bus slop 1 <th1< th=""> 1 <th1< th=""> <th< td=""><td>ment</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<></th1<></th1<>	ment										
41. Distance to nearest bus slop 1 <th1< th=""> 1 <th1< th=""> <th< td=""><td>viron</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<></th1<></th1<>	viron										
41. Distance to nearest bias stop 1 1 Site is less than 400m from a bus stop 42. Frequency of bus service 1 1 1 100 Number of bus services received on Hour (stops within 400m) 43. Distance to nearest trian station 1 1 100 Number of bus services received on Hour (stops within 400m) 43. Distance to nearest trian station 1 1 100 Number of bus services received on Hour (stops within 400m) 51. subtainity of residential uses 1 1 100 Number of bus services received on Hour (stops within 400m) 53. Subtaines to nearest trian services 1 1 1 100 Number of bus services received on Hour (stops within 400m) 53. Suble Safety Zone for London Southend Auport 1 1 1 100 Number of bus services received on Hour (stops within 50 N in 100 N in 10	ric En										
41. Distance to nearest bias stop 1 1 Site is less than 400m from a bus stop 42. Frequency of bus service 1 1 1 100 Number of bus services received on Hour (stops within 400m) 43. Distance to nearest trian station 1 1 100 Number of bus services received on Hour (stops within 400m) 43. Distance to nearest trian station 1 1 100 Number of bus services received on Hour (stops within 400m) 51. subtainity of residential uses 1 1 100 Number of bus services received on Hour (stops within 400m) 53. Subtaines to nearest trian services 1 1 1 100 Number of bus services received on Hour (stops within 400m) 53. Suble Safety Zone for London Southend Auport 1 1 1 100 Number of bus services received on Hour (stops within 50 N in 100 N in 10	Histor										Site unlikely to contain archaeological assets
4.4 Performance of existing highway network A Performance of existing highway network <40th percentile 5.3 suitability of residential uses Site of existing highway network <40th percentile		·									
44 Performance of existing highway network Image: Control of existing highway network <400 percentile 5.3 suitability of residential uses Image: Control of existing highway network <400 percentile	ort	4.2 Frequer	icy of bus servi	ce							>10 Number of bus services received per hour (stops within 400m)
44 Performance of existing highway network Image: Control of existing highway network <400 percentile 5.3 suitability of residential uses Image: Control of existing highway network <400 percentile	ransp	4.3 Distance	e to nearest tra	in station					<u> </u>		Site is between 800m and 1150km from a train station
Prop Image: Signation of the state sta	-	4.4 Perform	ance of existing	g highway nei	twork						Performance of existing highway network <40th percentile
Sol Gas Pipeline Sol Gas Pipeline Sol Gas Pipeline 5.3 Gas Pipeline Sol Gas Pipeline Sol Gas Pipeline 5.4 Waste Sol Gas Pipeline Sol Gas Pipeline 5.5 Public Solery Zone for London Southend Alrport Sol Gas Pipeline Majority of site is not within ISOA in top 20% most deprived national deprivation decile (87% of site) while 13% of site is within ISOA in top 20% most deprived national deprivation decile (87% of site) while 13% of site is within ISOA in So - 100% of site) 6.1 Deprivation Index Sol Carca on designated employment land No loss of designated employment land 6.2 Area on designated employment land No loss of designated employment land No loss of designated employment land 6.3 Community Assets on site Sol Majority of site within ESA in top 20% most deprived Sol Sol Mos - 100% of site) 6.4 Settlement Role and Hierarchy Sol Majority of site within existing settlement Sol Sol Mos - 100% of site) 7.1 Distance to nearest primary school Sol Majority of site less than 400m from a secondary school Sol Sol Fibe Newen 400m and 800m from a secondary school 7.2 Distance to nearest bailtice facility Sol Sol Sol Sol Sol Sol Majority of site less than 400m from a bailtice facility Sol Sol Sol Sol Sol Majority of site less for an Algom from a designated depen space 7.5 Distance to nearest babiltelesure facility </td <td></td> <td>5.1 suitabili</td> <td>ty of residentia</td> <td>l uses</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		5.1 suitabili	ty of residentia	l uses							
S Public Safety Zone for London Southend Airport Image: Clower and Clower a	rds			s / pylons							
