Leigh North

Site Reference								/	Delfeire	KIN XTH	
Address:	The Old Vienna R	estaurant, l	Blenheim Ch	ase SS9 3AG			DI.		Belfairs Sports Grou	nd	
Neighbourh	ood: Leigh (nortl	h)		Ward:	Belfairs			Pav			
Site Categor	y: URBAN			Size (ha):	0.12						
Planning Permission:	None			Density:	127		brain				
	pacity Housing:	Gross 15	Net 10	Proposed Use:	Residen develop						
Potential Ne Floorspace (et Employment (sam):	N/A	N/A	Existing	Vacant k previous		2		STWOOD ROAL		
				Use:	restaura	nt (A3)	Ø Crown copyright a				
surrounding	Context and surroundings:The site includes the remains of a two-storey detached building previous surroundings:Vienna Restaurant and large area of hardstanding fronting the property. the roundabout junction of Eastwood Road and Blenheim Chase. The rest operating in 2016 and has remained vacant since and some demolition v on the site. The surrounding area is predominantly residential. The build east) is in use as a residential care home. The wider area is predominant interspersed with green space, including Belfairs Nature Reserve, Park and Summary of constraints:Summary of constraints:The site contains some protected trees and the majority of the site is with safeguarding zone.						erty. The s e restaura on works ouilding ac nantly res rk and Sp	site is locat ant ceased have take djacent (to idential, orts Grour	ted on n place o the	Exercise Council	
											When the provide the constant regime can be demonstrated with your reason with neighbor constrainty.
q	1.1 Site Availabilit	Criter	ia							Site is confirmed to be ava	Score/Qualitative Assessment
Deliverab ility	1.2 Achievability										ased on current market conditions
De	2.1 Flood Risk									Majority of site within Flo	
	2.2 Critical Draina	age Area									not in a critical drainage area (100% of site)
	2.3 Green Belt									Site not located in the Gre	
											h-capacity area or is located within existing settlement boundary.
	2.4 Landscape 2.5 Impact of development on Ancient Woodland										n 50m buffer of Ancient Woodland (100% of site)
ental	2.6 Impact of dev	elopment o	n SPA, SAC, F	lamsar						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 dev	elopment o	n SSSI, NNR								buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat
Envi	2.8 Impact of dev	elopment o	n LWS, LNR							site (100% of site) Majority of site not within	n or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Op	en Space								Majority of site is not desi	ignated as protected open space (100% of site)
	2.10 Impact on TF	°0								Site contains protected tre	ees
	2.11 Impact on M	linerals Safe	guarding Zor	ne						Majority of site within mir	nerals safeguarding zone (100% of site)
	2.12 Impact on Ai	ir Quality								Majority of site not within	an Air Quality Management Area (100% of site)
	2.13 Impact on Ag	gricultural L	and							Majority of site (>50%) po	tentially does not contain agricultural land (100% of site)
ţ	3.1 Impact on sch	eduled mor	nument							Majority of site > 50m from	m a scheduled monument (100% of site)
onme	3.2 Impact on cor	nservation a	rea							Majority of site >50m from	n conservation area (100% of site)
Enviro	3.3 Impact on list	ed building								Majority of site >50m from	n listed building (100% of site)
Historic Environment	3.4 Impact on loc	al listed buil	ding							Site does not contain a loc	cally listed building
Hist	3.5 Impact on arc	haeological	assets							Site unlikely to contain arc	chaeological assets
	4.1 Distance to ne	earest bus st	top							Site is less than 400m from	n a bus stop
Transport	4.2 Frequency of	bus service								8-10 Number of bus servic	ces received per hour (stops within 400m)
Trans	4.3 Distance to ne	earest train	station							Site is between 800m and	1150km from a train station
	4.4 Performance			ork						Performance of existing hi	ighway network 20th percentile – 40th percentile
	5.1 suitability of r	esidential u	ses							The majority of the site co suitability of residential us	ontains no known historic land use where further investigation/ assessment is required on the ses.
s	5.2 Presence of p	ower lines /	pylons							Site does not contain any	overhead power lines or pylons
5.Hazards	5.3 Gas Pipeline									Site does not contain gas p	pipelines
5.1	5.4 Waste									Majority of site is not with (100% of site)	nin 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works
	5.5 Public Safety 2	Zone for Lor	ndon Souther	nd Airport							LSA public safety zone (100% of site)
n + nts	(LSA) 6.1 Deprivation Ir	ndex								Majority of site within LSC	DA in 20 -50% most deprived national deprivation decile (100% of site)
eratic	6.2 Area on desig	nated empl	ovment land							No loss of designated emp	ployment land
egeneration e Settlemen	6.3 Community A									No loss of asset of commu	-
Re inable	6.4 Settlement Ro									Site within existing settlen	
Regeneration + Sustainable Settlements	6.5 Contribution t			ban area						Site is previously develope	

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

CH- P (0				I				
Site Ref		HEA11	-	or Pcc-1				78		111-7	
Address:	Land to Nor							N-		2 IE	
Neighbou	rhood:	Leigh No	orth		Ward:	Blenhe	im	¢++		S B	
Site Categ	ory:	URBAN			Size (ha):	0.21				DST WAT	
Planning I	Permission:	None			Density:	33.84		\sum		HUL	
Potential Housing:	Capacity	Gro 7	oss	Net 7	Proposed Use:		idential elopment	E		700	JUNIPER ROAD
Potential	Net Employm		/Α	N/A	Existing		enfield	SAND	NRST CRE	ASJ.	
Floorspac					Use:		kland site			<u>70/ 0</u>	
Context a surroundi				s a triangular v and Bridgev	[.] backland plo water Drive.	t behin	d the reside	ntial gar	dens off Jur	niper	
Summary constraint		from Hur	rst Way	, and Juniper	n environmer Road. Conside t site access a	eration	needs to be	given to	emergency		
		reasonab	ble gap p	provided by t	nts surroundir the gardens a			ever the	ere might be	ea	
9	1.1 Site Ava		Criteri	а							Score/Qualitative Assessment Site is confirmed to be available for development by landowner but is subject to Council resolution.
