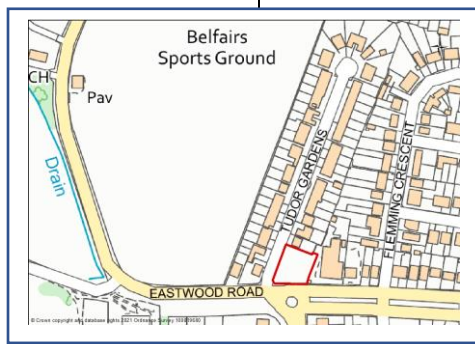


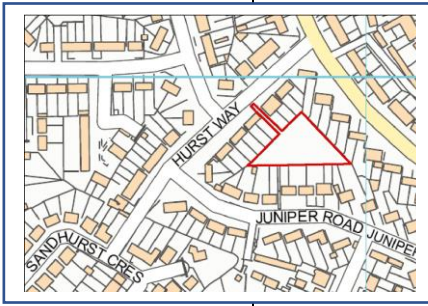
Leigh North

| | | | | |
|---|---|-------------------|----------------------|--|
| Site Reference: | HEA067 | | | |
| Address: | The Old Vienna Restaurant, Blenheim Chase SS9 3AG | | | |
| Neighbourhood: | Leigh (north) | Ward: | Belfairs | |
| 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: | <p>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 Belfairs Nature Reserve, Park and Sports Ground.</p> | | | |
| Summary of constraints: | <p>The site contains some protected trees and the majority of the site is within a minerals safeguarding zone.</p> | | | |



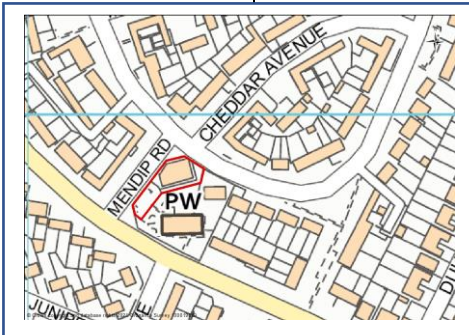
| | Criteria | | | | | Score/Qualitative Assessment |
|--|--|--|--|--|--|--|
| Deliverability | 1.1 Site Availability | | | | | Site is confirmed to be available by landowner |
| | 1.2 Achievability | | | | | Site is likely to be viable based on current market conditions |
| Environmental | 2.1 Flood 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 20th percentile – 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. | | | |

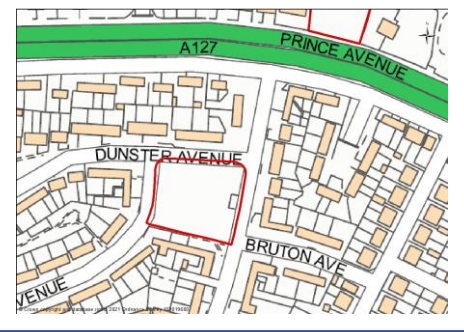




| | Criteria | | | | | Score/Qualitative Assessment |
|--|--|--|--|--|--|--|
| Deliverability | 1.1 Site Availability | | | | | Site is confirmed to be available for development by landowner but is subject to Council resolution. |
| | 1.2 Achievability | | | | | Site is likely to be viable based on current 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) |
| | 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 20th percentile – 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. | | |

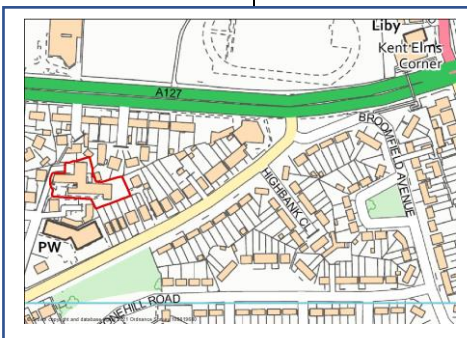


| | Criteria | | | | | Score/Qualitative Assessment |
|--|--|--|--|--|--|--|
| Deliverability | 1.1 Site Availability | | | | | Site is confirmed to be available for development by landowner but is subject to Council resolution |
| | 1.2 Achievability | | | | | Site is likely to be viable based on current 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 20th percentile – 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 |


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|---|--|-------------------|----------------------|--|--|
| 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: | Large 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. | | |  | |

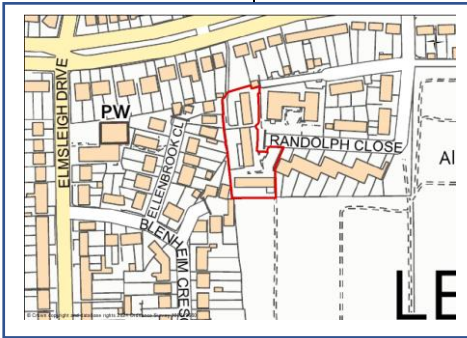
| | Criteria | | | | | Score/Qualitative Assessment |
|--|--|--|--|--|--|--|
| Deliverability | 1.1 Site Availability | | | | | Site is confirmed to be available for development by landowner but is subject to Council resolution. |
| | 1.2 Achievability | | | | | Site is likely to be viable based on current 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 <20th 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: Furze field, 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. | | |




