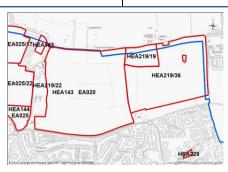
Site Refe	erence:	HEA	HEA143 / EA020								
Address:	Bournes G	reen C	en Chase								
Neighbour	rhood:	S	Southchurch								
Site Catego	ory:	GBL	Т		Size (ha):	9	1.50				
Planning P	Permission:	Non	е		Density:	2	1.86				
Potential (Housing:	Capacity		Gross 2000	Net 2000	Proposed Use:		Housing				
Potential I Floorspace	Net Employn e (sqm):	nent	Gross TBC	Net TBC	Existing Use:		Agricultural				



						ш	in curve childrens asseme districts, children physic partition
Context and surroundings:	lining th	e bound	lary. The site	is bordered to	the north by Sou	uth	end Road, further north
	propert	ies. A do	uble width a	•	ailable from So	utł	nend Road. The site is
	bordered to the east by Wakering Road, Alleyn Court Prep Hall School. The south of the site is bordered by Bourne G forms onto a largely residential area. The east is bordered					en	Chase which is then
Summary of			· ,			_	ated Best and Most





Gummary			The site is also designated Best and Most refore be subject to an agricultural land review.	The second date (makes) dispets. At 100 region.					
		Criteria		Score/Qualitative Assessment					
rab	1.1 Site Av	ailability		Site is confirmed to be available by landowner					
Deliverab ility	1.2 Achiev	ability		Site is likely to be viable based on current market conditions					
	2.1 Flood F	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		Development would have high harm					
	2.4 Landsc	2.4 Landscape		Majority of site within medium-high-capacity area (100% of site)					
	2.5 Impact	of development on Ancient Woodland		Majority of site not within 50m buffer of Ancient Woodland (100% of site)					
ntal	2.6 Impact	of development on SPA, SAC, Ramsar		Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
Environmental	2.7 Impact	of development on SSSI, NNR		Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)					
Ē	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 Impa	t on TPO		Site contains protected trees					
	2.11 Impa	t on Minerals Safeguarding Zone		Majority of site not within minerals safeguarding zone (69% of site)					
	2.12 Impa	ct on Air Quality		Majority of site not within an Air Quality Management Area (100% of site)					
	2.13 Impa	ct on Agricultural Land		Majority of site (>50%) potentially contains Grade 1-3 agricultural land (% of site)					
<u> </u>	3.1 Impact	on scheduled monument		Majority of site > 50m from a scheduled monument (% of site)					
nmer	3.2 Impact	on conservation area		Majority of site >50m from conservation area (% of site)					
viro	3.3 Impact	on listed building		Majority of site >50m from listed building (% of site)					
ië P	3.4 Impact	on local listed building		Site does not contain a locally listed building					
Historic Environment	3.5 Impact	on archaeological assets		Site may contain archaeological assets (number of potential zones)					
		ce to nearest bus stop		Site is between 400m and 800m from a bus stop					
Ę	4.2 Fregue	ncy of bus service		0 Number of bus services received per hour (stops within 400m)					
ansport		ce to nearest train station		Site is between 1150km and 2.3km from a train station					
T _E									
		mance of existing highway network lity of residential uses		Performance of existing highway network <40th percentile The majority of the site contains no known historic land use where further investigation/ assessment is required on the					
		<u>'</u>		suitability of residential uses.					
ards		ce of power lines / pylons		Site does not contain any overhead power lines or pylons					
5. Hazards	5.3 Gas Pip	Deline 		Site does not contain gas pipelines					
ъ	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)	Safety Zone for London Southend Airport		Majority of site not within LSA public safety zone (100% of site)					
ion + ients	6.1 Depriv	ation Index		Majority of site within LSOA in 20 -50% most deprived national deprivation decile (82% of site)					
Regeneration + ole Settlements	6.2 Area o	n designated employment land		Is of a scale (1000+ homes) that can deliver new employment floorspace					
Reger le Se	6.3 Comm	unity Assets on site		Is of a scale (200+ homes) that can deliver new community assets					
Re _j Sustainable	6.4 Settlen	nent Role and Hierarchy		A small part of the site is along the boundary of the existing settlement of Stonebridge and is adjacent to existing settlements of Thorpe Bay and Shoeburyness					
Su	6.5 Contrib	oution to regeneration of the urban area		Site is greenfield land (% of site)					
	7.1 Distand	ce to nearest primary school		Site is more than 2.3km from a primary school (non-private)					
	7.2 Distand	ce to nearest secondary school		Site is more than 2.3km from a secondary school (non-private)					
	7.3 Distand	ce to nearest healthcare facility		Site is between 1150km and 2.3km from a healthcare facility					
	7.4 Distand	ce to nearest designated open space		Site is between 1150km and 2.3km from a designated open space					
Services	7.5 Distance to nearest built leisure facility 7.6 Distance to nearest town centre			Site is between 400m and 800m from a built leisure facility					
nd Se				Site is more than 2.3km from town centre					
ies ai	7.7 Distance to nearest town and district centre			Site is more than 2.3km from a town and district centre					
Facilities and	7.8 Distance to nearest town/ district/ local centres			Site is between 1150km and 2.3km from a town/ district/ local centres / parade					
_	/ 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			(> 0 - ≤ 5) small scale retail uses within 2.3km					
		mity to commercial uses		Number of commercial uses within 2.3km. <20th percentile					
	7.11 110/11	They to commercial ascs		Tamber of Commercial accomments Spain Spain Percentile					

Site Refe	erence:	HE	HEA144 / EA025										
Address:	Land North	of Bo	of Bournes Green Chase (West of Wakering Rd)										
Neighbour	rhood:	Nor	theast Soutl	nend AoS	Ward:	Southchurch							
Site Categ	ory:	GBL	Т		Size (ha):	5.91							
Planning P	ermission:	Non	е		Density:	35.02							
Potential (Housing:	Capacity		Gross 207	Net 207	Proposed Use:	Housing							
Potential I Floorspace	Net Employn e (sqm):	nent	Gross TBC	Gross TBC	Existing Use:	Agricultural/ Golf Course							



Context and surroundings:

This large site is located on the edge of the Southend LPA boundary. The land is very flat and split into several agricultural fields. A large proportion of the site (to the west/ south) is also in use as a golf course (Garon Park Golf Complex). The site is bordered to the north by residential properties (off Barling Road and Rebels Lane). To the east of Wakering Road includes Alleyn Court Preparatory School and Thorpe Park School. The site is bordered to the west by the A1159 (and the Golf Course). Several paths currently







Summary constrain	-	site is bordered to the west by the A1159 cross the site. The site is located within the Greenbelt. Versatile (Agricultural) Land and will the Site also contains protected trees.	The site is also design	nated Best and Most				
		Criteria			Score/Qualitative Assessment			
Deliverab ility	1.1 Site Av	ailability			Site is confirmed to be available by landowner			
Deli	1.2 Achieva	· ·			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	Drainage Area			The Majority of the site is not in a critical drainage area (100% of site)			
	2.3 Green	Belt			Development would have high harm			
	2.4 Landsc				Majority of site within medium-high-capacity area (100% of site)			
	2.5 Impact	of development on Ancient Woodland			Majority of site not within 50m buffer of Ancient Woodland (100% of site)			
ental	2.6 Impact	of development on SPA, SAC, Ramsar			Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)			
Environmental		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)			
ᇤ		of development on LWS, LNR			Majority of site not within or adjacent locally protected habitat site (% of site)			
		on Open Space			Majority of site is not designated as protected open space (100% of site)			
	2.10 Impac				Site contains protected trees			
	2.11 Impac	t on Minerals Safeguarding Zone			Majority of site not within minerals safeguarding zone (100% of site)			
	2.12 Impac	ct on Air Quality			Majority of site not within an Air Quality Management Area (100% of site)			
	2.13 Impac	ct on Agricultural Land			Majority of site (>50%) potentially contains Grade 1-3 agricultural land (65% of site) while 35% potentially does not contain agricultural land			
ınt	3.1 Impact	on scheduled monument			Majority of site > 50m from a scheduled monument (100% of site)			
onme	3.2 Impact	on conservation area			Majority of site >50m from conservation area (100% of site)			
Historic Environment	3.3 Impact	on listed building			Majority of site >50m from listed building (100% of site)			
oric I	3.4 Impact	on local listed building			Site does not contain a locally listed building			
Hist	3.5 Impact	3.5 Impact on archaeological assets			Site unlikely to contain archaeological assets			
	4.1 Distanc	ce to nearest bus stop			Site is less than 400m from a bus stop			
port	4.2 Freque	ncy of bus service			>10 Number of bus services received per hour (stops within 400m)			
Transpo	4.3 Distanc	ce to nearest train station			Site is between 800m and 1150km from a train station			
_	4.4 Perforr	mance of existing highway network			Performance of existing highway network <40th percentile			
	5.1 suitabil	lity 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.			
<u>8</u>	5.2 Presen	ce of power lines / pylons			Site does not contain any overhead power lines or pylons			
5.Hazards	5.3 Gas Pip	peline			Site does not contain gas pipelines			
5.H	5.4 Waste				Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works			
	5.5 Public S	Safety Zone for London Southend Airport			(100% of site) Majority of site not within LSA public safety zone (100% of site)			
+ ν	(LSA)							
Regeneration + ole Settlements	6.1 Depriva	ation Index			Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)			
Regeneration Sustainable Settlemen	6.2 Area oi	n designated employment land			No loss of designated employment land			
Rege ble S	6.3 Commi	unity Assets on site			Is of a scale (200+ homes) that can deliver new community assets			
taina	6.4 Settlen	nent Role and Hierarchy			Site is adjacent to existing settlement (1-500m)			
Sus	6.5 Contrib	oution to regeneration of the urban area			Site is greenfield land (% of site)			
	7.1 Distanc	ce to nearest primary school			Site is between 1150km and 2.3km from a primary school (non-private)			
	7.2 Distanc	ce to nearest secondary school			Site is between 800m and 1150km from a secondary school (non-private)			
		ce to nearest healthcare facility			Site is between 800m and 1150km from a healthcare facility			
	7.4 Distanc	ce to nearest designated open space			Site is between 800m and 1150km from a designated open space			
Facilities and Services	7.5 Distanc	ce to nearest built leisure facility			Site is less than 400m from a built leisure facility			
and S		ce to nearest town centre			Site is more than 2.3km from town centre			
ities a	7.7 Distanc	ce to nearest town and district centre			Site is more than 2.3km from a town and district centre			
Facili		7.8 Distance to nearest town/ district/ local centres / parade			Site is between 400m and 800m from a town/ district/ local centres / parade			
	/ 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			(> 0 - ≤ 5) small scale retail uses within 2.3km			
	7.11 Proxir	7.11 Proximity to commercial uses			Number of commercial uses within 2.3km. <20th percentile			