Deliverab ility											
Deli	1.2 Achieval										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 [Drainage A	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	pe									Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact o	of develop	oment or	n Ancient Wo	odland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
ental	2.6 Impact o	of develop	oment or	ו SPA, SAC, R	amsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
omno	2.7 Impact o	of develop	oment or	n SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat
Environmental	2.8 Impact o	of develop	oment or	LWS LNR							site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)
-	2.9 Impact of										Majority of site is not designated as protected open space (100% of site)
	2.10 Impact		pace								Site does not contain protected trees
			rals Safe	guarding Zon	P						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact										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 on scheduled monument 3.2 Impact on conservation area									Majority of site > 50m from a scheduled monument (100% of site)
Historic Environment		·									Majority of site >50m from conservation area (100% of site)
Envii		.3 Impact on listed building .4 Impact on local listed building									Majority of site >50m from listed building (100% of site)
toric	3.4 Impact o	on local lis	sted buil	ding							Site does not contain a locally listed building
His	3.5 Impact o	on archaed	ological	assets							Site unlikely to contain archaeological assets
	4.1 Distance	to neares	est bus st	ор							Site is less than 400m from a bus stop
Transport	4.2 Frequen	cy of bus :	service								>10 Number of bus services received per hour (stops within 400m)
Irans	4.3 Distance	to neares	est train s	station							Site is between 1150km and 2.3km from a train station
	4.4 Perform	ance of ex	xisting h	ighway netw	ork						Performance of existing highway network 20th percentile – 40th percentile
	5.1 suitabili	ty of resid	dential 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.
rds	5.2 Presence		er lines /	pylons							Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pipe	line									Site does not contain gas pipelines
'n	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	e for Lon	don Souther	nd Airport						Majority of site not within LSA public safety zone (100% of site)
n + nts	(LSA) 6.1 Deprivat	ion Index	<								Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)
Regeneration 4 Sustainable Settlements				oyment land							
gene Settl	6.2 Area on 6.3 Commu										No loss of designated employment land No loss of asset of community value (ACV)
Re											
stain	6.4 Settleme										Site within existing settlement
Su				ion of the ur	ban area						Site is greenfield land (% of site)
	7.1 Distance										Site is between 400m and 800m from a primary school
	7.2 Distance										Site is between 400m and 800m from a secondary school
				ncare facility							Site is between 400m and 800m from a healthcare facility
	7.4 Distance	to neares	ist design	nated open s	pace						Site is less than 400m from a designated open space
Facilities and Services	7.5 Distance	to neares	est built l	eisure facility	/						Site is between 400m and 800m from a built leisure facility
d Ser	7.6 Distance	to neares	est town	centre							Site is more than 2.3km from town centre
is and				and district c	entre						Site is between 1150km and 2.3km from a town and district centre
cilitie											
Far	/ parade			district/loca							Site is between 400m and 800m from a town/ district/ local centres / parade
	7.9 Distance	7.9 Distance to nearest designated employment site									Site is between 800m and 11150km from a designated employment site
	7.10 Proxim	ity to sma	all-scale	retail <280m	2						(> 5 - ≤ 10) small scale retail uses within 2.3km
	7.11 Proxim	ity <u>to com</u>	nmercial	uses							Number of commercial uses within 2.3km. 40th – 60th percentile

Site Re	ference:	: HEA129														
Address	West Offic	e, Near Men	dip Roa	d			Г									
	_							HA		T	A BAR AT AT A A A A A A A A A A A A A A A A					
Neighbo	urhood:	Leigh (nort	th)		Ward:	Blenheim			JV. (
Site Cate	gory:	URBAN			Size	0.09			AND &	No.						
Planning	Permission:	None			(ha): Density:	69.50				PW						
Potentia	l Capacity	Gros	s	Net	Proposed	Residentia			- AN	FA						
Housing	l Net Employn	6 nent N/A		6 N/A	Use:	developme	ent	AA	FOV	-						
	ce (sqm):			N/A	Existing Use:	Office		JUNIO	- Biller	- hand	THEFT E					
surround	Context and surroundings: Site includes a single storey office building and adjoining car pa down towards Mendip Road. The site is located within a reside comprising 2 storey properties. St Cedd's Church is immediately Summary of constraints: The site is relatively free from environmental or policy constraints potential for development.								a, largely of the site site could	I require	Control Contro Control Control					
<u></u>	Criteria Criteria										Score/Qualitative Assessment Site is confirmed to be available for development by landowner but is subject to Council resolution					
Deliverab ility																
Del	1.2 Achieva										Site is likely to be viable based on current market conditions Majority of site within Flood Zone 1 (100% of site)					
		. Flood Risk . Critical Drainage Area									The Majority of the site is not in a critical drainage area (100% of site)					
	2.3 Green	2.4 Landscape									Site not located in the Green Belt Majority of site within high-capacity area or is located within existing settlement boundary.					
	2.5 Impact of development on Ancient Woodland										Majority of site within 50m buffer of Ancient Woodland (100% of site)					
ental	2.6 Impact	of developm	nent on S	SPA, SAC, R	amsar						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 developm	ient on S	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 development on 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)							
	2.10 Impac	2.10 Impact on TPO									Site does not contain protected trees					
	2.11 Impac	2.11 Impact on Minerals Safeguarding Zone									Majority of site not within minerals safeguarding zone (100% of site)					
	2.12 Impac	t on Air Qual	lity								Majority of site not within an Air Quality Management Area (100% of site)					
	2.13 Impac	t on Agricult	ural Lan	nd							Majority of site (>50%) potentially does not contain agricultural land (100% of site)					
ц ц	3.1 Impact	on scheduled	d monu	ment							Majority of site > 50m from a scheduled monument (100% of site)					
iamn	3.2 Impact	on conservat	tion are	a							Majority of site >50m from conservation area (100% of site)					
nviro	3.3 Impact	on listed buil	ilding								Majority of site >50m from listed building (100% of site)					
Historic Environment	3.4 Impact	on local liste	ed buildi	ing							Site does not contain a locally listed building					
Histo	3.5 Impact	on archaeolo	ogical as	ssets							Site unlikely to contain archaeological assets					
	4.1 Distanc	ce to nearest	bus sto	р							Site is less than 400m from a bus stop					
port	4.2 Freque	ncy of bus se	ervice								>10 Number of bus services received per hour (stops within 400m)					
Transport	4.3 Distanc	ce to nearest	train sta	ation							Site is between 1150km and 2.3km from a train station					
	4.4 Perform	mance of exis	sting hig	hway netwo	ork						Performance of existing highway network 20th percentile – 40th percentile					
	5.1 suitabi	lity of residen	ntial use	25							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 Presen	ce of power li	lines / p	ylons							Site does not contain any overhead power lines or pylons					
5.Hazards	5.3 Gas Pip	oeline									Site does not contain gas pipelines					
5.F	5.4 Waste										Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)					
		Safety Zone fo	or Lond	on Southen	d						Majority of site not within LSA public safety zone (100% of site)					
ו + its	Airport (LS 6.1 Depriva										Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)					
Regeneration + ole Settlements			omale	montland												
genel Settl		Area on designated employment land									No loss of designated employment land No loss of asset of community value (ACV)					
Re		3 Community Assets on site														
Re. Sustainable		5.4 Settlement Role and Hierarchy 5.5 Contribution to regeneration of the urban area									Site within existing settlement Site is previously developed land (% of site)					
Su					Jan area											
	7.1 Distanc	ce to nearest	primary	y 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

Site	e Refe	erence:	e: HEA138										
Add	ress:	Land at Me	endip Crescent							7.1	1		
													AVERAVENUE
Neig	ghbour	hood:	Leigh	ı (north)		Ward:	Ble	enheim				THE	
Site	Catego	ory:	OPE	ISP		Size (ha):	0.3	89			DUNS	ER AVEN	
		ermission:	None			Density:		.25		T	识		
	ential C Ising:	Capacity		Gross 6	Net 6	Proposed Use:		Residential	AT	F			BRUTONAVED AT A CONTRACT OF A
		let Employm (sam):	nent	N/A	N/A	Existing Use:		Open Space	5	ENUE	Arten and the former	HITH	
Con surr	Context and surroundings: Large area of green space within the centre of residential hor Bordered to the east by Medlock Avenue, the north by Dunst Mendip Crescent. Summary of constraints: The site is designated protected open space.								-	-	-		
q		1 1 Sito Ave	ailabilit	Criteri	а								Score/Qualitative Assessment Site is confirmed to be available for development by landowner but is subject to Council resolution.
