



# Leigh North




Leigh North

Site Reference:		HEA067					
Address:		The Old Vienna Restaurant, Blenheim Chase SS9 3AG					
Neighbourhood:		Leigh (north)		Ward:	Belfair's		
Site Category:		URBAN		Size (ha):	0.12		
Planning Permission:		None		Density:	127		
Potential Capacity Housing:		Gross 15	Net 10	Proposed Use:	Residential development		
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Vacant building, previously a restaurant (A3)		
Context and surroundings:		The site includes the remains of a two-storey detached building previously occupied by The Old Vienna Restaurant and large area of hardstanding fronting the property. The site is located on the roundabout junction of Eastwood Road and Blenheim Chase. The restaurant ceased operating in 2016 and has remained vacant since and some demolition works have taken place on the site. The surrounding area is predominantly residential. The building adjacent (to the east) is in use as a residential care home. The wider area is predominantly residential, interspersed with green space, including Belfair's Nature Reserve, Park and Sports Ground.					
Summary of constraints:		The site contains some protected trees, and the majority of the site is within a minerals safeguarding zone.					

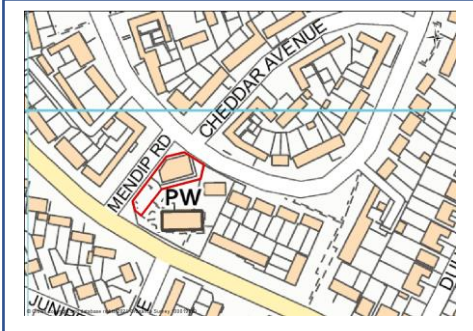



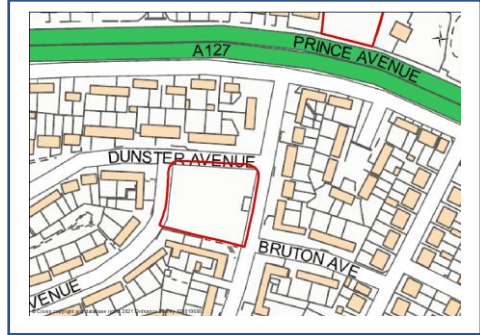



	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available by landowner
	1.2 Achievability						Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site contains protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						8-10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 800m and 1150km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5.Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 800m and 1150km from a primary school
	7.2 Distance to nearest secondary school						Site is between 1150km and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility						Site is 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


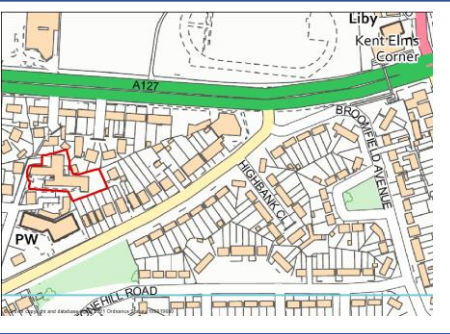
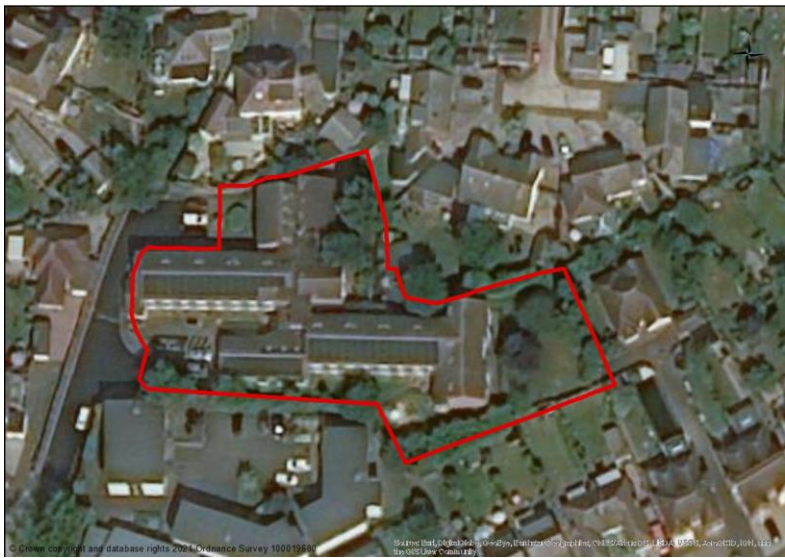
Site Reference:		HEA110					
Address:	Land to North of 11 - 33 Juniper Road						
Neighbourhood:	Leigh North		Ward:	Blenheim			
Site Category:	URBAN		Size (ha):	0.21			
Planning Permission:	None		Density:	33.84			
Potential Capacity Housing:	Gross 7	Net 7	Proposed Use:	Residential development			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Greenfield backland site			
Context and surroundings:	This site includes a triangular backland plot behind the residential gardens off Juniper Road, Hurst Way and Bridgewater Drive.						
Summary of constraints:	The site is relatively free from environmental or policy constraints. Footpath access only from Hurst Way and Juniper Road. Consideration needs to be given to emergency and refuse vehicles as the current site access appears narrow. The site has potential residential amenity constraints surrounding overlooking, however there might be a reasonable gap provided by the gardens and tree cover.						
	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution.
	1.2 Achievability						Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site). Although the site is classified as greenfield
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 1150km and 2.3km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is greenfield land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school						Site is 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 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 - ≤ 10) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. 40th – 60th percentile