Site Ref		HEA145 kering Nursery											
	_					ige		BALL DE	Oten Coten				
Neighbou	rhood:	Northeast Sou	ithend AoS	Ward:	Southchurch	1 -	Pensarola	Tem:					
Site Categ	ory:	GBLT		Size (ha):	1.75			7					
Planning I	Permission:	None			8.56	111	EA025/17 HEA219/17		EA025/17				
Potential Housing:	Capacity	Gross 15	Net 15	Proposed Use:	Housing				HEA143 EA020				
Potential	Net Employm		N/A	Existing	Horticultural	1		对级	HEA145				
Floorspac Context a surroundi Summary constraint	to maintain the parks and grow various plants and shrub parks and gardens. The surrounding area includes a mix of open space, residential). The site falls within the Green Belt. Part of the site looks				department use t lants and shrubs f includes a mix of	his land to or transfe uses (agri	o store equer in the bo	ipment rough	Southend Southend Southern Sou				
		Crite	ria						Score/Qualitative Assessment				
erab	1.1 Site Ava	ilability							Site is confirmed to be available for development by landowner but is subject to Council resolution				
Deliverab ility	1.2 Achieva	bility							Site is likely to be viable based on current market conditions				
	2.1 Flood R	sk							Majority of site within Flood Zone 1 (100% of site)				
	2.2 Critical	Orainage Area							The Majority of the site is not in a critical drainage area (100% of site)				
	2.3 Green E	elt							Development would have moderate-high				
	2.4 Landsca	<u> </u>							Majority of site within medium-high-capacity area (100% of site)				
	2.5 Impact	of development	on Ancient Wo	oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)				
TZ	2.6 Impact of development on SPA, SAC, Ramsar 2.7 Impact of development on SSSI, NNR				2.6 Impact of development on SPA, SAC, Ramsar					1			Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
пшеп					1			Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habit					
Enviror		2.8 Impact of development on LWS, LNR							site (100% of site)				
ū		on Open Space	On LWS, LINK						Majority of site not within or adjacent locally protected habitat site (100% of site) Majority of site is not designated as protected open space (100% of site)				
	2.9 IIIIpact 2.10 Impac	<u> </u>							Site does not contain protected trees				
			ifeguarding Zon	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 Agricultura	l Land						Majority of site (>50%) potentially contains Grade 1-3 agricultural land (100% of site) – although most of which has been				
	3.1 Impact	on scheduled m	onument						developed. Majority of site > 50m from a scheduled monument (100% of site)				
Environment	3.2 Impact on conservation area							Majority of site >50m from conservation area (100% of site)					
viron	·	on listed buildin							Majority of site >50m from listed building (100% of site)				
ric Er	3.4 Impact	on local listed b	uilding						Site does not contain a locally listed building				
Historic	3.5 Impact	on archaeologic	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				
port	4.2 Freque	icy of bus servic	ce						0 Number of bus services received per hour (stops within 400m)				
Transport	4.3 Distanc	e to nearest trai	in station						Site is between 1150km and 2.3km from a train station				
	4.4 Perforn	ance of existing	g highway netw	rork					Performance of existing highway network 40th – 60th percentile				
	5.1 suitabil	ty of residential	luses						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 Present	e of power line	s / pylons						Site does not contain any overhead power lines or pylons				
5. Hazards	5.3 Gas Pip		y pylons			-			Site does not contain any overnead power lines of pyrons 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 Work				
	5.5 Public S	afety Zone for L	ondon Southen	nd Airport					(100% of site) Majority of site not within LSA public safety zone (100% of site)				
+ 9	(LSA)					1							
ntion	6.1 Depriva								Majority of site within LSOA in 20 -50% most deprived national deprivation decile (73% of site) and 27% within LSOA in 50% 100%				
Regeneration - ole Settlement		designated em							No loss of designated employment land				
Reg able 5		nity Assets on s							No loss of asset of community value (ACV)				
Reg Sustainable		ent Role and Hi		la a c					Site is adjacent to existing settlement (1-500m)				
Su			ration of the ur	ban area					Site is previously developed land (% of site)				
		e to nearest prine to nearest sec							Site is between 1150km and 2.3km from a primary school Site is between 1150km and 2.3km from a secondary school				
			althcare facility						Site is between 1150km and 2.3km from a healthcare facility				
			signated open s						Site is between 1150km and 2.3km from a designated open space				
Ses													
Services			It leisure facility	У					Site is between 400m and 800m from a built leisure facility				
(A)		to nearest tow				1			Site is more than 2.3km from town centre				
and S	7 Distanc	.7 Distance to nearest town and district centre							Site is more than 2.3km from a town and district centre				
lities and S													
Facilities and S	7.8 Distanc	e to nearest tow	vn/ district/ loca	al centres					Site is between 1150km and 2.3km from a town/ district/ local centres / parade				
Facilities and S	7.8 Distanc / parade 7.9 Distanc		vn/ district/ loca						Site is between 1150km and 2.3km from a town/ district/ local centres / parade Site is more than 2.3km from a designated employment site				
Facilities and S	7.8 Distanc / parade 7.9 Distanc site	e to nearest des		yment									

Site Refe	erence:	HEA219/16											
Address:		•	a golf course and i		d land, with a								
Planning P Potential C Housing:	ortential Net Employment oorspace (sqm): TBC TBC TBC Existing Use: Golf Course ontext and The site is currently use as a golf course and is brownfield		EAORS	Gal Cours	IHEA219/16 FEA219/1 FEA219/17 HEA219/1 HEA219/18 Complex Southend Onsea								
Summary constraints	of	The site is locat with associated	centre of the site. ted within the Gre d parking and priv						HEA219/17EA025/17 HEA219/6 HEA219/21 HEA219/18				
ap	1.1 Site Avai	Criter ilability	ria						Score/Qualitative Assessment Site is confirmed to be available by landowner				
Deliverab ility	1.2 Achieval								Site is likely to be viable based on current market conditions				
Ğ	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 Be	elt							Development would have high harm				
	2.4 Landscap								Majority of site within medium-high-capacity area (100% of site)				
			on Ancient Woodl	and					Majority of site not within 50m buffer of Ancient Woodland (100% of site)				
_	2.6 Impact o	of development	on SPA SAC Barr	sar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)				
Environmental	2.6 Impact of development on SPA, SAC, Ramsar							Majority of site not within burier zone of soin, 100m and 200m of internationally protected habitat site (100% of site)					
ironn	2.7 Impact of development on SSSI, NNR								Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habita site (100% of site)				
Env	2.8 Impact o	of development c	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	on Open Space							Majority of site is not designated as protected open space (100% of site)				
	2.10 Impact								Site does not contain protected trees				
	2.11 Impact	on Minerals Safe	eguarding Zone						Majority of site within minerals safeguarding zone (51% 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 L	Land						Majority of site (>50%) potentially contains Grade 1-3 agricultural land (% of site)				
ent		on scheduled mo							Majority of site > 50m from a scheduled monument (100% of site)				
Environment		3.2 Impact on conservation area							Majority of site >50m from conservation area (100% of site)				
Envi		mpact on listed building mpact on local listed building							Majority of site >50m from listed building (99% of site) and 1% of site is less than 50m from listed building				
Historic	·								Site does not contain a locally listed building				
デ		on archaeological							Site may contain archaeological assets (number of potential zones)				
+		to nearest bus s							Site is between 400m and 800m from a bus stop				
Transport		cy of bus service							0 Number of bus services received per hour (stops within 400m)				
Trai		to nearest train							Site is between 1150km and 2.3km from a train station				
			highway network						Performance of existing highway network 40th – 60th percentile				
	5.1 suitabilit	y of residential ι	uses						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 Presence	e of power lines ,	/ pylons						Site contains overhead power lines / pylons that are unlikely to preclude development				
5.Hazards	5.3 Gas Pipe	line							Site does not contain gas pipelines				
5.Н	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)				
		afety Zone for Lo	ondon Southend A	irport					Majority of site not within LSA public safety zone (100% of site)				
ts +	(LSA) 6.1 Deprivat	ion Index							Majority of site within LSOA in 20 -50% most deprived national deprivation decile (67% of site) with 29% within LSOA in top				
Regeneration 4 ole Settlement	·								20% and 3% within LSOA in 50 – 100%				
gener		designated empl							Is of a scale (1000+ homes) that can deliver new employment floorspace There is no loss of community asset, and the site is of a scale (200+ homes) that can deliver new community assets				
Re _t nable													
Re _l Sustainable		ent Role and Hier	rarchy ation of the urban	area					Site is adjacent to existing settlement (1-500m) Site is previously developed land (% of site)				
Š		to nearest prim		area					Site is between 1150km and 2.3km from a primary school				
		to nearest seco							Site is between 1150km and 2.5km from a secondary school				
		to nearest healt							Site is between 800m and 1150km from a healthcare facility				
	7.4 Distance	to nearest desig	gnated open space	e					Site is between 800m and 1150km from a designated open space				
ces	7.5 Distance	to nearest built	leisure facility						Site is less than 400m from a built leisure facility				
and Services													
s and		to nearest town	n centre n and district cent	re					Site is more than 2.3km from town centre Site is more than 2.3km from a town and district centre				
Facilities													
Fac	7.8 Distance / parade	to nearest town	n/ district/ local ce	entres					Site is between 800m and 1150km from a town/ district/ local centres / parade				
	• •	Distance to nearest designated employment site							Site is more than 2.3km from a designated employment site				
	7.10 Proxim	.0 Proximity to small-scale retail <280m2							(> 0 - ≤ 5) small scale retail uses within 2.3km				
	7.11 Proxim	11 Proximity to commercial uses							Number of commercial uses within 2.3km. 20th percentile – 40th percentile				
									<u>l</u>				