ivera	ility	1.1 Site Ava		.y									
Del		1.2 Achieva							-				Site is likely to be viable based on current market conditions Majority of site within Flood Zone 1 (100% of site)
		2.2 Critical		ge 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											Majority of site within high-capacity area or is located within existing settlement boundary.
			act of development on Ancient Woodland										Majority of site not within 50m buffer of Ancient Woodland (100% of site)
_	_	2 Climpost	ofdou	alanmant a		lomeor							Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	nenta	2.0 impact	.6 Impact of development on SPA, SAC, Ramsar										
	Environmental	2.7 Impact	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	8 Impact of development on LWS, LNR										Majority of site not within or adjacent locally protected habitat site (% of site)
		2.9 Impact	Impact on Open Space										Majority of site is designated protected open space (100% of site)
			.10 Impact on TPO										Site does not contain protected trees
		2.11 Impac	t on M	inerals Safe	guarding Zoi	ne							Majority of site not within minerals safeguarding zone (100% of site)
		2.12 Impac											Majority of site not within an Air Quality Management Area (100% of site)
				gricultural La									Majority of site (>50%) potentially does not contain agricultural land (100% of site)
	nent			eduled mon servation a					_				Majority of site > 50m from a scheduled monument (100% of site) Majority of site >50m from conservation area (100% of site)
	/iron	3.3 Impact			lea		_						Majority of site >50m from listed building (100% of site)
	Historic Environment			al listed buil	ding								Site does not contain a locally listed building
	listor			haeological			-						Site unlikely to contain archaeological assets
-	1			arest bus st									Site is between 400m and 800m from a bus stop
	t	4.2 Freque	ncy of	bus service									>10 Number of bus services received per hour (stops within 400m)
	Transport	4.3 Distanc	e to ne	arest train s	station		_						Site is between 1150km and 2.3km from a train station
	F	4.4 Perforn	nance	of existing h	ighway netw	vork							Performance of existing highway network <20th percentile
		5.1 suitabil	ity of r	esidential 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.
	S	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
	Ч.	5.4 Waste											Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	·		Safety 2	Zone for Lor	ndon Southe	nd Airport							Majority of site not within LSA public safety zone (100% of site)
+	nts	(LSA) 6.1 Depriva	ation In	dex									Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
Regeneration	Sustainable Settlements	6.2 Area or	n desig	nated emplo	oyment land		-						No loss of designated employment land
gene	e Sett			ssets on site									No loss of asset of community value (ACV)
Re	inable			le and Hiera									Site within existing settlement
	Sustai				ion of the u	rban <u>area</u>							Site is greenfield land (% of site)
	0,			arest prima			_						Site is between 400m and 800m from a primary school
				arost socon					-				Site is between 400m and 800m from a secondary 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 F	Reference:	HEA	228												
Addre				rive, Leigh o	n Sea				1==						
			-	_			1			KentElms Corner					
Neighl	bourhood:	Leigh	n (north)		Ward:	Belfairs									
Site Ca	ategory:	REGE			Size (ha):	0.27	- AL								
Planni	ng Permission:	None	9		Density:	102.93									
Potent	tial Capacity	1	Gross	Net	Proposed	Residential	PW	THUR	ALLA						
Housir Potent	ng: tial Net Employr	nent	28 N/A	0 N/A	Use: Existing	development Sheltered	-								
	pace (sqm):			-	Use:	Housing	app and	and testing ALE Conserve							
Contex surrou Summ constr	ary of	llings includ vnfield site h could lim	ling Priory M currently in it upward ex	lews. use Potenti ktensions. Sit	ht site. The site is sur al overlooking issues e has limited land for t appears to be of lov	to nearby r wider rec	residentia levelopme	al uses							
			Criter	ia						Score/Qualitative Assessment					
Ţ	1.1 Site Av	ailabilit	ty							Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area,					
Deliverability										providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document					
Delive										no Council decision has been made on redeveloping this site.					
	1.2 Achiev									Site is likely to be viable based on current market conditions					
	2.1 Flood I	-					_			Majority of site within Flood Zone 1 (100% of site)					
	2.2 Critica	i Draina	ige Area							The Majority of the site is not in a critical drainage area (100% of site)					
	2.3 Green									Site not located in the Green Belt					
	2.4 Landscape 2.5 Impact of development on Ancient Woodland						Majority of site within high-capacity area or is located within existing settlement boundary.								