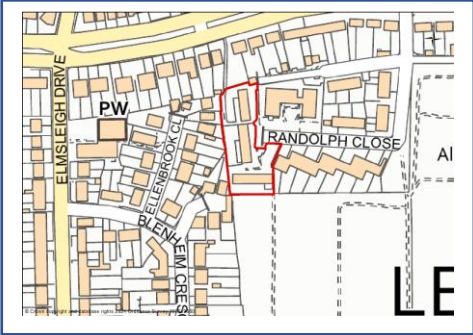



Site Reference:		HEA129					
Address:	West Office, Near Mendip Road						
Neighbourhood:	Leigh (north)		Ward:	Blenheim			
Site Category:	URBAN		Size (ha):	0.09			
Planning Permission:	None		Density:	69.50			
Potential Capacity Housing:	Gross 6	Net 6	Proposed Use:	Residential development			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Office			
Context and surroundings:	Site includes a single storey office building and adjoining car park. The car park slopes down towards Mendip Road. The site is located within a residential area, largely comprising 2 storey properties. St Cedd’s Church is immediately south of the site.						
Summary of constraints:	The site is relatively free from environmental or policy constraints. The site could require further partnership work with the church to unlock a larger site and offer greater potential for development.						
	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution
	1.2 Achievability						Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 1150km and 2.3km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 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 - ≤ 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 Reference:		HEA138								
Address:	Land at Mendip Crescent									
Neighbourhood:	Leigh (north)		Ward:	Blenheim						
Site Category:	OPENSP		Size (ha):	0.39						
Planning Permission:	None		Density:	15.25						
Potential Capacity Housing:		Gross 6	Net 6	Proposed Use:	Residential					
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Open Space					
Context and surroundings:		Area of green space within the centre of residential housing development. Bordered to the east by Medlock Avenue, the north by Dunster Avenue and east by Mendip Crescent.								
Summary of constraints:		The site is designated protected open space.								
	Criteria									Score/Qualitative Assessment
Deliverability	1.1 Site Availability									Site is confirmed to be available for development by landowner but is subject to Council resolution.
	1.2 Achievability									Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk									Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area									The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt									Site not located in the Green Belt
	2.4 Landscape									Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland									Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar									Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR									Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR									Majority of site not within or adjacent locally protected habitat site (% of site)
	2.9 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
	2.11 Impact on Minerals Safeguarding Zone									Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality									Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land									Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument									Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area									Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building									Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building									Site does not contain a locally listed building
	3.5 Impact on archaeological assets									Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop									Site is between 400m and 800m from a bus stop
	4.2 Frequency of bus service									>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station									Site is between 1150km and 2.3km from a train station
	4.4 Performance of existing highway network									Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses									The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons									Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline									Site does not contain gas pipelines
	5.4 Waste									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)									Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index									Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land									No loss of designated employment land
	6.3 Community Assets on site									No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy									Site within existing settlement
	6.5 Contribution to regeneration of the urban area									Site is greenfield land (% of site)
Facilities and Services	7.1 Distance to nearest primary school									Site is between 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 - ≤ 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										
Address:		Furzefield, 20 Priorywood Drive, Leigh on Sea										
Neighbourhood:		Leigh (north)		Ward:	Belfairs							
Site Category:		REGEN		Size (ha):	0.27							
Planning Permission:		None		Density:	102.93							
Potential Capacity Housing:		Gross 28	Net 0	Proposed Use:	Residential development							
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Sheltered Housing							
Context and surroundings:		2 storey sheltered housing block on a tight site. The site is surrounded by residential dwellings including Priory Mews.										
Summary of constraints:		Brownfield site currently in use. Potential overlooking issues to nearby residential uses which could limit upward extensions. Site has limited land for wider redevelopment. Accessed via a small residential road that appears to be of low capacity.										
												