										T		
Site Refe		HEA219/17 /										
Address:		agricultural use d bordered on th arling Road.					HEA219	Acre	topepridge			
Neighbour	hood:	Northeast South	nend AoS	Ward:	Southch	nurch	7-	Fallow Lodg	, tolicanage			
Site Catego		GBLT		Size (ha):	18.81		Pag.	HEA219/17	EA025/17	HEATO		
Planning P		None Gross	Net	Density:	34.98 Hous			HEA219/17	EA025/17			
Housing:		658	658	Proposed Use:	Hous	Sirig	HE	A219/18		AQZO		
Potential I Floorspace	Net Employme e (sqm):	ent Net TBC	Net TBC	Existing Use:	Agric	cultural	EA025/	21 HEA219/21 and declare rights 2021 Ordenson S	HEA219 EA025	HEA219/17 EA025/17		
Context ar surroundir Summary constraint	of s:	Currently in agri the North by res The site is curre high quality. Exi any strategic co	sidential dwe ntly in agricu sting access	ellings that sit	alongsio	de Barling Green Bel	Road.	potential	ly very	HEA219/18 HEA219/18 HEA219/21, TO FA025/21 TO THEA219/22 COURT COUNTY COUNTY OF THE A219/22 TO THEA219/22 TO THEA219/22 TO THEA219/22 TO THEA219/22		
q	1.1 Site Avai	Criteri	ia							Score/Qualitative Assessment Site is confirmed to be available by landowner		
Deliverab ility	1.1 Site Avail									Site is confirmed to be available by landowner Site is likely to be viable based on current market conditions		
De	2.1 Flood Ris	<u> </u>								Majority of site within Flood Zone 1 (100% of site)		
		rainage Area								The Majority of the site is not in a critical drainage area (100% of site)		
	2.3 Green Be	elt								Development would have high harm		
	2.4 Landscap									Majority of site within medium-high-capacity area (100% of site)		
	2.5 Impact o	f development o	n Ancient Wo	oodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)		
onmental	2.6 Impact o	f development o						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)				
Environm		f development o f development o								Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habita site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)		
E		n Open Space	II LVV3, LINK							Majority of site is not designated as protected open space (100% of site)		
	2.10 Impact									Site does not contain protected trees		
		on Minerals Safe						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 L	and							Majority of site (>50%) potentially contains Grade 1-3 agricultural land (100% of site)		
t		n scheduled mor								Majority of site > 50m from a scheduled monument (100% of site)		
Historic Environment	3.2 Impact o	n conservation a	rea							Majority of site >50m from conservation area (100% of site)		
nviro	3.3 Impact o	n listed building								Majority of site >50m from listed building (100% of site)		
oric El	3.4 Impact o	n local listed buil	lding							Site does not contain a locally listed building		
Histo	3.5 Impact o	n archaeological	assets							Site unlikely to contain archaeological assets		
	4.1 Distance	to nearest bus s	top							Site is less than 400m from a bus stop		
port	4.2 Frequenc	cy of bus service								0 Number of bus services received per hour (stops within 400m)		
Transport	4.3 Distance	to nearest train	station							Site is between 1150km and 2.3km from a train station		
_	4.4 Performa	ance of existing h	nighway netw	vork						Performance of existing highway network 40th – 60th percentile		
	5.1 suitabilit	y of residential 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.		
rds		of power 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		
5.		fety Zone for Lor	ndon Souther	nd Airport						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site) Majority of site not within LSA public safety zone (100% of site)		
t t	(LSA) 6.1 Deprivati	ion Index								Majority of site within LSOA in 20 -50% most deprived national deprivation decile (89% of site) and 11% within LSOA in 50 -		
generation + Settlements										100%		
		designated emploity Assets on site								No loss of designated employment land Is of a scale (200+ homes) that can deliver new community assets		
Reg ble												
Sustaina		nent Role and Hierarchy oution to regeneration of the urban area								Site is adjacent to existing settlement (1-500m) Site is previously developed land (% of site)		
S		to nearest prima		buil al ca						Site is more than 2.3km from a primary school		
		to nearest secor								Site is more than 2.3km from a secondary school		
		to nearest healt								Site is more than 2.3km from a healthcare facility		
								1		Site is more than 2.3km from a designated open space		
ces	7.5 Dictance	tance to nearest designated open space								Site is between 800m and 1150km from a built leisure facility		
and Services		tance to nearest built leisure facility										
and		to nearest town						1		Site is more than 2.3km from town centre		
S		To pooroct tours	and district of	rentre				1		Site is more than 2.3km from a town and district centre		

Site is more than 2.3km from a town and district centre

Site is more than 2.3km from a designated employment site

Number of commercial uses within 2.3km. <20th percentile

(> 0 - ≤ 5) small scale retail uses within 2.3km

Site is between 1150km and 2.3km from a town/ district/ local centres / parade

7.7 Distance to nearest town and district centre7.8 Distance to nearest town/ district/ local centres

7.9 Distance to nearest designated employment site

7.10 Proximity to small-scale retail <280m2

C:1		11545	10/40							
Site Ref			19/18						,,	
Address:				golf course, olf course to	, adjacent to ag the west.	gricultural lan		HEA219/16	The state of the s	HEA219/17 EA025/17
Neighbou	rhood:	Northe	ast South	hend AoS	Ward:	Southchurch		FB		HEA219/18
Site Categ	ory:	GBLT			Size (ha):	1.41	EA0	25/5		HEA219/17 EA025/17
	Permission:	None			Density:	35.36			- HE	EA025/21
Potential (Housing:	Capacity		Gross 60	Net 50	Proposed Use:	Housing				EA025/21
Potential	Net Employm	ent G	Gross	Net	Existing	Golf Cour	e l			
Floorspace Context a			BC	TBC	Use: a golf course, a		Barret .	ad to the one	Anythine C	HEA219/18
Summary	of	the wid	der golf co	ourse to the	•	and currently	in use as a			EA025/21 HEA219/21 St. Crision copyright and database rights 2021 Ordnance Survey 100019680 (Upor Consulted)
			Criter	ia						Score/Qualitative Assessment
Deliverab Ility	1.1 Site Ava	ailability								Site is confirmed to be available by landowner
Delÿ. ∰	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	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								Development would have high harm
	2.4 Landsca	ре								Majority of site within medium-high-capacity area (100% of site)
	2.5 Impact	of develo	opment o	n Ancient W	oodland/					Majority of site not within 50m buffer of Ancient Woodland (100% of site)
_	2 C Immost	of double		- CDA CAC	Damear					Majority of site act within hyffer and of FOrm 100m and 200m of internationally protected habitat site (100% of site)
ental	2.6 impact	or deveic	opment o	on SPA, SAC,	Kamsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
ronm	2.7 Impact	of develo	opment o	on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habita
Envir	2.8 Impact	of develo	opment o	n LWS, LNR						site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact	on Open	Space							Majority of site is not designated as protected open space (100% of site)
	2.10 Impac	t on TPO								Site does not contain protected trees
				eguarding Zo	ne					Majority of site within minerals safeguarding zone (81% of site)
	2.12 Impac	t on Air C	Quality							Majority of site not within an Air Quality Management Area (100% of site)
				and						Majority of site (>50%) potentially contains Grade 1-3 agricultural land (100% of site)
		2.13 Impact on Agricultural Land 3.1 Impact on scheduled monument								Majority of site > 50m from a scheduled monument (100% of site)
Historic Environment		3.1 Impact on scheduled monument 3.2 Impact on conservation area							Majority of site > 50m from conservation area (100% of site)	
iron <u>i</u>	3.3 Impact									Majority of site >50m from listed building (100% of site)
ic Em	3.4 Impact									Site does not contain a locally listed building
istori	3.5 Impact									Site unlikely to contain archaeological assets
<u> </u>	4.1 Distanc									Site is between 400m and 800m from a bus stop
ť	4.2 Freque			<u> </u>						0 Number of bus services received per hour (stops within 400m)
Transport	, i									
Tra	4.3 Distanc									Site is between 1150km and 2.3km from a train station
				nighway netv	work					Performance of existing highway network 40th – 60th percentile
	5.1 suitabili	ity of resi	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.
ω.	5.2 Presence	ce of pow	ver lines /	pylons						Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pip			<u> </u>						Site does not contain gas pipelines
5.На	5.4 Waste									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works
	5.5 Public S	af <u>ety Zo</u> r	ne for Lo	ndon Southe	end Airport					(100% of site) Majority of site not within LSA public safety zone (100% of site)
1	(LSA)			3300000	μροιτ					
generation + Settlements	6.1 Depriva	tion Inde	ex							Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)
nerat ttlen	6.2 Area or	designa	ted empl	oyment land	t					No loss of designated employment land
Regeneration ble Settlemeni	6.3 Commu	ınity Asse	ets on site	9						No loss of asset of community value (ACV)
F Sustainab	6.4 Settlem	ent Role	and Hier	archy						Site is adjacent to existing settlement (1-500m)
Sust	6.5 Contrib	ution to	regenera	tion of the u	ırban area					Site is previously developed land (% of site)
	7.1 Distanc	e to near	rest prima	ary school						Site is more than 2.3km from a primary school
	7.2 Distanc	e to near	rest secor	ndary school						Site is more than 2.3km from a secondary school
	7.3 Distanc	e to near	rest healt	hcare facility	У					Site is more than 2.3km from a healthcare facility
	7.4 Distanc	e to near	rest desig	nated open	space					Site is more than 2.3km from a designated open space
ces	7.5 Distanc	e to near	rest built	leisure facili	tv					Site is between 1150km and 2.3km from a built leisure facility
and Services					•,					
and	7.6 Distanc									Site is more than 2.3km from town centre
Facilities	7.7 Distanc	e to near	rest town	and district	centre					Site is more than 2.3km from a town and district centre
Facil	7.8 Distanc / parade	e to near	rest town	/ district/ lo	cal centres					Site is more than 2.3km from a town/ district/ local centres / parade
		e to near	rest desig	nated emplo	oyment site					Site is more than 2.3km from a designated employment site
										(> 0 < 5) small scale ratail uses within 2.2 km
	7.10 Próxin	iity to sm	nall-scale	retail <280n	112					(> 0 - ≤ 5) small scale retail uses within 2.3km