	2.5 Impact	t of dev	elopment o	on Ancient W	oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)					
nental	2.6 Impact	t of dev	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)					
ironr	2.7 Impact	t of dev	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)					
Envi	2.8 Impact	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	2.9 Impact on Open Space								Majority of site is not designated as protected open space (100% of site)					
	2.10 Impa									Site does not contain protected trees					
	2.11 Impa	ct on M	inerals Safe	eguarding Zo	ne					Majority of site not within minerals safeguarding zone (100% of site)					
	2.12 Impa	ct on Ai	r Quality							Majority of site not within an Air Quality Management Area (100% of site)					
	2.13 Impa	ct on A _f	gricultural L	.and						Majority of site (>50%) potentially does not contain agricultural land (100% of site)					
ent	3.1 Impact	t on sch	eduled mor	nument						Majority of site > 50m from a scheduled monument (100% of site)					
Environment			iservation a							Majority of site >50m from conservation area (100% of site)					
			ed building				-			Majority of site >50m from listed building (100% of site)					
Historic			al listed bui							Site does not contain a locally listed building					
Ë			haeological							Site unlikely to contain archaeological assets					
			earest bus s				-	-		Site is less than 400m from a bus stop					
Transport			bus service							8-10 Number of bus services received per hour (stops within 400m)					
Tran			earest train							Site is between 1150km and 2.3km from a train station					
				nighway netw	vork					Performance of existing highway network <20th percentile					
	5.1 suitabi	lity of r	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.					
rds			ower lines /	/ pylons						Site does not contain any overhead power lines or pylons					
5.Hazards	5.3 Gas Pi						L			Site does not contain gas pipelines					
5.	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)					
	(LSA)			ndon Southe	nd Airport					Majority of site not within LSA public safety zone (100% of site)					
eration +	6.1 Depriv	ation In	ndex							Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (% of site)					
generation 4 Sottlements	6.2 Area o	n desig	nated empl	oyment land						No loss of designated employment land					
Regei hla Se		3 Community Assets on site							No loss of asset of community value (ACV)						
Suictainat	6.4 Settler	nent Ro	ole and Hier	archy						Site within existing settlement					
Slict	6.5 Contril	bution t	o regenera	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 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
0	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:		dolph Close, Sou	uthand						
Address.	10 - 72 Kali	uoipii ciose, sou	linena					THE	
							田中中	FLAT	
Neighbou		Leigh (north)		Ward:	Blenheim		PW		
Site Categ	-	REGEN		Size (ha):	0.33				
	Permission:	None	•	Density:	83.82		Here		
Potential (Housing:	Capacity	Gross 28	Net 0	Proposed Use:	Housing	ΞH	THE		
Potential I	Net Employm		N/A	Existing	Sheltered				F
Floorspace				Use:	Housing	E CANT BORN	er på es fas rom bet bredans s		
Context an surroundi					ee terraces; curi Randolph Close :				Southend Million Contraction
	5	Large allotmen			•		•		
									A Design of the second s
Summary					ite is bounded t				
constraint	S:	to be a lower c	-		rtunities. The ro	ad access is	also what	appears	
									Source of the end of above rules 2021 brance for some rules and a rules for the end of above rules and a rule of the source of t
		Crite	ria						Score/Qualitative Assessment
ξ	1.1 Site Ava	illability							Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area,
Deliverability									providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document
elive									no Council decision has been made on redeveloping this site.
٥	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 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	ipe					1		Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact	of development	on Ancient W	/oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)
nmental	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)
- uo	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
Envir	2.8 Impact	of development	on LWS. LNR						site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)
-		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
		t on Minerals Saf	equarding 70	no					Majority of site not within minerals safeguarding zone (100% of site)
				ine inc					
		t on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impac	t on Agricultural						Majority of site (>50%) potentially does not contain agricultural land (100% of site)	
ent	3.1 Impact	on scheduled mo						Majority of site > 50m from a scheduled monument (100% of site)	
Environment	3.2 Impact						Majority of site >50m from conservation area (100% of site)		
Envir	3.3 Impact	on listed building	5						Majority of site >50m from listed building (100% of site)
Historic I	3.4 Impact	on local listed bu	uilding						Site does not contain a locally listed building
Hist	3.5 Impact	on archaeologica	al assets						Site unlikely to contain archaeological assets
	4.1 Distanc	e to nearest bus	stop						Site is less than 400m from a bus stop
oort	4.2 Frequer	ncy of bus service	e						>10 Number of bus services received per hour (stops within 400m)
Transport	4.3 Distanc	e to nearest trair	n station						Site is between 1150km and 2.3km from a train station
F	4.4 Perform	nance of existing	highway net	work					Performance of existing highway network 20th percentile – 40th percentile
		ity 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.
ş	5.2 Presenc	e 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
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
	5.5 Public S	afety Zone for Lo	ond <u>on South</u> e	end Airport					(100% of site) Majority of site not within LSA public safety zone (100% of site)
	(LSA)								
ion + ients	6.1 Depriva	tion Index							Majority of site within LSOA in top 20% most deprived national deprivation decile (96% of site)
generation Settlement	6.2 Area or	designated emp	oloyment land	d					No loss of designated employment land
teger le Sei	6.3 Commu	nity Assets on si	te						No loss of asset of community value (ACV)
Re	6.4 <u>Settlem</u>	ent Role and Hie	erarchy						Site within existing settlement
Sustai		ution to regenera		ırban area					Site is previously developed land (% of site)
•		e to nearest prim							Site is between 400m and 800m from a primary school
		e to nearest secc							Site is between 800m and 1150km from a secondary school
		e to nearest heal						1	Site is between 400m and 800m from a healthcare facility
		e to nearest desi							Site is less than 400m from a designated open space
S									
irvice	7.5 Distanc	e to nearest built	t leisure facili	ty					Site is between 800m and 1150km from a built leisure facility
Facilities and Services	7.6 Distanc	e to nearest tow	n centre					1	Site is more than 2.3km from town centre
ies ar	7.7 Distanc	e to nearest tow	n and district	centre				1	Site is between 1150km and 2.3km from a town and district centre
aciliti	7.8 Distanc	e to nearest tow	n/ district/ lo	cal <u>centres</u>					Site is between 400m and 800m from a town/ district/ local centres / parade
ž	/ parade								
	7.9 Distanc	e to nearest desi	gnated emplo	oyment site					Site is between 1150km and 2.3km from a designated employment site
	7.10 Proxin	nity to small-scale	e retail <280r	m2			1		(> 5 - \leq 10) small scale retail uses within 2.3km
	7.11 Proxin	nity to commerci	al uses						Number of commercial uses within 2.3km. 40th – 60th percentile
								1	

Site Ref	erence.	HEA2	50														
Address:	ddress: Westwood, 137 Eastwood Old Road					Con V V											
		,							CLEND ARTE	Factory							
Naishhau	where de	Laish (Monde	Delfein	_			AL ROAD							
Neighbou		Leigh (Ward:	Belfair	S										
Site Categ	-	REGEN			Size (ha):	1.67		A SHI		BRADE							
	Permission:	None			Density:	43.63			OLOR E		Oak Wood						
Potential Housing:	Capacity		Gross 73	Net 0	Proposed Use:	Res	idential		THOME ST	MARE							
Potential	Net Employm	nent M	N/A	N/A	Existing	She	ltered		EHH								
Floorspac					Use:		using	+ quit should	N angur 1994 Strate lead 20	A sting - 10-							
Summary	urroundings: landscaped areas and part of Bradford Bury park which separ Southend Arterial Road. ummary of onstraints: The main area of the site is currently in use and is relatively f constraints. The northern area of the site is a protected gree footpath running north to south. These wouldn't preclude de On a gentle slope. The site may contain archaeological assets						relatively tected gree preclude d	free of de enspace ar evelopme	site from velopmen nd include	the t s a							
			Criter	ia							Score/Qualitative Assessment						
>	1.1 Site Ava	ailability									Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area,						
ability											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						
Del	1.2 Achieva	ability									no Council decision has been made on redeveloping this site. Site is likely to be viable based on current market conditions						
	2.1 Flood R	isk									Majority of site within Flood Zone 1 (100% of site)						
	2.2 Critical	Drainage	e 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 Landscape 2.5 Impact of development on Ancient Woodland									Majority of site within high-capacity area or is located within existing settlement boundary.						