Specific	Hazaı	· · ·	eline								
(LSA) (LSA) <td< td=""><td>ů.</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>(100% of site)</td></td<>	ů.										(100% of site)
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7.10 Proximity to small-scale retail <280m2	Е	/ parade									
7.11 Proximity to commercial uses Number of commercial uses within 2.3km. 40th – 60th percentile)m2						
		7.11 Proxim	ity to commer	cial uses							Number of commercial uses within 2.3km. 40th – 60th percentile

CH- D (
Site Ref		HEA251 93-1215 Londor	Road Laigh o	n Sea					
					1	NKOAN		CRESC	
Neighbou		Leigh (south)			Blenheim				
Site Cate		REGEN			17.14	N ROAL			
	Permission:	None			.17.14				
Potential Housing:	capacity	Gross 42	Net 0	Proposed Use:	Residential			BEE	
Potential Floorspac	Net Employm	ent N/A	N/A	Existing	Sheltered				
Fibblispac	e (sqiii).			Use:	housing	al card and	and an Int County		
Context a surroundi Summary constrain	of	the A13 and B Building of litt	lenheim Cresco le merit.	block currently ent. The area is : is currently in t	mixed but prim	narily in re	sidential u	ise.	
		Crite	eria						Score/Qualitative Assessment
Deliverability	1.1 Site Ava	ilability							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
Deliv	1.2 Achieva	bility							no Council decision has been made on redeveloping this site. Site is likely to be viable based on current market conditions
	2.1 Flood Ri								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 B								Site not located in the Green Belt
	2.4 Landsca	·		oodland					Majority of site within high-capacity area or is located within existing settlement boundary. Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.5 Impact of	of development	on Ancient W	oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)
ironmental		of development		Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
ironn	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)
Env	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	t on TPO							Site does not contain protected trees
	2.11 Impact	t on Minerals Sa	feguarding Zor	ne					Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact	t on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact	t on Agricultural	Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
t	3.1 Impact	on scheduled m	onument						Majority of site > 50m from a scheduled monument (100% of site)
Historic Environment	3.2 Impact	on conservation	area						Majority of site >50m from conservation area (100% of site)
nviro	3.3 Impact	on listed buildin	g						Majority of site >50m from listed building (100% of site)
oricE	3.4 Impact	on local listed b	uilding						Site does not contain a locally listed building
Histo	3.5 Impact	on archaeologic	al assets						Site unlikely to contain archaeological assets
	4.1 Distance	e to nearest bus	stop						Site is less than 400m from a bus stop
out	4.2 Frequer	ncy of bus servic	e						>10 Number of bus services received per hour (stops within 400m)
Transport	4.3 Distance	e to nearest trai	n station						Site is between 800m and 1150km from a train station
F	4.4 Perform	nance of existing	, high <u>way netw</u>	vork					Performance of existing highway network <40th percentile
		ty of residential							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 Presenc	e of power lines	s / pylons						Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pipe	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)
		afety Zone for L	ondon Southei	nd Airport					(100% of site) Majority of site not within LSA public safety zone (100% of site)
on + ents	(LSA) 6.1 Depriva	tion Index							Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (100% of site)
generation Settlemen	6.2 Area on	designated em	plovment land						No loss of designated employment land
		nity Assets on s							No loss of asset of community value (ACV)
		ent Role and Hi							Site within existing settlement
Sustaina		ution to regener		rban area					Site is previously developed land (% of site)
SL		e to nearest prir							Site is between 400m and 800m from a primary school

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 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 between 400m and 800m 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			(> 5 - \leq 10) small scale retail uses within 2.3km
7.11 Proximity to commercial uses			Number of commercial uses within 2.3km. 20th percentile – 40th percentile