												
		Criteria										Score/Qualitative Assessment
Deliverability	1.1 Site Availability							Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.				
	1.2 Achievability							Site is likely to be viable based on current market conditions				
Environmental	2.1 Flood Risk							Majority of site within Flood Zone 1 (100% of site)				
	2.2 Critical Drainage Area							The Majority of the site is not in a critical drainage area (100% of site)				
	2.3 Green Belt							Site not located in the Green Belt				
	2.4 Landscape							Majority of site within high-capacity area or is located within existing settlement boundary.				
	2.5 Impact of development on Ancient Woodland							Majority of site not within 50m buffer of Ancient Woodland (100% of site)				
	2.6 Impact of development on SPA, SAC, Ramsar							Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)				
	2.7 Impact of development on SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)				
	2.8 Impact of development on LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)				
	2.9 Impact on Open Space							Majority of site is not designated as protected open space (100% of site)				
	2.10 Impact on TPO							Site does not contain protected trees				
	2.11 Impact on Minerals Safeguarding Zone							Majority of site not within minerals safeguarding zone (100% of site)				
	2.12 Impact on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)				
	2.13 Impact on Agricultural Land							Majority of site (>50%) potentially does not contain agricultural land (100% of site)				
Historic Environment	3.1 Impact on scheduled monument							Majority of site > 50m from a scheduled monument (100% of site)				
	3.2 Impact on conservation area							Majority of site >50m from conservation area (100% of site)				
	3.3 Impact on listed building							Majority of site >50m from listed building (100% of site)				
	3.4 Impact on local listed building							Site does not contain a locally listed building				
	3.5 Impact on archaeological assets							Site unlikely to contain archaeological assets				
Transport	4.1 Distance to nearest bus stop							Site is less than 400m from a bus stop				
	4.2 Frequency of bus service							8-10 Number of bus services received per hour (stops within 400m)				
	4.3 Distance to nearest train station							Site is between 1150km and 2.3km from a train station				
	4.4 Performance of existing highway network							Performance of existing highway network <40th percentile				
5. Hazards	5.1 suitability of residential uses							The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.				
	5.2 Presence of power lines / pylons							Site does not contain any overhead power lines or pylons				
	5.3 Gas Pipeline							Site does not contain gas pipelines				
	5.4 Waste							Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)				
	5.5 Public Safety Zone for London Southend Airport (LSA)							Majority of site not within LSA public safety zone (100% of site)				
Regeneration + Sustainable Settlements	6.1 Deprivation Index							Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (% of site)				
	6.2 Area on designated employment land							No loss of designated employment land				
	6.3 Community Assets on site							No loss of asset of community value (ACV)				
	6.4 Settlement Role and Hierarchy							Site within existing settlement				
	6.5 Contribution to regeneration of the urban area							Site is previously developed land (% of site)				
Facilities and Services	7.1 Distance to nearest primary school							Site is between 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				
	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 - ≤ 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 Reference:		HEA240					
Address:	18 - 72 Randolph Close, Southend						
Neighbourhood:	Leigh (north)		Ward:	Blenheim			
Site Category:	REGEN		Size (ha):	0.33			
Planning Permission:	None		Density:	83.82			
Potential Capacity Housing:		Gross 28	Net 0	Proposed Use:	Housing		
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Sheltered Housing		
Context and surroundings:		Group of 2 storey homes arranged as three terraces; currently in use as sheltered accommodation. The site is accessed by Randolph Close surrounded by residential uses. Large allotment to the south.					
Summary of constraints:		The site slopes gently to the south. The site is bounded tightly by other residential uses potentially limiting redevelopment opportunities. The road access is also what appears to be a lower capacity residential street.					
Deliverability	Criteria						Score/Qualitative Assessment
	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 1150km and 2.3km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in top 20% most deprived national deprivation decile (96% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school						Site is 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 less than 400m from a designated open space
	7.5 Distance to nearest built leisure facility						Site is between 800m and 1150km from a built leisure facility
	7.6 Distance to nearest town centre						Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is 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