	2.5 Impact	of develo	opment o	n Ancient Wo	oodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)						
onmental	2.6 Impact	of devel	opment o	n SPA, SAC, F	Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)						
	2.7 Impact	of devel	opment 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	2.8 Impact of development on LWS, LNR									site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)						
	2.9 Impact	.9 Impact on Open Space									Majority of site is not designated as protected open space (81% of site)						
	2.10 Impac	t on TPO									Site does not contain protected trees						
	2.11 Impac	t on Min	erals Safe	guarding Zor	ne						Majority of site not within minerals safeguarding zone (100% of site)						
	2.12 Impac	t on Air (Juality								Majority of site not within an Air Quality Management Area (100% of site)						
	2.12 Impac			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)						
Environment	3.2 Impact										Majority of site > 50m nom a scheduled monument (100% of site)						
iron	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																	
Ï	3.5 Impact										Site may contain archaeological assets (number of potential zones)						
	4.1 Distanc										Site is less than 400m from a bus stop						
Transport	4.2 Freque	ncy of bu	is service								>10 Number of bus services received per hour (stops within 400m)						
Trans	4.3 Distanc	e to nea	rest train	station							Site is between 1150km and 2.3km from a train station						
	4.4 Perforn	nance of	existing h	nighway netw	vork						Performance of existing highway network 20th percentile – 40th percentile						
	5.1 suitabil	ity of res	idential 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 Presend	ce of pov	ver lines /	' pylons							Site does not contain any overhead power lines or pylons						
5.Hazards	5.3 Gas Pip										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						
		afoty 70	no for Lo	ndon Southei	nd Airport						(100% of site) Majority of site not within LSA public safety zone (100% of site)						
	(LSA)			naon southei							אומיסורגי סו אוב חטר אונחות באר אמטור אמובני צטוופ (בטטא טו אובי)						
ieration + ttlements	6.1 Depriva	1 Deprivation Index									Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (% of site)						
generation Settlemen	6.2 Area or	.2 Area on designated employment land									No loss of designated employment land						
	6.3 Commu	3 Community Assets on site									No loss of asset of community value (ACV)						
Re Sustainable	6.4 Settlem	.4 Settlement Role and Hierarchy									Site within existing settlement						
Susta	6.5 Contrib	ution to	regenera	tion of the ur	rban area						Site is previously developed land (% of site)						
											1						

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
5	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			$(> 0 - \le 5)$ 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:	ence: HEA018														
Address:	658 Londo	n Rd, W	/estcliff-On	-Sea, SSO 9H	IQ											
	-															
Neighbou	rhood:	Leigh	(south)		Ward:	Chalkw	ell									
Site Categ	ory:	URBA	N		Size	0.06			Chalkwel Park							
Planning F	Permission:	None			(ha): Density:	142.86		-		E						
Potential			Gross	Net	Proposed	-	dential		2.							
Housing:	<u> </u>		9	7	Use:	deve	elopment									
Potential Floorspace	Net Employn e (sqm):	ient	N/A	N/A	Existing		e (B1), dential	N. S. S. S.								
					Use:		Take y (A5)									
Context a	nd				uthern side	of Londo	n Road. The			-	Southend Onsea					
surroundi	ngs:				On the grour uilding. Nex			-								
					_		-	-								
Summary	Summary of The majority of the site is within a critical drainage area. The									has						
constraint	constraints: known historic land use which necessitates the need for furthe assessment to determine suitability of residential uses and wh							•	ation is							
	likely.							1	1	States Bill (Algebraich v., or-sky), Braining Organities, V. 1996, Areadilli, 1997, Areadilli						
	Criteria Cita Availability									Score/Qualitative Assessment						
Deliverab ility			Ŷ								Site is confirmed to be available for development by landowner					
Deli	1.2 Achiev										Site is likely to be viable based on current market conditions					
	2.1 Flood F										Majority of site within Flood Zone 1 (100% of site)					
	2.2 Critical	Draina	ge 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 Landsc	аре									Majority of site within high-capacity area or is located within existing settlement boundary.					
