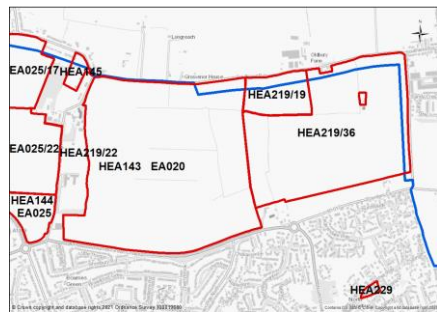
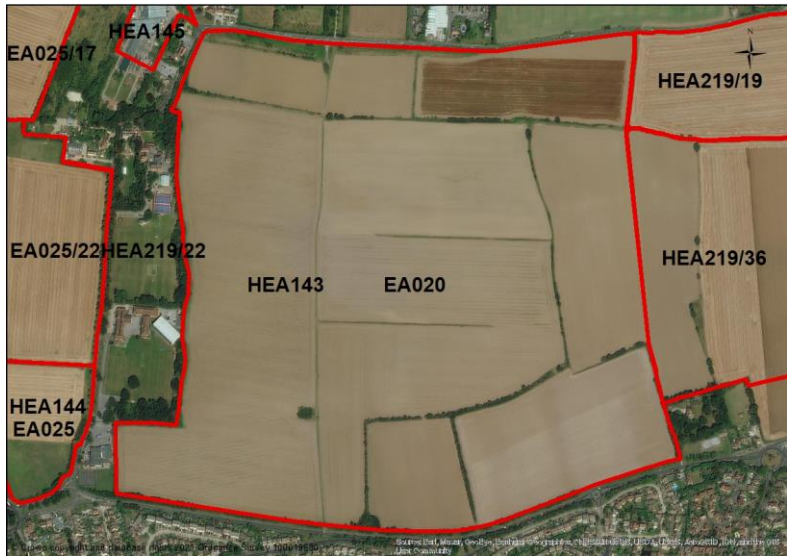
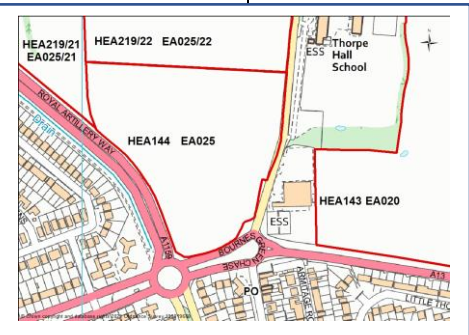
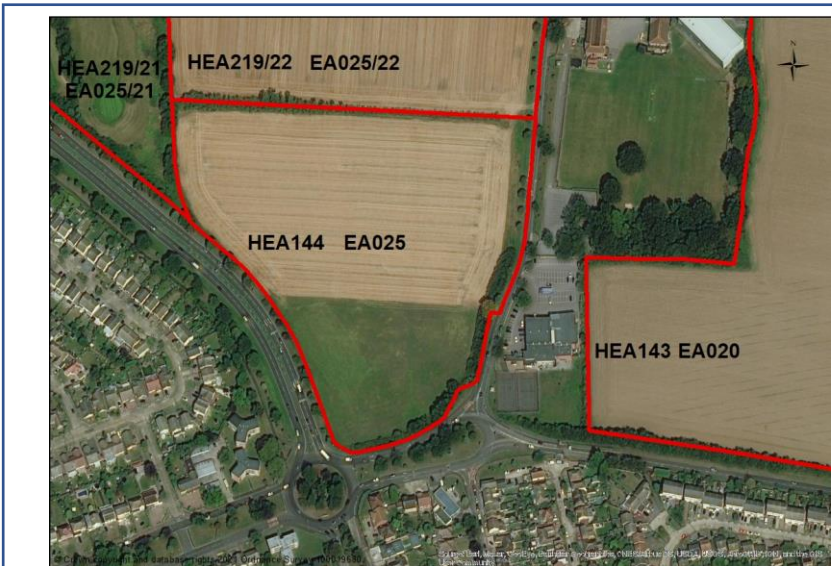

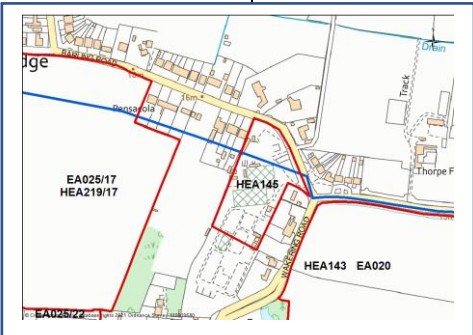







Site Reference:		HEA143 / EA020					
Address:	Bournes Green Chase						
Neighbourhood:	Northeast Southend AoS		Ward:	Southchurch			
Site Category:	GBLT		Size (ha):	91.50			
Planning Permission:	None		Density:	21.86			
Potential Capacity Housing:		Gross 2000	Net 2000	Proposed Use:	Housing		
Potential Net Employment Floorspace (sqm):		Gross TBC	Net TBC	Existing Use:	Agricultural		
Context and surroundings:		This large site includes a number of agricultural fields. The land is flat with a few trees lining the boundary. The site is bordered to the north by Southend Road, further north of which includes further farmland, an Industrial estate and some residential properties. A double width access point is available from Southend Road. The site is bordered to the east by Wakering Road, Alleyn Court Preparatory School and Thorpe Hall School. The south of the site is bordered by Bourne Green Chase which is then forms onto a largely residential area. The east is bordered by further farmland.					
Summary of constraints:		The site is located within the Greenbelt. The site is also designated Best and Most Versatile (Agricultural) Land and will therefore be subject to an agricultural land review.					
							