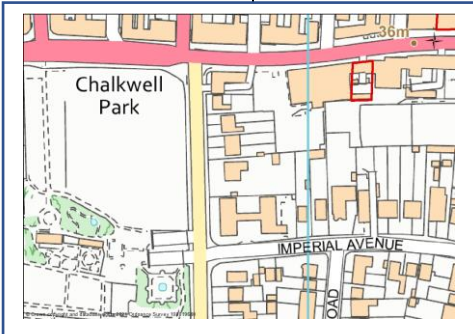




Site Reference:		HEA250					
Address:	Westwood, 137 Eastwood Old Road						
Neighbourhood:	Leigh (north)		Ward:	Belfairs			
Site Category:	REGEN		Size (ha):	1.67			
Planning Permission:	None		Density:	43.63			
Potential Capacity Housing:		Gross 73	Net 0	Proposed Use:	Residential		
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Sheltered Housing		
Context and surroundings:		2 storey terraced properties and flats in use as sheltered accommodation. Includes landscaped areas and part of Bradford Bury park which separates the site from the Southend Arterial Road.					
Summary of constraints:		The main area of the site is currently in use and is relatively free of development constraints. The northern area of the site is a protected greenspace and includes a footpath running north to south. These wouldn't preclude development more widely. On a gentle slope. The site may contain archaeological assets.					
Deliverability	Criteria					Score/Qualitative Assessment	
	1.1 Site Availability					Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.	
1.2 Achievability							Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk					Majority of site within Flood Zone 1 (100% of site)	
	2.2 Critical Drainage Area					The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt					Site not located in the Green Belt	
	2.4 Landscape					Majority of site within high-capacity area or is located within existing settlement boundary.	
	2.5 Impact of development on Ancient Woodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)	
	2.6 Impact of development on SPA, SAC, Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)	
	2.7 Impact of development on SSSI, NNR					Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)	
	2.8 Impact of development on LWS, LNR					Majority of site not within or adjacent locally protected habitat site (100% of site)	
	2.9 Impact on Open Space					Majority of site is not designated as protected open space (81% of site)	
	2.10 Impact on TPO					Site does not contain protected trees	
	2.11 Impact on Minerals Safeguarding Zone					Majority of site not within minerals safeguarding zone (100% of site)	
	2.12 Impact on Air Quality					Majority of site not within an Air Quality Management Area (100% of site)	
	2.13 Impact on Agricultural Land					Majority of site (>50%) potentially does not contain agricultural land (100% of site)	
Historic Environment	3.1 Impact on scheduled monument					Majority of site > 50m from a scheduled monument (100% of site)	
	3.2 Impact on conservation area					Majority of site >50m from conservation area (100% of site)	
	3.3 Impact on listed building					Majority of site >50m from listed building (100% of site)	
	3.4 Impact on local listed building					Site does not contain a locally listed building	
	3.5 Impact on archaeological assets					Site may contain archaeological assets (number of potential zones)	
Transport	4.1 Distance to nearest bus stop					Site is less than 400m from a bus stop	
	4.2 Frequency of bus service					>10 Number of bus services received per hour (stops within 400m)	
	4.3 Distance to nearest train station					Site is between 1150km and 2.3km from a train station	
	4.4 Performance of existing highway network					Performance of existing highway network <40th percentile	
5. Hazards	5.1 suitability of residential uses					The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.	
	5.2 Presence of power lines / pylons					Site does not contain any overhead power lines or pylons	
	5.3 Gas Pipeline					Site does not contain gas pipelines	
	5.4 Waste					Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)	
	5.5 Public Safety Zone for London Southend Airport (LSA)					Majority of site not within LSA public safety zone (100% of site)	
Regeneration + Sustainable Settlements	6.1 Deprivation Index					Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (% of site)	
	6.2 Area on designated employment land					No loss of designated employment land	
	6.3 Community Assets on site					No loss of asset of community value (ACV)	
	6.4 Settlement Role and Hierarchy					Site within existing settlement	
	6.5 Contribution to regeneration of the urban area					Site is previously developed land (% of site)	
Facilities and Services	7.1 Distance to nearest primary school					Site is between 1150km and 2.3km from a primary school	
	7.2 Distance to nearest secondary school					Site is between 1150km and 2.3km from a secondary school	
	7.3 Distance to nearest healthcare facility					Site is between 800m and 1150km from a healthcare facility	
	7.4 Distance to nearest designated open space					Site is 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	
	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	