Number of commercial uses within 2.3km. <20th percentile

ite Refer	rence: H	EA219/19	_					
	Agricultural la	nd located we				1 · · · · · · · · · · · · · · · · · · ·		
	greenfield, ho units.	wever is locate	ed opposite a	number of	light industrial	17-7-17-1	Salan Ind Fan	
 Neighbourh	ood: N	ortheast South	hend AoS	Ward:	West Shoebury		(Japan	
ite Categor	ry: G	BLT		Size (ha):	8.57	E COMMON AND AND AND AND AND AND AND AND AND AN	Obid	
Planning Per	rmission: N	one		Density:	35.00	HEA219/	/19 0	
otential Ca	apacity	Gross	Net	Proposed	Housing	HEA143EA020	HEA219/36	
lousing:	et Employmen	300 t Gross	300 Net	Use:			v attack	
loorspace (TBC	TBC	Existing Use:	Agricultura	E Const copy of and Section (girl 22); Cylenox Sect. 1881	nte of Albert	EA020 HEA219/19
context and urrounding summary of constraints:	f TI	cated oppositence site is curre rade 2 quality.	e a number of ently in agricul . The site has	f light indus Itural use w No existing	trial units. ithin the Green Belt	greenfield, however is and is confirmed to be vise free of any strate zone.	e of	Southend Season and Local Season and Loc
		Criter	ia					Score/Qualitative Assessment
g	1.1 Site Availa							Site is confirmed to be available by landowner
Deliverab ility	1.2 Achievabili	ty						Site is likely to be viable based on current market conditions
	2.1 Flood Risk	<u> </u>						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Dra	inage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt							Development would have high harm
	2.4 Landscape							Majority of site within medium-high-capacity area (100% of site)
	2.5 Impact of development on Ancient Woodland							Majority of site not within 50m buffer of Ancient Woodland (100% of site)
								Wajorty of size flot within som burief of Afficient Woodland (1997) of size/
ental	2.6 Impact of development on SPA, SAC, Ramsar							Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
-	2.7 Impact of o	development o	on SSSI, NNR					Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected has
Envir	2.8 Impact of o	development o	on LWS, LNR					site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on		<u> </u>					Majority of site is not designated as protected open space (100% of site)
	2.10 Impact or							Site does not contain protected trees
	2.11 Impact or		eguarding Zon	e				Majority of site within minerals safeguarding zone (100% of site)
	2.12 Impact or							Majority of site not within an Air Quality Management Area (100% of site)
			and					Majority of site (>50%) potentially contains Grade 1-3 agricultural land (100% of site)
	2.13 Impact or							
	3.1 Impact on scheduled monument 3.2 Impact on conservation area							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 on							Majority of site >50m from listed building (100% of site)
ᇤ	3.4 Impact on							Site does not contain a locally listed building
istori								
	3.5 Impact on4.1 Distance to							Site unlikely to contain archaeological assets Site is between 800m and 1150m from a bus stop
Š	4.2 Frequency							0 Number of bus services received per hour (stops within 400m)
Tra	4.3 Distance to	nearest train	station					Site is between 1150km and 2.3km from a train station
	4.4 Performan			ork				Performance of existing highway network 40th – 60th percentile
	5.1 suitability	of residential u	ises					The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence c	of nower lines	/ nylons					Site does not contain any overhead power lines or pylons
ards	5.3 Gas Pipelir		руюнз					Site does not contain gas pipelines
포 💻	5.4 Waste							Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment W.
			a da es	ol Ato				(% of site)
	5.5 Public Safe (LSA)	ty Zone for Loi	ndon Southen	a Airport				Majority of site not within LSA public safety zone (% of site)
ents	6.1 Deprivatio	n Index						
generation 4 Settlements	6.2 Area on de	signated empl	ovment land					No loss of designated employment land
Regeneration ole Settlemen	6.3 Communit							Is of a scale (200+ homes) that can deliver new community assets
	6.4 Settlement							Site is adjacent to existing settlement (1-500m)
<u> </u>	6.5 Contribution			ban area				Site is previously developed land (% of site)
	7.1 Distance to			areu				Site is between 1150km and 2.3km from a primary school
	7.1 Distance to	<u> </u>	<u> </u>					Site is more than 2.3km from a secondary school
_	7.3 Distance to							Site is between 1150km and 2.3km from a healthcare facility
	7.4 Distance to							Site is between 1150km and 2.3km from a designated open space
		nearest built	leisure facility	1				Site is between 1150km and 2.3km from a built leisure facility
	7.5 Distance to							Site is more than 2.3km from town centre
	7.5 Distance to	nearest town	centre				I.	
and Services				entre				Site is more than 2.3km from a town and district centre
and Services	7.6 Distance to	nearest town	and district co					
Facilities and Services	7.6 Distance to 7.7 Distance to 7.8 Distance to / parade	nearest town	and district co	al centres				Site is more than 2.3km from a town and district centre Site is between 1150km and 2.3km from a town/ district/ local centres / parade
Facilities and Services	7.6 Distance to 7.7 Distance to 7.8 Distance to	nearest town	and district co	al centres				Site is more than 2.3km from a town and district centre

Number of commercial uses within 2.3km. <20th percentile

6 1. = -	,		/====:										
Site Ref		HEA219/21 currently use as			aricultural land		,		Assessment of the second of th				
Address.		and the wider g			igi icuiturai iailu		HEA219	0/16	EA025/17 HEA145 HEA219/17	HEA219/16			
Neighbou		Northeast Sou	thend AoS	Ward:	Southchurch	1	HEA108 EA0	-	A219/18	EA025/17 HEA145			
Site Cate		GBLT		Size (ha):	28.55		HEA253	7	A025/21 HEA219/22 EA0	HEA219/17			
Planning	Permission:	None	Net	Density: Proposed	34.99 Housing	(i) Non	administration of the second	EEZ	FT FT	HEA219/18			
Housing:		999	999	Use:	Tiousing		HEA256	Bournes Ireen Park	HEA144 EA025	HEA219/21			
Floorspac	Net Employm e (sqm):	nent Gross TBC	Net TBC	Existing Use:	Golf course					HEA233			
Context a surround Summary constrain	ings:	the wider golf	course to the	e west. ne Green Belt a	adjacent to agricu and currently in u e.				Southend Onsea season (sect	HEA253 HEA253 HEA256 EA025/21 HEA219/22 EA025/22			
		Crite	ria							Score/Qualitative Assessment			
eliverab ility	1.1 Site Ava								Site is confirmed to be av				
Deli	1.2 Achieva 2.1 Flood R								Site is likely to be viable by Majority of site within Flo	pased on current market conditions			
		Drainage Area							· ,	s not in a critical drainage area (100% of site)			
	2.3 Green E								Development would have				
	2.4 Landsca								-	edium-high-capacity area (100% of site)			
	2.5 Impact	of development	on Ancient W	Voodland						n 50m buffer of Ancient Woodland (100% of site)			
-	2.6 Impact of development on SPA, SAC, Ramsar								Majority of site not within	n buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)			
ment										n buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat			
Environ		of development							site (100% of site)				
ū		of development	on LWS, LNR							n or adjacent locally protected habitat site (100% of site)			
		on Open Space							Site does not contain pro	signated as protected open space (100% of site)			
	2.10 Impact on TPO 2.11 Impact on Minerals Safeguarding Zone							·	n minerals safeguarding zone (62% of site)				
	2.11 Impact on Minerals Safeguarding Zone 2.12 Impact on Air Quality									n an Air Quality Management Area (100% of site)			
		t on Agricultural	Land					otentially contains Grade 1-3 agricultural land (97% of site)					
	3.1 Impact	on scheduled mo	onument						Majority of site > 50m fro	om a scheduled monument (100% of site)			
onme	3.2 Impact	on conservation	area						Majority of site >50m from conservation area (100% of site)				
Enviro		on listed building								m listed building (100% of site)			
Historic	3.4 Impact	on local listed bι	uilding						Site does not contain a lo	ocally listed building			
ij		on archaeologica							·	ological assets (number of potential zones)			
		e to nearest bus							Site is between 400m and				
Transport		ncy of bus service								es received per hour (stops within 400m)			
Trar		e to nearest trair								d 1150km from a train station			
		nance of existing ity of residential		work						highway network <40th percentile contains no known historic land use where further investigation/ assessment is required on the			
	5.1 Sultabil	ity of residential	uses						suitability of residential u				
sp	5.2 Presend	ce of power lines	/ pylons						Site contains overhead po	ower lines / pylons that are unlikely to preclude development			
5.Hazards	5.3 Gas Pip	eline							Site does not contain gas	* *			
r.	5.4 Waste								Majority of site is not with (100% of site)	thin 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works			
	5.5 Public S (LSA)	Safety Zone for Lo	for London Southend Airport						Majority of site not within	n LSA public safety zone (100% of site)			
on +		6.1 Deprivation Index							Majority of site within LSG	OA in 20 -50% most deprived national deprivation decile (100% of site)			
Regeneration + ble Settlements	6.2 Area on designated employment land								No loss of designated em	ployment land			
Regen ble Set	6.3 Community Assets on site							Is of a scale (200+ homes	s) that can deliver new community assets				
l Sustainab	6.4 Settlement Role and Hierarchy						Site is adjacent to existin	ng settlement (1-500m)					
Sust	6.5 Contribution to regeneration of the urban area						Site is previously develop	ped land (% of site)					
	7.1 Distance to nearest primary school									and 2.3km from a primary school			
		e to nearest seco								and 2.3km from a secondary school			
		e to nearest hea								and 2.3km from a healthcare facility			
Ŋ		e to nearest desi								and 2.3km from a designated open space			
Services	7.5 Distanc	e to nearest buil	to nearest built leisure facility						Site is between 400m and	d 800m from a built leisure facility			
and Se	7.6 Distanc	e to nearest tow	n centre						Site is more than 2.3km f	from town centre			
10						1	1		T	and the transfer			