	2.5 Impact	2.5 Impact of development on Ancient Woodland									Majority of site not within 50m buffer of Ancient Woodland (100% of site)					
tal	2.6 Impact	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	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					
viro											site (100% of site)					
Ξ	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 2.10 Impact on TPO									Majority of site is not designated as protected open space (100% of site) Site does not contain protected trees					
				guarding Zo	20						Majority of site not within minerals safeguarding zone (100% of site)					
				Budi unig 20												
	2.12 Impac 2.13 Impac			and					Majority of site not within an Air Quality Management Area (100% of site) Majority of site (>50%) potentially does not contain agricultural land (100% of site)							
			eduled mor								Majority of site > 50m from a scheduled monument (100% of site)					
nent			servation a								Majority of site > 50m from conservation area (100% of site)					
/iron	3.3 Impact										Majority of site >50m from listed building (100% of site)					
ic En			l listed buil	ding							Site does not contain a locally listed building					
Historic Environment	3.5 Impact	on arch	naeological	assets							Site unlikely to contain archaeological assets					
-			arest bus st								Site is less than 400m from a bus stop					
t	4.2 Freque										>10 Number of bus services received per hour (stops within 400m)					
Transport	4.3 Distand	e to ne	arest train :	station							Site is between 800m and 1150km from a train station					
۲ ۲	4 4 Perform	nance c	of existing h	ighway netv	vork						Performance of existing highway network <20th percentile					
			esidential u								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					
ę	5.2 Presen	ce of po	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					
5.1	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)					
			one for Lor	ndon Southe	nd						Majority of site not within LSA public safety zone (100% of site)					
n + its	Airport (LS 6.1 Depriva	<u> </u>	dex								Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)					
Regeneration + Sustainable Settlements		1 Deprivation Index 2 Area on designated employment land						_								
gene Settl											No loss of designated employment land No loss of asset of community value (ACV)					
Re		6.3 Community Assets on site 6.4 Settlement Role and Hierarchy														
ıstair				archy tion of the u	rhanares						Site within existing settlement Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)					
SL			- regenerat	ion or the u	iban 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 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 Ref																	
Address:	Adams Elm	House	House, 1271 London Road, Leigh on Sea														
	-																
Neighbou	rhood:	Leigh	n (south)		Ward:	Belfair	s										
Site Categ	orv:	REGE			Size (ha):	0.51											
	Permission:	None	<u> </u>		Density:	171.33		44.0									
Potential			Gross	Net	Proposed		idential	= = =									
Housing:	capacity		87	0	Use:	Nes	aentiai	ery		PW	HEA220						
Potential Floorspac	Net Employn	nent	N/A	N/A	Existing		Itered										
Context a		0.00	niad chalta		Use: . Part 2 and 3		ising	ntinglon	don Bood	10.0							
surroundi Summary	surroundings: mixed area with retail along London Road and residential us Summary of constraints: Brownfield site, currently in use, that is relatively free of devices to one way road. The majority of the sit use which necessitates the need for further investigation / as suitability of residential uses and whether any remediation is								and south. t constrain own histori	its. Rear c land							
			Criter	ria							Score/Qualitative Assessment						
	1.1 Site Ava	ailabilit	.у								Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in						
Deliverability											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,						
vera											all existing housing estates in public ownership have been included for comment. At the time of publication of this document						
Deli	1.2 Achieva	ability									no Council decision has been made on redeveloping this site. Site is likely to be viable based on current market conditions						
	2.1 Flood R										Majority of site within Flood Zone 1 (100% of site)						
	2.1 Flood R 2.2 Critical		an Aroa								The Majority of the site is not in a critical drainage area (100% of site)						
			ge Area														
	2.3 Green I	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 dev	elopment c	on Ancient W	/oodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)						
ental	2.6 Impact	of dev	elopment c	on SPA, SAC,	Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)						
9mme	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						
Enviro	2.8 Impact of development on LWS, LNR										site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)						
ш	2.8 Impact of development on LWS, LNR 2.9 Impact on Open Space																
										Majority of site is not designated as protected open space (100% of site)							
	2.10 Impac										Site does not contain protected trees						
	2.11 Impac	t on ivi	inerals Safe	eguarding Zo	ne						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 Ag	gricultural L	and							Majority of site (>50%) potentially does not contain agricultural land (100% of site)						
ent	3.1 Impact	on sch	eduled mo	nument							Majority of site > 50m from a scheduled monument (100% of site)						
9mme	3.2 Impact	on cor	servation a	area							Majority of site >50m from conservation area (100% of site)						
Environment	3.3 Impact	on list	ed building								Majority of site >50m from listed building (100% of site)						
oric E	3.4 Impact	on loca	al listed bui	ilding							Site does not contain a locally listed building						
Historic	3.5 Impact	on arc	haeological	lassets							Site unlikely to contain archaeological assets						
	4.1 Distanc	e to ne	earest bus s	stop							Site is less than 400m from a bus stop						
ort	4.2 Freque	ncy of	bus service								>10 Number of bus services received per hour (stops within 400m)						
Transport	4.3 Distanc	e <u>to n</u> e	arest train	station							Site is between 800m and 1150km from a train station						
L I				highway net	work						Performance of existing highway network <20th percentile						
	4.4 Perforn 5.1 suitabil			<u> </u>							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						
rds	5.2 Presen		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						
5.1	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 S (LSA)	Safety 2	Zone for Lo	ndon Southe	end Airport						Majority of site not within LSA public safety zone (100% of site)						
on + ints	6.1 Depriva	ation In	ıdex								Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (100% of site)						
eneration ettlement	6.2 Area er	n desig	nated empl	loyment land	1						No loss of designated employment land						
gen Set	6.2 Area or 6.3 Commu										No loss of asset of community value (ACV)						
Re able		,															
Re. Sustainable	6.4 Settlem										Site within existing settlement						
Su.				ition of the u	irban area						Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)						
	74 014																

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
1	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 Ref	aranca	HEA	225														
Address:				ad, Leigh or	500												
Address:	wiussell Ho	Juse, 4	9 balley Ko	ad, Leigh or	Sea												
Neighbou	rhood:	Leigh	(south)		Ward:	West L	eigh	4		BAILEY							
Site Categ	ory:	REGE	N		Size (ha):	0.24											
Planning I	Permission:	None	2		Density:	87.71				HIE E							
Potential	Capacity		Gross	Net	Proposed	Res	idential	br	ITHE								
Housing: Potential	Net Employm	ent	21 N/A	0 N/A	Use: Existing	Sho	ltered										
Floorspac	e (sqm):				Use:		sing										
Context and surroundings:Part 2 and 3 storey building occupied as sheltered housing w gardens. Located in a residential low-rise setting.Summary of constraints:Brownfield site currently in use. The site constrained in term and potentially limited scope for intensification given overlar residential uses. Low capacity access road.									ed land to	develop	Control Contro Control Control						
			Criter	ia							Score/Qualitative Assessment						
Deliverability	1.1 Site Availability Image: Content of the second secon										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. Site viability is likely to be marginal based on current market conditions 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										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 deve	elopment o	n Ancient W	oodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)						
onmental	2.6 Impact of development on SPA, SAC, Ramsar 2.7 Impact of development on SSSI, NNR										Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)						
	2.7 Impact	of deve	elopment o	n 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 deve	elopment o	n 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	t on Mi	inerals Safe	eguarding Zo	ne						Majority of site not within minerals safeguarding zone (100% of site)						
	2.12 Impact	t on Ai	r 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)						
lent	3.1 Impact										Majority of site > 50m from a scheduled monument (100% of site)						
Lonn	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)						
Historic	3.4 Impact	on loca	a listed buil	Iding							Site does not contain a locally listed building						
His	3.5 Impact	on arcl	haeological	assets							Site unlikely to contain archaeological assets						
	4.1 Distance	e to ne	arest bus st	top							Site is less than 400m from a bus stop						
port	4.2 Frequer	ncy of l	ous service								>10 Number of bus services received per hour (stops within 400m)						
Transport	4.3 Distance	e to ne	arest train	station							Site is between 800m and 1150km from a train station						
F	4.4 Perform	nance o	of existing h	nighway netv	vork				<mark> </mark>		Performance of existing highway network 20th percentile – 40th percentile						
	5.1 suitabili	ity 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.						