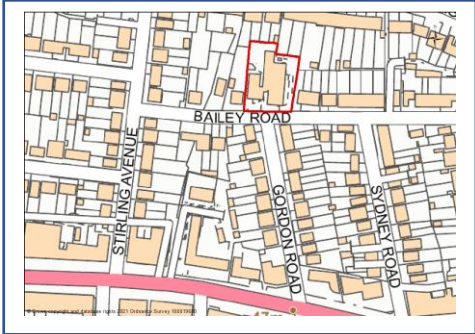

Leigh South

Leigh South

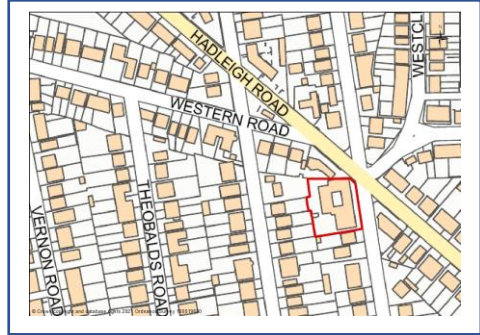

Site Reference:		HEA018									
Address:	658 London Rd, Westcliff-On-Sea, SS0 9HQ										
Neighbourhood:		Leigh (south)		Ward:	Chalkwell						
Site Category:		URBAN		Size (ha):	0.06						
Planning Permission:		None		Density:	142.86						
Potential Capacity Housing:		Gross 9	Net 7	Proposed Use:	Residential development						
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Office (B1), Residential (C3), Take away (A5)						
Context and surroundings:		The site is located on the southern side of London Road. The site is a two storey building with roof accommodation. On the ground floor are offices and a café/restaurant. There is access to the rear of the building. Next to the building is an ALDI supermarket.									
Summary of constraints:		The majority of the site is within a critical drainage area. 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.									
											
		Criteria									Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner				
	1.2 Achievability						Site is likely to be viable based on current market conditions				
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)				
	2.2 Critical Drainage Area						Majority of site within a critical drainage area (100% of site)				
	2.3 Green Belt						Site not located in the Green Belt				
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.				
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)				
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)				
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)				
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)				
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)				
	2.10 Impact on TPO						Site does not contain protected trees				
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)				
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)				
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)				
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)				
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)				
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)				
	3.4 Impact on local listed building						Site does not contain a locally listed building				
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets				
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop				
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)				
	4.3 Distance to nearest train station						Site is between 800m and 1150km from a train station				
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile				
5. Hazards	5.1 suitability of residential uses						The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely				
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons				
	5.3 Gas Pipeline						Site does not contain gas pipelines				
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)				
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)				
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)				
	6.2 Area on designated employment land						No loss of designated employment land				
	6.3 Community Assets on site						No loss of asset of community value (ACV)				
	6.4 Settlement Role and Hierarchy						Site within existing settlement				
	6.5 Contribution to regeneration of the urban area						Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)				
Facilities and Services	7.1 Distance to nearest primary school						Site is between 400m and 800m from a primary school				
	7.2 Distance to nearest secondary school						Site is between 1150km and 2.3km from a secondary school				
	7.3 Distance to nearest healthcare facility						Site is between 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				