Site is more than 2.3km from a town and district centre

Site is more than 2.3km from a designated employment site

Number of commercial uses within 2.3km. <20th percentile

(> 0 - ≤ 5) small scale retail uses within 2.3km

Site is between 1150km and 2.3km from a town/ district/ local centres / parade

7.7 Distance to nearest town and district centre

7.8 Distance to nearest town/ district/ local centres

7.9 Distance to nearest designated employment site

7.10 Proximity to small-scale retail <280m2

Site Refe	erence:	HEA219/22												
Address:	The site is c	urrently in agric	•		Golf complex Wakering road.	HE (219	9/5 HEA219/19	EA025/17 HEA219/1	HEA219/18 HEA219/17EA025/17					
Neighbour	hood:	Northeast Sout	thend AoS	Ward:	Southchurch		HEA219/21	*						
Site Catego		GBLT	LITETIU AUS	Size (ha):	14.94		EA025/21	HE EA	A219/22 025/22					
	ermission:	None		Density:	35.00	11-11	- 3 P. S.		HEA143					
Potential (Capacity	Gross 523	Net	Proposed	Housing			H	EA144 EA025					
	Net Employm	ent Gross	523 Net	Use: Existing	Agricultural	24 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	HE ST		EA025/21 HEA219/22 EA025/22					
Floorspace Context ar		TBC	TBC	Use:	ith the Essex Golf	complex a	adjacent to th	100	southend					
Summary constraint	ngs:	The site is curred high quality. The succession of the succession	ern edge is bo ently in agric he site is trav icilitated. Ho	ounded by Wa ultural use wit versed by a pu		It and is of	f potentially v	very	HEA144 EA025 ABOUT THE PROPERTY OF THE PROPERT					
Q.	1.1 Site Ava	Crite	ria						Score/Qualitative Assessment Site is confirmed to be available by landowner					
Deliverab ility	1.2 Achieva								Site is likely to be viable based on current market conditions					
De	2.1 Flood Ri								Majority of site within Flood Zone 1 (100% of site)					
	2.2 Critical [Orainage Area							The Majority of the site is not in a critical drainage area (100% of site)					
	2.3 Green B	elt							Development would have high harm					
	2.4 Landsca	pe							Majority of site within medium-high-capacity area (100% of site)					
	2.5 Impact of	of development	on Ancient W	/oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)					
ntal	2.6 Impact of	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)					
onmenta	2.7 Impact o	of development	on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected					
Enviro	2.8 Impact of	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	on TPO							Site does not contain protected trees					
	2.11 Impact	on Minerals Saf	eguarding Zo	one					Majority of site not within minerals safeguarding zone (100% of site)					
	2.12 Impact on Air Quality								Majority of site not within an Air Quality Management Area (100% of site)					
	2.13 Impact	on Agricultural						Majority of site (>50%) potentially contains Grade 1-3 agricultural land (% of site)						
ient	<u> </u>	on scheduled mo							Majority of site > 50m from a scheduled monument (100% of site)					
Environment	<u> </u>	on conservation on listed building							Majority of site >50m from conservation area (100% of site)					
ic Env		on local listed bu						Majority of site >50m from listed building (100% of site) Site does not contain a locally listed building						
Historic	<u> </u>	on archaeologica							Site unlikely to contain archaeological assets					
		to nearest bus							Site is less than 400m from a bus stop					
oort	4.2 Frequen	cy of bus service	2						0 Number of bus services received per hour (stops within 400m)					
Transport	4.3 Distance	to nearest trair	n station						Site is between 800m and 1150km from a train station					
_	4.4 Perform	ance of existing	highway net	work					Performance of existing highway network <40th percentile					
	5.1 suitabili	ty 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.					
rds	5.2 Presenc	e of power lines	/ pylons						Site does not contain any overhead power lines or pylons					
5.Hazards	5.3 Gas Pipe	eline							Site does not contain gas pipelines					
5.	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)					
	5.5 Public Sa (LSA)	afety Zone for Lo	ondon Southe	end Airport					Majority of site not within LSA public safety zone (100% of site)					
ion +	6.1 Deprivat	tion Index							Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)					
Regeneration ole Settlement	6.2 Area on	6.2 Area on designated employment land							No loss of designated employment land					
	6.3 Commu	nity Assets on si	te						Is of a scale (200+ homes) that can deliver new community assets					
Sustaina	6.4 Settlement Role and Hierarchy								Site is adjacent to existing settlement (1-500m)					
Sus		6.5 Contribution to regeneration of the urban area 7.1 Distance to nearest primary school							Site is previously developed land (% of site)					
		e to nearest prime e to nearest seco	<u> </u>						Site is between 1150km and 2.3km from a primary school Site is between 1150km and 2.3km from a secondary school					
		e to nearest heal							Site is between 1150km and 2.3km from a healthcare facility					
		to nearest desi							Site is between 1150km and 2.3km from a designated open space					
ices	7.5 Distance	e to nearest built	t lei <u>sure facili</u>	ty					Site is less than 400m from a built leisure facility					
Facilities and Services		e to nearest tow							Site is more than 2.3km from town centre					
es and		e to nearest tow		centre					Site is more than 2.3km from a town and district centre					
aciliti	7.8 Distance	e to nearest tow	n/ district/ lo	cal centres					Site is between 800m and 1150km from a town/ district/ local centres / parade					
ш	/ parade			oyment site					Site is more than 2.3km from a designated employment site					

Site is more than 2.3km from a designated employment site

Number of commercial uses within 2.3km. <20th percentile

(> 0 - ≤ 5) small scale retail uses within 2.3km

7.10 Proximity to small-scale retail <280m2

Site Ref	erence:	HEA	219/36												
Address:	A large site currently in agricultural use which sits adjacent to North														
	1					undary, the site is g the B1017 and a	4-								
	number of	light i	ndustrial u	nits.			* Longrado								
Neighbou			heast Sout	hend AoS	Ward:	West Shoebury	-	HEA219/19							
Site Categ		GBL1			Size (ha):	58.34	EA020 HEA143		HEA219/19						
	Permission:	None		T	Density:	35.00		2000							
Potential Housing:	Capacity		Gross 2042	Net 2042	Proposed Use:	Housing	事表外の	H <u>F/63</u> 29							
Potential Floorspac	Net Employn e (sam):	nent	Net TBC	Net TBC	Existing	Agricultural	S Creat Copyright and Assay	man (MILLERY Corpusion Survive Obligation)	HEB232 HEAD014 HEAD014 HEAD014						
Context a		A lar			Use: icultural use	which sits adjacent	to North Sho	ebury which	Southend EA020						
A large site currently in agricultural use which sits adjacent to lies to the south. On the eastern boundary, the site is in close development along the B1017 and a number of light industrial summary of the site is currently in agricultural use within the Green Belt of high quality. The site is traversed by a public right of way, an but could be facilitated. Majority of site within minerals safegored.						nber of light indust within the Green Bel ublic right of way,	rial units. t and is of po	otentially very	HEA143						
			Crite	ria					Score/Qualitative Assessment						
rab	1.1 Site Av	ailabilit							Site is confirmed to be available by landowner						
Deliverab ility	1.2 Achieva	ability							Site is likely to be viable based on current market conditions						
u	2.1 Flood R	Risk							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 I	Belt							Development would have high harm						
	2.4 Landsc	ape							Majority of site within medium-high-capacity area (100% of site)						
	2.5 Impact	of dev	elopment (on Ancient W	Voodland				Majority of site not within 50m buffer of Ancient Woodland (100% of site)						
-	2.6 Impact	of dev	elopment	on SPA, SAC,	Ramsar				Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)						
nment	2.7 Impact	of dev	elonment	on SSSI, NNR					Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected hab						
Enviro									site (100% of site)						
ш				on LWS, LNR					Site adjacent to locally protected habitat site (within 250m)						
	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						
				eguarding Zo	one				Majority of site within minerals safeguarding zone (100% of site)						
	2.11 Impact on Minerals Safeguarding Zone														
	2.12 Impact on Agricultural Land								Majority of site not within an Air Quality Management Area (100% of site) Majority of site (>50%) potentially contains Grade 1-3 agricultural land (100% of site)						
	2.13 Impact on Agricultural Land 3.1 Impact on scheduled monument								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)						
viron	3.3 Impact								Majority of site >50m from listed building (100% of site)						
ric En	3.4 Impact								Site does not contain a locally listed building						
Histor	3.5 Impact	on arc	haeologica	Lassets					Site unlikely to contain archaeological assets						
	4.1 Distance								Site is between 400m and 800m from a bus stop						
Ę	4.2 Freque	ncy of	bus service	:					0 Number of bus services received per hour (stops within 400m)						
Transport	4.3 Distanc	e to ne	earest train	station				Site is between 1150km and 2.3km from a train station							
Ĕ				highway net	work				Performance of existing highway network 40th – 60th percentile						
	5.1 suitabil								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 Presen	ce of p	ower lines	/ pylons					Site does not contain any overhead power lines or pylons						
5.Hazards	5.3 Gas Pip	eline							Site contains gas pipeline but some development likely to be possible						
5.H	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Wor (100% of site)						
		Safety 2	Zone for Lo	ndon Southe	end Airport				Majority of site not within LSA public safety zone (100% of site)						
on +	(LSA) 6.1 Depriva	ation Ir	ndex												
Regeneration - able Settlement	6.2 Area or	n d <u>esig</u>	nated <u>em</u> p	loyment land	d				Is of a scale (1000+ homes) that can deliver new employment floorspace						
egen e Set	6.3 Commi	<u>_</u>	<u> </u>	<u> </u>					Is of a scale (200+ homes) that can deliver new community assets						
R inabl	6.4 Settlem								Site is adjacent to existing settlement (1-500m)						
Sustaina				ition of the ι	ırban area				Site is previously developed land (% of site)						
	7.1 Distanc								Site is between 1150km and 2.3km from a primary school						
	7.2 Distanc	e to ne	earest seco	ndary schoo	l				Site is more than 2.3km from a secondary school						
				thcare facilit					Site is between 800m and 1150km from a healthcare facility						
	7.4 Distanc	e to ne	earest desi	gnated open	space				Site is between 800m and 1150km from a designated open space						
ices	7.5 Distanc	e to ne	earest built	leisure facili	ity				Site is between 800m and 1150km from a built leisure facility						
Services	7.6 Distanc														
and					contro				Site is more than 2.3km from town centre Site is more than 2.3km from a town and district centre						
Facilities				n and district											
Fac	7.8 Distand / parade	e to ne	earest town	n/ district/ lo	cal centres				Site is between 800m and 1150km from a town/ district/ local centres / parade						
		e to ne	earest desi	gnated empl	oyment site				Site is between 800m and 11150km from a designated employment site						
	7.10 Proxir	nity to	small-scale	e retail <280r	m2				(> 0 - ≤ 5) small scale retail uses within 2.3km						
			commorci	al usas					Number of commercial uses within 2.2km <20th percentile						