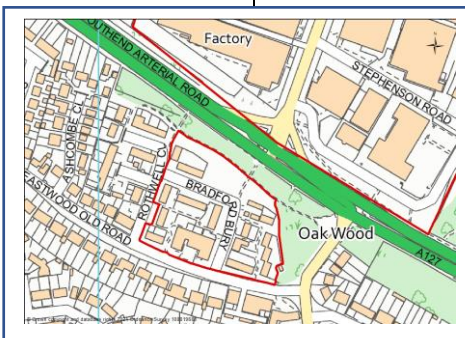
| | Criteria | | | | | Score/Qualitative Assessment |
|--|--|--|--|--|--|---|
| Deliverability | 1.1 Site Availability | | | | | Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some 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 <20th 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. | | | | |



| | 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 1150km and 2.3km from a train station |
| | 4.4 Performance of existing highway network | | | | | Performance of existing highway network 20th percentile – 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. | | | | |

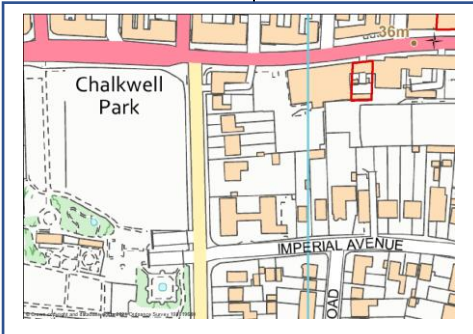


| | Criteria | | | | | Score/Qualitative Assessment |
|--|--|--|--|--|--|---|
| Deliverability | 1.1 Site Availability | | | | | Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some 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 (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 20th percentile – 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

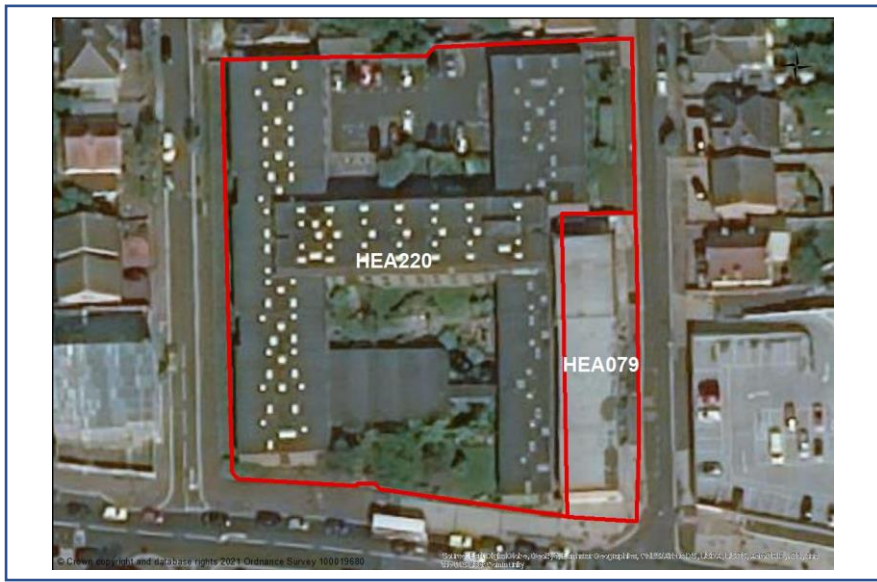
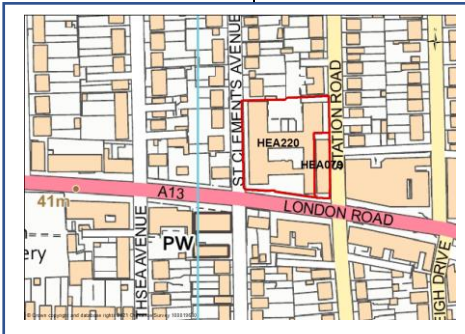
Leigh South

| | | | |
|--|---|-------------------|---|
| 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 <20th 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 | | |



| | 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 <20th 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. | | | | |
| | |  | |  | |

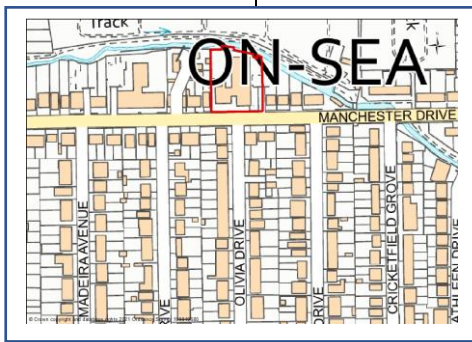
| | Criteria | | | | | Score/Qualitative Assessment |
|--|--|--|--|--|--|---|
| Deliverability | 1.1 Site Availability | | | | | Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some 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 20th percentile – 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. | | | | |



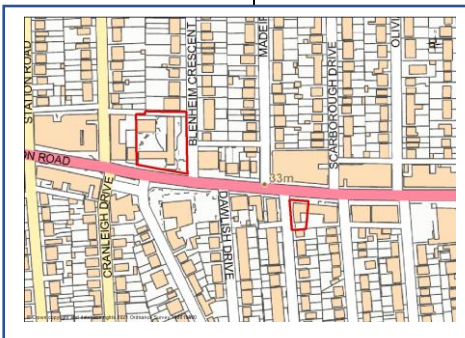
| | Criteria | | | | | Score/Qualitative Assessment |
|--|--|--|--|--|--|---|
| Deliverability | 1.1 Site Availability | | | | | Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some 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 20th percentile – 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 | | | |
| 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. | | |



| | 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 (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 20th percentile – 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 <20th 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 |