Site Reference:		HEA220					
Address:	Adams Elm House, 1271 London Road, Leigh on Sea						
Neighbourhood:	Leigh (south)		Ward:	Belfairs			
Site Category:	REGEN		Size (ha):	0.51			
Planning Permission:	None		Density:	171.33			
Potential Capacity Housing:	Gross 87		Net 0	Proposed Use:	Residential		
Potential Net Employment Floorspace (sqm):	N/A		N/A	Existing Use:	Sheltered housing		
Context and surroundings:	Occupied sheltered housing. Part 2 and 3 storey building fronting London Road. In a mixed area with retail along London Road and residential uses north and south.						
Summary of constraints:	Brownfield site, currently in use, that is relatively free of development constraints. Rear car park with access to one way road. 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						
Deliverability	Criteria						Score/Qualitative Assessment
	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 800m and 1150km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school						Site is between 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 - ≤ 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:		HEA235						
Address:	Mussett House, 49 Bailey Road, Leigh on Sea							
Neighbourhood:	Leigh (south)		Ward:	West Leigh				
Site Category:	REGEN		Size (ha):	0.24				
Planning Permission:	None		Density:	87.71				
Potential Capacity Housing:	Gross 21	Net 0	Proposed Use:	Residential				
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered housing				
Context and surroundings:	Part 2 and 3 storey building occupied as sheltered housing with car park and shared gardens. Located in a residential low-rise setting.							
Summary of constraints:	Brownfield site currently in use. The site constrained in terms of limited land to develop and potentially limited scope for intensification given overlooking issues with nearby residential uses. Low capacity access road.							
								
	Criteria						Score/Qualitative Assessment	
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.	
	1.2 Achievability						Site viability is likely to be marginal based on current market conditions	
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)	
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt						Site not located in the Green Belt	
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.	
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)	
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)	
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)	
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)	
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)	
	2.10 Impact on TPO						Site does not contain protected trees	
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)	
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)	
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)	
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)	
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)	
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)	
	3.4 Impact on local listed building						Site does not contain a locally listed building	
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets	
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop	
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)	
	4.3 Distance to nearest train station						Site is between 800m and 1150km from a train station	
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile	
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.	
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons	
	5.3 Gas Pipeline						Site does not contain gas pipelines	
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)	
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)	
Regeneration + Sustainable Settlements	6.1 Deprivation Index							
	6.2 Area on designated employment land						No loss of designated employment land	
	6.3 Community Assets on site						No loss of asset of community value (ACV)	
	6.4 Settlement Role and Hierarchy						Site within existing settlement	
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)	
Facilities and Services	7.1 Distance to nearest primary school						Site is between 800m and 1150km from a primary school	
	7.2 Distance to nearest secondary school						Site is 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	