Number of commercial uses within 2.3km. <20th percentile

							1				T				
Site Ref		ector is currently in use as part of the existing Essex Golf													
Address:					the existing Ess nedge by the A			7	4	HEA219	16 HEA219/16				
Neighbou	rhood:	Nort	heast South	nend AoS	Ward:	Southchu	rch	Drain of the second of the sec							
Site Categ	Site Category: GBLT Size (ha): 3.34						J	23m		IEA2915					
Planning F	Planning Permission: None Density: 35.03							(Orain's HE	A1186	EAC Drain	25/5 HEA219/21				
Potential Housing:	Capacity		Gross 117	Net 117	Proposed Use:	Housi	ng	SVENIE TO THE			EA028/21				
Potential	Net Employn	nent	Gross	Net	Existing	Colf C	01120	THE SE	FEA283		HEAZ1910				
Context a	Floorspace (sqm): TBC TBC Use: Golf Course Use: Golf Course This sector is currently in use as part of the existing Essex Golf complex at on the western edge by the A1159 Summary of The site is currently in agricultural use within the Green Belt and is of pot						Essex Golf	nd is of	potential	ly very	Southend ONSEA MANUAL CEMAL BEAU25/5				
					wever, the site						System that Asian Annual professional Congression, Children Congre				
	1.1 Site Av	ailahilit	Criter	ia					Score/Qualitative Assessment Site is confirmed to be available by landowner						
Deliverab ility	1.2 Achieva		Ly								Site is likely to be viable based on current market conditions				
De	2.1 Flood F										Majority of site within Flood Zone 1 (100% of site)				
	2.2 Critical		ige Area								The Majority of the site is not in a critical drainage area (100% of site)				
	2.3 Green										Development would have high harm				
	2.4 Landsc										Majority of site within medium-high-capacity area (100% of site)				
			elopment o	n Ancient W	oodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)				
_	2.6 Impact	of day	elonment o	n SPA, SAC,	Pamear						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)				
onmenta				n SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habita				
₹	·		<u> </u>								site (100% of site)				
ᇤ	·			n LWS, LNR							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			guarding Zo	ne						Site does not contain protected trees Majority of site not within minerals safeguarding zone (100% of site)				
	·			guarung 20	TIC										
	2.12 Impac			and							Majority of site not within an Air Quality Management Area (100% of site) Majority of site (>50%) potentially contains Grade 1-3 agricultural land (% of site)				
	2.13 Impact on Agricultural Land 3.1 Impact on scheduled monument										Majority of site > 50m from a scheduled monument (100% of site)				
ment	·		nservation a								Majority of site >50m from conservation area (100% of site)				
viron			ed building								Majority of site >50m from listed building (100% of site)				
ric En			al listed bui								Site does not contain a locally listed building				
Historic Environment	3.5 Impact on archaeological assets										Site unlikely to contain archaeological assets				
	4.1 Distanc	e to ne	earest bus s	top							Site is between 400m and 800m 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 to ne	earest train	station							Site is between 800m and 1150km from a train station				
1	4.4 Perforr	nance	of existing h	nighway netv	work						Performance of existing highway network <40th percentile				
	5.1 suitabil	ity 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.				
ards			ower lines /	pylons							Site does not contain accoming a pinglines				
5. Hazards	5.3 Gas Pip 5.4 Waste	eiine									Site does not contain gas pipelines Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works				
		Safat	Zone feet	odop Ce. H	and Airport						(100% of site)				
+ 0	(LSA)			ndon Southe	ena Airport						Majority of site not within LSA public safety zone (100% of site)				
Regeneration + ole Settlements	6.1 Depriva										Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)				
enera Settle				oyment land	ı						No loss of designated employment land				
			ssets on site								No loss of asset of community value (ACV)				
Sustaina			ole and Hier		rhan area						Site is adjacent to existing settlement (1-500m)				
S				tion of the u	ruan area						Site is previously developed land (% of site)				
			earest prima	ary school ndary school							Site is between 1150km and 2.3km from a primary school Site is between 800m and 1150km from a secondary school				
				hcare facility							Site is between 1150km and 2.3km from a healthcare facility				
				nated open							Site is between 800m and 1150km from a designated open space				
ces	7.5 Distance	e to pe	earest built	leisure facilit	tv						Site is between 400m and 800m from a built leisure facility				
Servic											, , , , , , , , , , , , , , , , , , ,				
and			earest town		contra						Site is more than 2.3km from town centre				
Facilities and Services				and district							Site is more than 2.3km from a town and district centre				
Faci	7.8 Distand / parade	e to ne	earest town	/ district/ loo	cal centres						Site is between 800m and 1150km from a town/ district/ local centres / parade				
		e to ne	earest desig	nated emplo	oyment site						Site is more than 2.3km from a designated employment site				
	7.10 Proxir	nity to	small-scale	retail <280n	n2						(> 0 - ≤ 5) small scale retail uses within 2.3km				