s	5.2 Presenc	ce of po	ower lines /	pylons							Site does not contain any overhead power lines or pylons						
5.Hazards	5.3 Gas Pip										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						
		ofet	lone for t	ndon Carth	nd Airrar						(100% of site)						
	5.5 Public S (LSA)	arety Z	one for Lor	ndon Southe	na Airport						Majority of site not within LSA public safety zone (100% of site)						
on +	6.1 Depriva	ition In	dex														
Regeneration 4	6.2 Area on	nated emply	ovment land							No loss of designated employment land							
gene Sett		6.2 Area on designated employment land6.3 Community Assets on site									No loss of asset of community value (ACV)						
Re _i Sustainable																	
stain	6.4 Settlement Role and Hierarchy										Site within existing settlement						
Su	6.5 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 less than 400m from a secondary school
	7.3 Distance to nearest healthcare facility			Site is less than 400m from a healthcare facility
1	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 - \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

Cito Daf	oronco		211														
	Site Reference: HEA244 Address: Senier House, 39 Salisbury Road, Southend, SS9 2JX								V/ IX	VUIT							
Audress:	Senier Hou	ise, 39	Jansbury R	ioau, southe	11u, 333 2JX												
Neighbou	rhood:	Leigh	n (south)		Ward:	West Leigh			PIF	WESTERNR							
Site Categ	ory:	REGE	IN		Size (ha):	0.19											
Planning	Permission:	None	e		Density:	107.88		H	日龍								
Potential	Capacity		Gross	Net	Proposed	Housing		REF									
Housing: Potential	Net Employm	nent	20 N/A	0 N/A	Use: Existing	Sheltered	-1	B	SRO								
Floorspac	e (sqm):				Use:	housing		ecta China	Bradage (Sill 222 Orfers of Co	and the state of t							
surroundi Summary	Context and surroundings: 2 storey building currently in use as sheltered accommodati Hadleigh and Salisbury Roads. Located in a residential area buildings. Summary of constraints: The site is currently in active use and is relatively free from Nearby residential uses could constrain redevelopment in to access, while provided, appears limited.							to 3 sto	orey high	aints.	Exercised and the two of two of the two of two of the two of two of two of the two of t						
			Criter	ia							Score/Qualitative Assessment						
Deliverability	1.1 Site Ava		ty								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. 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	ige 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 Landscape										Majority of site within high-capacity area or is located within existing settlement boundary.						
	2.5 Impact	of dev	elopment o	on Ancient W	oodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)						
onmental	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)						
Environme	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)						
Ш	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 M	inerals Safe	eguarding Zo	ne			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 Ag	gricultural L	and							Majority of site (>50%) potentially does not contain agricultural land (100% of site)						
ent	3.1 Impact	on sch	eduled mor	nument							Majority of site > 50m from a scheduled monument (100% of site)						
uo	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)						
Historic	3.4 Impact	on loca	al listed bui	lding							Site does not contain a locally listed building						
Hist	3.5 Impact	on arc	haeological	lassets							Site unlikely to contain archaeological assets						
	4.1 Distanc	e to ne	earest bus s	stop							Site is less than 400m from a bus stop						
port	4.2 Frequer	ncy of l	bus service								>10 Number of bus services received per hour (stops within 400m)						
Transport	4.3 Distanc	e to ne	earest train	station							Site is between 400m and 800m from a train station						
	4.4 Perform	nance o	of existing h	highway netv	vork						Performance of existing highway network 20th percentile – 40th percentile						
	5.1 suitabil	ity of r	esidential u	ıses							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	ce of po	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.F	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)						
	(LSA)			ndon Southe	nd Airport						Majority of site not within LSA public safety zone (100% of site)						
on + ents	6.1 Depriva	ition In	ndex														
erati tleme	6.2 Area on	n desigi	nated empl	loyment land							No loss of designated employment land						
Regeneration - Sustainable Settlements		6.2 Area on designated employment land6.3 Community Assets on site									No loss of asset of community value (ACV)						
R inabl	6.4 Settlement Role and Hierarchy										Site within existing settlement						
usta	6.5 Contribution to regeneration of the urban area										Site is previously developed land (% of site)						
S																	

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

Site Refe	erence:	HEA248													
Address:	Trafford Ho	ouse, 117 Man	chester Drive, S	outhend											
						T	A PL		N-SEA-						
Neighbour	rhood:	Leigh (south		Ward:	Blenheim		9 ETERAR		MANCHESTER DRIVE						
Site Catego	ory:	REGEN		Size (ha):	0.28										
	ermission:	None		Density:	93.14										
Potential (Housing:	Capacity	Gross 26	Net 0	Proposed Use:	Residential										
Potential I Floorspace	Net Employm	ent N/A	N/A	Existing	Sheltered	© Creat co	MAD								
Context ar	,	2 storev buil	ding currently i	Use: n use as shelt	housing ered accommoda	tion fronti	ng Manch	ester	southend						
Summary	surroundings: Road with onsite parking and landscaped areas. The site is in large allotment to the rear. Summary of constraints: The site is currently in active use and is relatively free from d there are some trees protected by a TPO on the site. There n with adjacent residential properties.							ntial area,							
		with adjacer	t residential pr	operties.						Clearin copyrohl at Thesibais rights 2021 Digenter Silver, 10002200 Digenter Silver, 10002200 Digenter Silver, 10002000 Digenter Silver, 100020000 Digenter Silver, 10002000000000000000000000000000000000					
	1 1 0:1- 0		teria						Cita is sanfirmed to be see	Score/Qualitative Assessment					
Deliverability	1.1 Site Ava								public ownership that ma providing new and better all existing housing estate no Council decision has be	vailable for development by landowner but is subject to Council resolution. Existing housing estate in ay benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, r quality homes for local people. To gain a comprehensive understanding of development potential, es in public ownership have been included for comment. At the time of publication of this document been made on redeveloping this site.					
	1.2 Achieva									e marginal based on current market conditions					
	2.1 Flood R	Drainage Area							Majority of site within Flo	s not in a critical drainage area (100% of site)					
	2.3 Green E 2.4 Landsca								Site not located in the Gre	een Belt gh-capacity area or is located within existing settlement boundary.					