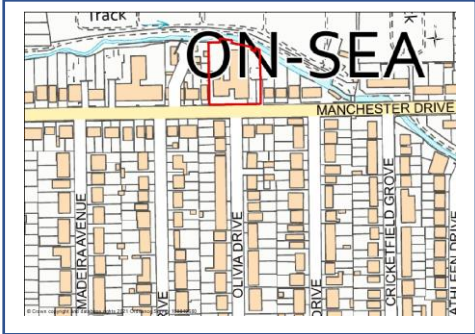




Site Reference:		HEA244					
Address:	Senier House, 39 Salisbury Road, Southend, SS9 2JX						
Neighbourhood:	Leigh (south)		Ward:	West Leigh			
Site Category:	REGEN		Size (ha):	0.19			
Planning Permission:	None		Density:	107.88			
Potential Capacity Housing:	Gross 20	Net 0	Proposed Use:	Housing			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered housing			
Context and surroundings:	2 storey building currently in use as sheltered accommodation on the corner of Hadleigh and Salisbury Roads. Located in a residential area of 2 to 3 storey high buildings.						
Summary of constraints:	The site is currently in active use and is relatively free from development constraints. Nearby residential uses could constrain redevelopment in terms of overlooking and access, while provided, appears limited.						





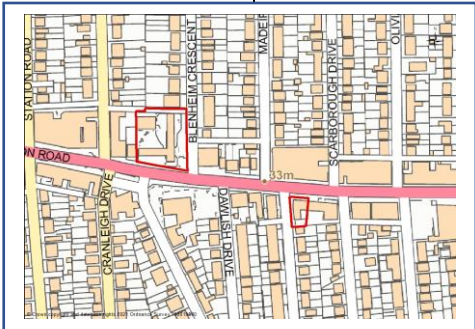
Satellite Earth Digital Imagery © GeoEye, Earthstar Open Imagery, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 400m and 800m from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school						Site is 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 - ≤ 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:		HEA248						
Address:		Trafford House, 117 Manchester Drive, Southend				<div></div> <div></div>		
Neighbourhood:		Leigh (south)		Ward:	Blenheim			
Site Category:		REGEN		Size (ha):	0.28			
Planning Permission:		None		Density:	93.14			
Potential Capacity Housing:		Gross 26	Net 0	Proposed Use:	Residential			
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Sheltered housing			
Context and surroundings:		2 storey building currently in use as sheltered accommodation fronting Manchester Road with onsite parking and landscaped areas. The site is in a low-rise residential area, large allotment to the rear.						
Summary of constraints:		The site is currently in active use and is relatively free from development constraints. There are some trees protected by a TPO on the site. There may be overlooking issues with adjacent residential properties.						
Deliverability	Criteria							Score/Qualitative Assessment
	1.1 Site Availability							Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability							Site viability is likely to be marginal based on current market conditions
Environmental	2.1 Flood Risk							Majority of site within Flood Zone 1 (97% of site)
	2.2 Critical Drainage Area							The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt							Site not located in the Green Belt
	2.4 Landscape							Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland							Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar							Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space							Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO							Site contains protected trees
	2.11 Impact on Minerals Safeguarding Zone							Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land							Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument							Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area							Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building							Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building							Site does not contain a locally listed building
	3.5 Impact on archaeological assets							Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop							Site is less than 400m from a bus stop
	4.2 Frequency of bus service							>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station							Site is between 800m and 1150km from a train station
	4.4 Performance of existing highway network							Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses							The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons							Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline							Site does not contain gas pipelines
	5.4 Waste							Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)							Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index							Majority of site within LSOA in top 20% most deprived national deprivation decile (87% of site) while 13% of site is within LSOA in 50 – 100% most deprived
	6.2 Area on designated employment land							No loss of designated employment land
	6.3 Community Assets on site							No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy							Site within existing settlement
	6.5 Contribution to regeneration of the urban area							Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school							Site is less than 400m 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 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 800m and 1150km 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 Reference:		HEA251			
Address:	Yantlet, 1193-1215 London Road, Leigh on Sea				
Neighbourhood:	Leigh (south)		Ward:	Blenheim	
Site Category:	REGEN		Size (ha):	0.36	
Planning Permission:	None		Density:	117.14	
Potential Capacity Housing:		Gross 42	Net 0	Proposed Use:	Residential
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Sheltered housing
Context and surroundings:		Part 2 & 6 storey residential block currently in use as sheltered accommodation fronting the A13 and Blenheim Crescent. The area is mixed but primarily in residential use. Building of little merit.			
Summary of constraints:		This is a brownfield site that is currently in use. The site very gently slopes to the west.			



	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 800m and 1150km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5.Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 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 - ≤ 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