Number of commercial uses within 2.3km. 20th percentile – 40th percentile

Site Ref		HEA261 of Fossetts Way	y (near round ab	oout and Petr	rol Station)		Fort EA02	2 HEA26						
Neighbou	rhood:	Southchurch		Ward: St Lukes		1 1	A047	EA048	Garon Parl					
Site Categ	Site Category: FFS Size (ha): 0.40													
Planning I	Planning Permission: None Density: 113.74						EA264							
Potential	Capacity	Gross		Proposed	Residential			Mer	Allot Gdns Spire Verificator Cecil Jones					
Housing:	Net Employn	46 nent TBC	TDC	Use:	Led	WENE		NO.	Wetlesley Ceil Ones College					
Floorspac		lent Tbc		Existing Use:	Vacant land	A A	WALTHAN	And Marines						
Context a surroundi Summary constraint	of	access to the a west The site is local potentially cau	adjacent Fossett ated adjacent to use noise issues	ts Park tradin o a busy main and constrai	ts Way, a main ro g estate with a la road, and a trad in development. r, the site is othe	ing estate The site is	which ma	nd to the y I as	Southend Charles Ballotter (Online) Committee (Online) Committe					
		Crite	eria						Score/Qualitative Assessment					
Deliverab ility	1.1 Site Ava	ailability							Site is confirmed to be available by landowner					
Deliv	1.2 Achieva	ability							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 I	Belt							Site not located in the Green Belt					
	2.4 Landsc	ape							Majority of site within medium-high-capacity area (100% of site)					
	2.5 Impact	of development	t on Ancient Woo	odland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)					
_	2.6 Immost	of dovolopped	ton CDA CAC Do	2000					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
enta	2.6 impact	of development	t on SPA, SAC, Ra	amsar					Majority of site not within burier zone of 50m, 100m and 200m of internationally protected nabital site (100% of site)					
on muo	2.7 Impact	of development	t on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected					
Envir	2.8 Impact	of development	t 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 Impac	t on TPO							Site does not contain protected trees					
		t on Minerals Sa	afeguarding Zone	e					Majority of site within minerals safeguarding zone (100% of site)					
		t on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)					
			Lland						Majority of site (>50%) potentially does not contain agricultural land (% of site)					
	2.13 Impact on Agricultural Land								Majority of site < 50m from a scheduled monument (98% of site) while 2% is more than 50m from a scheduled monument					
Environment	3.1 Impact on scheduled monument 3.2 Impact on conservation area								Majority of site < 50m from a scheduled monument (98% of site) while 2% is more than 50m from a scheduled monument Majority of site >50m from conservation area (100% of site)					
iron	·	on listed building							Majority of site >50m from listed building (100% of site)					
c Env	·	on local listed bu	<u> </u>						Site does not contain a locally listed building					
Historic														
<u> </u>		on archaeologic							Site unlikely to contain archaeological assets					
ų.		e to nearest bus							Site is less than 400m from a bus stop 0 Number of bus services received per hour (stops within 400m)					
Transport		ncy of bus servic												
Trar		e to nearest trai							Site is between 800m and 1150km from a train station					
		nance of existing		ork					Performance of existing highway network 40th – 60th percentile The majority of the site contains no known historic land use where further investigation/assessment is required on the					
	5.1 suitabil	ity of residential	l uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.					
	5.2 Present	ce of power lines	s / nylons						Site does not contain any overhead power lines or pylons					
ards	5.3 Gas Pip		3 / pyloli3						Site does not contain gas pipelines					
5.Hazards	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Work					
		`-f-t7f1	andar Cauthan	al Aliana aut					(100% of site)					
	(LSA)	Safety Zone for L	ondon Southend	d Airport					Majority of site not within LSA public safety zone (100% of site)					
on +	6.1 Depriva	ition Index							Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)					
Regeneration ole Settlemeni	6.2 Area or	n designated emp	ployment land						No loss of designated employment land					
egen e Set		unity Assets on si							No loss of asset of community value (ACV)					
	6 4 Settler	ent Role and Hie	erarchy						Site is adjacent to existing settlement (1-500m)					
Sustaina		ution to regener		oan area					Site is greenfield land (% of site)					
<u>N</u>		e to nearest prin							Site is between 400m and 800m from a primary school					
		e to nearest seco				1			Site is between 400m and 800m from a secondary school					
		e to nearest hea							Site is between 400m and 1150km from a healthcare facility					
		e to nearest des		oace					Site is between 400m and 800m from a designated open space					
Sa														
Services	7.5 Distanc	e to nearest buil	It leisure facility						Site is between 400m and 800m from a built leisure facility					
nd Se	7.6 Distanc	e to nearest tow	vn centre						Site is more than 2.3km from town centre					
Facilities and	7.7 Distanc	e to nearest tow	vn and district ce	entre					Site is more than 2.3km from a town and district centre					
acilit	7.8 Distanc	e to nearest tow	vn/ district/ loca	l centres			1		Site is less than 400m from a town/ district/ local centres / parade					
	/ parade						1		Site is between 1150km and 2.3km from a designated employment site					
	7.9 Distanc	e to nearest des	nghateu employi	ment site			<u></u>		Site is between 1130km and 2.3km from a designated employment site					
	7.10 Proxir	nity to small-scal	le retail <280m2	2					(> 0 - ≤ 5) small scale retail uses within 2.3km					
	7 11 Dravis	nity to commerc	sial usas					İ	Number of commercial uses within 2.3km, 40th = 60th percentile					

Number of commercial uses within 2.3km. 40th – 60th percentile

Site Ref	erence:	HEA	262														
Address:	Address: Land East of Fossetts Way								Seaso Partie Same Seaso Partie								
	<u> </u>								2	Fossett's Fe/m	HEA262 + HEA263 E EA049 E EA049						
Neighbou	Neighbourhood: Southchurch Ward: St Lukes						s		Cameray Comments	0 0	EA022						
Site Categ	Site Category: FFS Size (ha): 5.15							Cremation	E/E/	A047	HEA219/18						
Planning F	Permission:	0			Density:	42.91			HE/	A264	HEA261 EA048						
Potential	Capacity		Gross		Proposed	Resider	ntial Led		Recreation Ground	1							
Housing: Potential	Net Employm	ent	TBC	TDC	Use: Existing	Vacant			O COM		Anciana Anciana						
Floorspace					Use:	Greenfi	ield Site	\$ Cross copping	A CHARLES TO A CHA	DE MANAGEMENT PROPERTY	Western Control of the Control of th						
surroundi	Context and surroundings: A vacant site which sits adjacent to Fossetts Way, a main road access to the adjacent Fossetts Park trading estate to the sout east. Summary of constraints: The site is located adjacent to a busy main road, and a trading potentially cause noise issues and constrain development. The being good agricultural land, however, the site is otherwise from				ng estate	golf cours	se to the y I as	Southerd Character (Character Character Charac									
			Criter	ia							Score/Qualitative Assessment						
Deliverab ility	1.1 Site Ava		ty								Site is confirmed to be available by landowner						
Deli	1.2 Achieva										Site is likely to be viable based on current market conditions						
	2.1 Flood R		ago Area								Majority of site within Flood Zone 1 (100% of site)						
	2.2 Critical		ige 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	<u> </u>	olopre	an Apriest III	odland						Majority of site within medium-high-capacity area (100% of site)						
	2.5 Impact	or dev	elopment o	n Ancient Wo	odiand						Majority of site not within 50m buffer of Ancient Woodland (100% of site)						
ental	2.6 Impact	of dev	elopment o	on SPA, SAC, Ra	amsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)						
vironm	2.7 Impact	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 habit site (100% of site)						
Ē	2.8 Impact	of dev	elopment o	on LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)						
	2.9 Impact on Open Space										Majority of site is not designated as protected open space (100% of site)						
	2.10 Impact on TPO										Site does not contain protected trees						
	2.11 Impac	t on M	linerals Safe	eguarding Zon	e						Majority of site not within minerals safeguarding zone (58% of site) while 48% is within minerals safeguarding zone						
	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 (% of site)							
ent	3.1 Impact on scheduled monument									Majority of site > 50m from a scheduled monument (100% of site)							
Historic Environment		3.2 Impact on conservation area									Majority of site >50m from conservation area (100% of site)						
c Env		3.4 Impact on local listed building									Majority of site >50m from listed building (100% of site) Site does not contain a locally listed building						
istori	3.5 Impact										Site may contain archaeological assets (number of potential zones)						
	4.1 Distanc									Site is less than 400m from a bus stop							
Ę	4.2 Freque										0 Number of bus services received per hour (stops within 400m)						
Transport	4.3 Distanc										Site is between 800m and 1150km from a train station						
Tra					a ula												
	5.1 suitabili			nighway netwo	ork						Performance of existing highway network 40th – 60th percentile The majority of the site contains no known historic land use where further investigation/ assessment is required on the						
	J. I Sultabili	ity Of T	esidentiai u								suitability of residential uses.						
<u>s</u>	5.2 Presence	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						
F. S.	5.4 Waste										Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works						
	5.5 Public Safety Zone for London Southend Airport										(100% of site) Majority of site not within LSA public safety zone (100% of site)						
n + nts	(LSA) 6.1 Depriva	ition In	ndex								Majority of site within LSOA in 20 -50% most deprived national deprivation decile (99% of site)						
generation + Settlements				oyment land							No loss of designated employment land						
Regeneration ole Settlement	6.2 Area on										No loss of designated employment land No loss of asset of community value (ACV)						
											Site is adjacent to existing settlement (1-500m)						
Sustaina	6.4 Settlement Role and Hierarchy 6.5 Contribution to regeneration of the urban area										Site is adjacent to existing settlement (1-500m) Site is greenfield land (% of site)						
Ŋ	7.1 Distanc										Site is between 400m and 800m from a primary school						
			<u> </u>	<u> </u>							Site is between 400m and 1150km from a secondary school						
		7.2 Distance to nearest secondary school 7.3 Distance to nearest healthcare facility									Site is between 1150km and 2.3km from a healthcare facility						
	7.4 Distance to nearest designated open space										Site is between 800m and 1150km from a designated open space						
ces	7.5 Distance	e to ne	earest built	leisure facility	,						Site is between 400m and 800m from a built leisure facility						
and Services											·						
and	7.6 Distanc										Site is more than 2.3km from town centre						
Facilities				and district co							Site is more than 2.3km from a town and district centre						
Faci	7.8 Distance / parade	e to ne	earest town	/ district/ loca	al centres						Site is less than 400m from a town/ district/ local centres / parade						
		e to ne	earest desig	nated employ	ment site						Site is between 1150km and 2.3km from a designated employment site						
	7.10 Proxin	nity to	small-scale	retail <280m2	2						(> 0 - ≤ 5) small scale retail uses within 2.3km						
																	