		•	nt on Ancient W	oodland						n 50m buffer of Ancient Woodland (100% of site)					
vironmental			nt on SPA, SAC,	Ramsar						n buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
			nt on SSSI, NNR						site (100% of site)	n buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat					
<u>۳</u>			nt on LWS, LNR							n or adjacent locally protected habitat site (100% of site)					
		on Open Spac	9							signated as protected open space (100% of site)					
	2.10 Impac		Safeguarding Zo	ne					Site contains protected tr	n minerals safeguarding zone (100% of site)					
		t on Air Qualit					Majority of site not within an Air Quality Management Area (100% of site)								
		t on Agricultur								otentially does not contain agricultural land (100% of site)					
		on scheduled								om a scheduled monument (100% of site)					
ueme		on conservatio								m conservation area (100% of site)					
viror	3.3 Impact	on listed build	ing						Majority of site >50m from	m listed building (100% of site)					
Historic Environment	3.4 Impact	on local listed	building						Site does not contain a lo	cally listed building					
Histo	3.5 Impact	on archaeolog	ical assets						Site unlikely to contain ar	rchaeological assets					
	4.1 Distanc	e to nearest b	us stop						Site is less than 400m from	m a bus stop					
port	4.2 Frequer	ncy of bus serv	ice						>10 Number of bus servic	ces received per hour (stops within 400m)					
Transport	4.3 Distanc	e to nearest tr	ain station						Site is between 800m and	d 1150km from a train station					
	4.4 Perform	nance of existi	ng highway netw	vork					Performance of existing h	nighway network 20th percentile – 40th percentile					
	5.1 suitabil	ity of residenti	al uses						The majority of the site co suitability of residential u	ontains no known historic land use where further investigation/ assessment is required on the uses.					
sb	5.2 Presenc	e of power lin	es / pylons						Site does not contain any	v overhead power lines or pylons					
5.Hazards	5.3 Gas Pip	eline							Site does not contain gas						
5.	5.4 Waste								Majority of site is not with (100% of site)	hin 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works					
	5.5 Public S (LSA)	afety Zone for	London Southe	nd Airport						n LSA public safety zone (100% of site)					
tion + rents	6.1 Depriva	tion Index							Majority of site within LSC LSOA in 50 – 100% most o	OA in top 20% most deprived national deprivation decile (87% of site) while 13% of site is within deprived					
Regeneration + Sustainable Settlements	6.2 Area on	designated e	mployment land						No loss of designated em						
Rege ole Se	6.3 Commu	inity Assets on	site						No loss of asset of commu	unity value (ACV)					
tainal	6.4 Settlem	ent Role and I	lierarchy						Site within existing settler	ment					
Sus	6.5 Contrib	ution to regen	eration of the u	rban area					Site is previously develop	ped land (% of site)					

Sus	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 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
S	7.4 Distance to nearest designated open space			Site is less than 400m from a designated open space
ervices	7.5 Distance to nearest built leisure facility			Site is between 400m and 800m from a built leisure facility
and Ser	7.6 Distance to nearest town centre			Site is more than 2.3km from town centre
Facilities a	7.7 Distance to nearest town and district centre			Site is between 800m and 1150km from a town and district centre
Faci	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. 40th – 60th percentile

CH- D (
Site Ref		HEA251 3-1215 Londor	Road Loigh	on Sea											
		3-1215 London	i Koad, Leigh d	on Sea		KOM				_					
Neighbou	ırhood:	Leigh (south)		Ward:	Blenheim										
Site Cate	gory:	REGEN		Size (ha):	0.36	IN RO									
Planning	Permission:	None		Density:	117.14	L I E	- I and								
Potential	Capacity	Gross	Net	Proposed	Residential			REE		1					
Housing: Potential	Net Employme	42 nt N/A	0 N/A	Use:						16					
Floorspac	e (sqm):			Existing Use:	Sheltered housing					-					
surround Summary	ontext and part 2 & 6 storey residential block currently in use as shell the A13 and Blenheim Crescent. The area is mixed but pri Building of little merit. ummary of onstraints: Criteria				s mixed but prim	arily in r	esidential u	use.	Commence until the dealers right 2021 Ordenice Survey 1001560						
			eria						Score/Qualitative Assessment						
Deliverability	1.1 Site Avail								Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing espublic ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the providing new and better quality homes for local people. To gain a comprehensive understanding of development pote all existing housing estates in public ownership have been included for comment. At the time of publication of this door no Council decision has been made on redeveloping this site.	area, ential,					
	1.2 Achievab								Site is likely to be viable based on current market conditions						
	2.1 Flood Ris								Majority of site within Flood Zone 1 (100% of site)						
	2.2 Critical D	rainage Area							The Majority of the site is not in a critical drainage area (100% of site)						
	2.3 Green Be	lt							Site not located in the Green Belt						
	2.4 Landscap	e							Majority of site within high-capacity area or is located within existing settlement boundary.						
	2.5 Impact o	fdevelopment	on Ancient W	/oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)						
ironmental	2.6 Impact o	f 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)						
un muo	2.7 Impact o	f development	on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected h	nabitat					
Envi	2.8 Impact o	f development	on LWS, LNR						site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)						
	2.9 Impact o	n 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 Sa	feguarding Zo	ne					Majority of site not within minerals safeguarding zone (100% of site)						
		on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)						
		on Agricultural							Majority of site (>50%) potentially does not contain agricultural land (100% of site)						
ent		n scheduled m							Majority of site > 50m from a scheduled monument (100% of site)						
mno		n conservation							Majority of site >50m from conservation area (100% of site)						
Envir		n listed buildin							Majority of site >50m from listed building (100% of site)						
Historic Environment	3.4 Impact o	n local listed b	uilding						Site does not contain a locally listed building						
Hist	3.5 Impact o	n archaeologic	al assets						Site unlikely to contain archaeological assets						
	4.1 Distance	to nearest bus	stop						Site is less than 400m from a bus stop						
port	4.2 Frequence	y of bus servic	ce						>10 Number of bus services received per hour (stops within 400m)						
Transport	4.3 Distance	to nearest trai	n station						Site is between 800m and 1150km from a train station						
	4.4 Performa	nce of existing	g highway netw	work					Performance of existing highway network <20th percentile						
	5.1 suitabilit	y of residential	uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the	e					
									suitability of residential uses.						
rds		of power lines	s / pylons						Site does not contain any overhead power lines or pylons						
5.Hazards	5.3 Gas Pipel	ine							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 W (100% of site)	Vorks					
		fety Zone for L	ondon Southe	end Airport					Majority of site not within LSA public safety zone (100% of site)						
ion + ients	(LSA) 6.1 Deprivati	on Index							Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (100% of site)						
generation - Settlements	6.2 Area on designated employment land								No loss of designated employment land						
Regeneration ole Settlement	6.3 Community Assets on site								No loss of asset of community value (ACV)						
Re	6.4 Settlement Role and Hierarchy								Site within existing settlement						
ustai	6.5 Contribution to regeneration of the urban area								Site is previously developed land (% of site)						
		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