Number of commercial uses within 2.3km. 20th percentile – 40th percentile

	Site Reference: HEA263 Address: Land West of Fossetts Way							H	(-st	Sevace I'll	
Address: Land West of Fossetts Way								F	of D Smither	Security Officers (Security Officers)	
Neighbou	rhood:	South	nchurch	[,	Ward: S	St Lukes	_	Cametery	G Fossetts Farm	HEA263 EA	
Site Category: FFS Size (ha): 5.91							_		EA047	HEA2	19/16
Planning F	Permission:	None		1	Density: 2	22.17	\dashv		HEA264	HEA261 EA048	
Potential	Capacity		Gross		Proposed	Residential		Recreation Ground	_		
	Net Employn		TBC	TDC	Use: Existing	Led	-	Pec * Mentil	- Su	Spirit Sp	AND COLOR
Floorspac		A 1/00	ant avaanti		Use:	Vacant Land		Court copyright of Australia and Australia	and the second		
Context and surroundings: A vacant greenfield site which sits adjacent to Fossetts Way, provides direct access to the adjacent Fossetts Park trading erecreation ground to the west. Summary of constraints: Site contains or is adjacent to a scheduled monument. The susy main road, and a trading estate which may potentially constrain development. The site is confirmed as being good a site is otherwise free of strategic constraints.						etts Park tradin nonument. Th may potential ed as being goo	e site i	te to the sou is located adj se noise issue	th and a facent to es and		thend constructions and the second of the se
			Criteri	ia						000 1 0	Score/Qualitative Assessment
Deliverab ility	1.1 Site Av		У								ned to be available by landowner
Deli	1.2 Achieva									·	be viable based on current market conditions e within Flood Zone 1 (100% of site)
	2.1 Flood F 2.2 Critical		те Агеа								of the site is not in a critical drainage area (100% of site)
			5c Airea								
	2.3 Green										ed in the Green Belt se within medium-high-capacity area (100% of site)
		<u> </u>	elopment o	on Ancient Woo	odland						re not within 50m buffer of Ancient Woodland (100% of site)
ental	2.6 Impact	of deve	elopment o	on SPA, SAC, Ra	imsar					Majority of si	e not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
invironmental	2.7 Impact	of deve	elopment o	n SSSI, NNR							e not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat
Envi	2.8 Impact	of deve	elopment o	on LWS, LNR						site (100% of Majority of sit	e not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact	on Ope	n Space							Majority of si	e is not designated as protected open space (100% of site)
	2.10 Impac	t on TP	0							Site does not	contain protected trees
	2.11 Impac	t on Mi	nerals Safe	eguarding Zone	2					Majority of si	e not within minerals safeguarding zone (79% of site) while 21% is within minerals safeguarding zone
	2.12 Impac	2.12 Impact on Air Quality								Majority of si	e not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land									Majority of si	e (>50%) potentially does not contain agricultural land (% of site)
ent	3.1 Impact	3.1 Impact on scheduled monument									or is adjacent to a scheduled monument (22% of site)
Historic Environment		3.2 Impact on conservation area									e >50m from conservation area (100% of site)
Envi	3.3 Impact										e >50m from listed building (100% of site)
storic	3.4 Impact										contain a locally listed building
<u> </u>	3.5 Impact 4.1 Distance									· ·	ain archaeological assets (number of potential zones) n 400m from a bus stop
ť				<u> </u>							ous services received per hour (stops within 400m)
Transport		4.2 Frequency of bus service									n 800m and 1150km from a train station
Tra		4.3 Distance to nearest train station									of existing highway network 40th – 60th percentile
	4.4 Performance of existing highway network 5.1 suitability of residential uses										of the site contains no known historic land use where further investigation/ assessment is required on the
	3.1 3010051	10,0110	. Sideritiai a	1303							esidential uses.
g	5.2 Presen	ce of po	wer lines /	pylons /						Site does not	contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pip	eline								Site does not	contain gas pipelines
5.	5.4 Waste									Majority of site)	e is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works
	5.5 Public S (LSA)	Safety Z	one for Lor	ndon Southend	d Airport					Majority of si	e not within LSA public safety zone (100% of site)
nts	6.1 Depriva	ition In	dex							Majority of si	e within LSOA in 20 -50% most deprived national deprivation decile (100% of site)
generation · Settlement				oyment land						No loss of des	ignated employment land
	6.3 Commi										00+ homes) that can deliver new community assets
Reg tainable											nt to existing settlement (1-500m)
Sustai		Settlement Role and Hierarchy Contribution to regeneration of the urban area									eld land (% of site)
-	7.1 Distanc										n 800m and 1150km from a primary school
	7.2 Distanc	e to ne	arest secon	ndary school						Site is betwee	n 1150km and 2.3km from a secondary school
		.3 Distance to nearest healthcare facility									n 1150km and 2.3km from a healthcare facility
	7.4 Distanc	Distance to nearest designated open space								Site is betwee	n 800m and 1150km from a designated open space
vices	7.5 Distanc	7.5 Distance to nearest built leisure facility								Site is betwee	n 800m and 1150km from a built leisure facility
d Sen	7.6 Distanc	7.6 Distance to nearest town centre								Site is more tl	nan 2.3km from town centre
Facilities and Services	7.6 Distance to nearest town centre 7.7 Distance to nearest town and district centre										nan 2.3km from a town and district centre
aciliti				/ district/ local							n 400m and 800m from a town/ district/ local centres / parade
ï.	/ parade										
	7.9 Distanc	e to ne	arest desigi	nated employr	ment site						n 800m and 11150km from a designated employment site
	7.10 Proxir	nity to s	small-scale	retail <280m2							Ill scale retail uses within 2.3km mmercial uses within 2.3km. 40th – 60th percentile

Site Refe	erence.	HF/	1264 / FA	\047						
Site Reference: HEA264 / EA047 Address: Part of Fossetts Farm Playing Fields - Jones Memorial Recreation					76 /	To Smither's town	Seaso III			
	Ground and SUFC Training Ground Eastern Avenue					E	Foxett's Ferm	HEA262 HEA262 HEA262 HEA263 MEA262 HEA263 MEA262 HEA263 HEA		
Neighbour	Neighbourhood: Southchurch Ward: St Lukes					Camietally	0 0	EA022		
Site Catego	ory:	FFS			Size (ha):	18.13			A047	HEA219/16 HEA263
Planning P	Permission:	17/0	00733/FULN	М	Density:	80.57		HE.	A264	HEA261 /EA048
Potential (Housing:	Capacity		Gross 1,461		Proposed Use:	Residential Led		Recreation	1	
	Net Employn	nent	ТВС	TBC	Existing	Vacant Land – Previously	-	Ground Ground	重	EA047 HEA261
		Λla	rge parcel o		Use:	Agricultural er Southend United	training	around in	the	Southend HEA264 EA048
surroundir	Surroundings: s Summary of T constraints: p			on of the site, v ted adjacent to se noise issues	with the ma o a busy mai s and constr	n road, and a trad ain development. d agricultural land	irrently v ing estat The majo	vacant. e which ma ority of the	y site is	Southerd Charts EAG48 HEA264 FAMILIAN TO THE PART OF THE PART O
			Criter	ria						Score/Qualitative Assessment
Deliverab ility	1.1 Site Av	ailabili	ty							Site is confirmed to be available for development by landowner, however part of the site is subject to Council resolution.
Deliv ilit	1.2 Achieva	ability								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	age Area							The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green	Belt								Development would have low harm to the Green Belt on 39% of the site while the rest of the site is not on Green Belt
	2.4 Landsc	<u> </u>								Majority of site within medium-high-capacity area (100% of site)
	2.5 Impact	of dev	velopment o	on Ancient Wo	odland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)
tal	2.6 Impact	of dev	velopment o	on SPA, SAC, Ra	amsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
nvironmental	2.7 Impact	of dev	velopment o	on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat
	2.8 Impact	of dev	velopment o	on LWS, LNR						site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)
Ē						•				50% of site is designated protected open space, although precedent for development set from previous planning
	2.9 Impact on Open Space 2.10 Impact on TPO									permissions.
	· ·			eguarding Zone	0					Site does not contain protected trees Majority of site not within minerals safeguarding zone (63% of site) however, 37% of site is within minerals safeguarding
				eguarumg zom	e					zone
	2.12 Impac		<u> </u>							Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impac									Majority of site (>50%) potentially does not contain agricultural land (% of site)
nent	3.1 Impact on scheduled monument									Majority of site > 50m from a scheduled monument (95% of site) while 5% is less than 50m from a scheduled monument
Environment	3.2 Impact on listed building									Majority of site >50m from conservation area (100% of site) Majority of site >50m from listed building (100% of site)
c Env	3.3 Impact on listed building 3.4 Impact on local listed building									Site does not contain a locally listed building
Historic		3.5 Impact on local listed building 3.5 Impact on archaeological assets								Site may contain archaeological assets (number of potential zones)
Ξ	·		earest bus s							Site is less than 400m from a bus stop
ť			bus service							4-7 Number of bus services received per hour (stops within 400m)
Transport			earest train							Site is between 800m and 1150km from a train station
Tra					a ula					
	5.1 suitabil			highway netwo	OFK					Performance of existing highway network <40th percentile The majority of the site contains no known historic land use where further investigation/ assessment is required on the
	J.I Sultabli	iity Oi i	esideritiar	uses						suitability of residential uses.
sp	5.2 Presen	ce of p	ower lines ,	/ pylons						Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pip	oeline								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	Safety	Zone for Lo	ondon Southen	d Airport					Majority of site not within LSA public safety zone (100% of site)
n +	6.1 Depriva	ation Ir	ndex							Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)
generation Settlemen	6.2 Area o	n desig	rnated emn	loyment land						No loss of designated employment land
Regeneration ole Settlemen	6.3 Commi			loyment land te						There is loss of a community asset, however the site is of a scale (200+ homes) that can deliver new community assets
Re _i Sustainable	6.4 Settlen									Site is adjacent to existing settlement (1-500m)
ustaii				rarcny ation of the urk	oan area					Site is agacent to existing settlement (1-500m) Site is greenfield land (% of site)
S			earest prim							Site is between 1150km and 2.3km from a primary school
										Site is between 1150km and 2.3km from a secondary school
	7.2 Distance to nearest secondary school 7.3 Distance to nearest healthcare facility									Site is between 1150km and 2.3km from a healthcare facility
	7.4 Distanc	7.4 Distance to nearest designated open space								Site is between 400m and 800m from a designated open space
ces	7.5 Distanc									Site is between 1150km and 2.3km from a built leisure facility
Servi	7.5 Distance to nearest built leisure facility								1	
Facilities and Services	7.6 Distance to nearest town centre 7.7 Distance to nearest town and district centre									Site is more than 2.3km from a town and district control
ilities										Site is more than 2.3km from a town and district centre
Fac	7.8 Distand / parade	ce to n	earest towr	n/ district/ loca	al centres					Site is between 800m and 1150km from a town/ district/ local centres / parade
		ce to n	earest desig	gnated employ	ment site					Site is between 400m and 800m from a designated employment site
	7.10 Proxir	mity to	small-scale	e retail <280m2	2					(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proxir	mity to	commercia	al uses						Number of commercial uses within 2.3km. 40th – 60th percentile
									1	<u> </u>