	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available by landowner
	1.2 Achievability						Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						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)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site contains protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (69% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially contains Grade 1-3 agricultural land (% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site may contain archaeological assets (number of potential zones)
Transport	4.1 Distance to nearest bus stop						Site is between 400m and 800m from a bus stop
	4.2 Frequency of bus service						0 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 1150km and 2.3km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network <40th percentile
5.Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in 20 -50% most deprived national deprivation decile (82% of site)
	6.2 Area on designated employment land						Is of a scale (1000+ homes) that can deliver new employment floorspace
	6.3 Community Assets on site						Is of a scale (200+ homes) that can deliver new community assets
	6.4 Settlement 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
	6.5 Contribution to regeneration of the urban area						Site is greenfield land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is more than 2.3km from a primary school (non-private)
	7.2 Distance to nearest secondary school						Site is more than 2.3km from a secondary school (non-private)
	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 1150km and 2.3km from a designated open space
	7.5 Distance to nearest built leisure facility						Site is between 400m and 800m from a built leisure facility
	7.6 Distance to nearest town centre						Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is between 1150km and 2.3km from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is between 1150km and 2.3km from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. <20th percentile

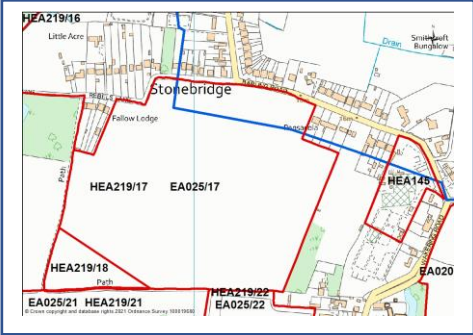

Site Reference:		HEA144 / EA025											
Address:	Land North of Bournes Green Chase (West of Waking Rd)												
Neighbourhood:	Northeast Southend AoS		Ward:	Southchurch									
Site Category:	GBLT		Size (ha):	5.91									
Planning Permission:	None		Density:	35.02									
Potential Capacity Housing:		Gross 207	Net 207	Proposed Use:	Housing								
Potential Net Employment Floorspace (sqm):		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 Waking 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 cross the site.											
Summary of constraints:		The site is located within the Greenbelt. The site is also designated Best and Most Versatile (Agricultural) Land and will therefore be subject to an agricultural land review. Site also contains protected trees.											
	Criteria											Score/Qualitative Assessment	
Deliverability	1.1 Site Availability											Site is confirmed to be available by landowner	
	1.2 Achievability											Site is likely to be viable based on current market conditions	
Environmental	2.1 Flood Risk											Majority of site within Flood Zone 1 (100% of site)	
	2.2 Critical Drainage Area											The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt											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)	
	2.6 Impact of development on SPA, SAC, Ramsar											Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)	
	2.7 Impact of development on SSSI, NNR											Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)	
	2.8 Impact of development on LWS, LNR											Majority of site not within or adjacent locally protected habitat site (% of site)	
	2.9 Impact on Open Space											Majority of site is not designated as protected open space (100% of site)	
	2.10 Impact on TPO											Site contains protected trees	
	2.11 Impact on Minerals Safeguarding Zone											Majority of site not within minerals safeguarding zone (100% of site)	
	2.12 Impact on Air Quality											Majority of site not within an Air Quality Management Area (100% of site)	
	2.13 Impact on Agricultural Land											Majority of site (>50%) potentially contains Grade 1-3 agricultural land (65% of site) while 35% potentially does not contain agricultural land	
Historic Environment	3.1 Impact on scheduled monument											Majority of site > 50m from a scheduled monument (100% of site)	
	3.2 Impact on conservation area											Majority of site >50m from conservation area (100% of site)	
	3.3 Impact on listed building											Majority of site >50m from listed building (100% of site)	
	3.4 Impact on local listed building											Site does not contain a locally listed building	
	3.5 Impact on archaeological assets											Site unlikely to contain archaeological assets	
Transport	4.1 Distance to nearest bus stop											Site is less than 400m from a bus stop	
	4.2 Frequency of bus service											>10 Number of bus services received per hour (stops within 400m)	
	4.3 Distance to nearest train station											Site is between 800m and 1150km from a train station	
	4.4 Performance of existing highway network											Performance of existing highway network <40th percentile	
5. Hazards	5.1 suitability of residential uses											The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.	
	5.2 Presence of power lines / pylons											Site does not contain any overhead power lines or pylons	
	5.3 Gas Pipeline											Site does not contain gas pipelines	
	5.4 Waste											Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)	
	5.5 Public Safety Zone for London Southend Airport (LSA)											Majority of site not within LSA public safety zone (100% of site)	
Regeneration + Sustainable Settlements	6.1 Deprivation Index											Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)	
	6.2 Area on designated employment land											No loss of designated employment land	
	6.3 Community Assets on site											Is of a scale (200+ homes) that can deliver new community assets	
	6.4 Settlement Role and Hierarchy											Site is adjacent to existing settlement (1-500m)	
	6.5 Contribution to regeneration of the urban area											Site is greenfield land (% of site)	
Facilities and Services	7.1 Distance to nearest primary school											Site is between 1150km and 2.3km from a primary school (non-private)	
	7.2 Distance to nearest secondary school											Site is between 800m and 1150km from a secondary school (non-private)	
	7.3 Distance to nearest healthcare facility											Site is between 800m and 1150km from a healthcare facility	
	7.4 Distance to nearest designated open space											Site is between 800m and 1150km from a designated open space	
	7.5 Distance to nearest built leisure facility											Site is less than 400m from a built leisure facility	
	7.6 Distance to nearest town centre											Site is more than 2.3km from town centre	
	7.7 Distance to nearest town and district centre											Site is more than 2.3km from a town and district centre	
	7.8 Distance to nearest town/ district/ local centres / parade											Site is between 400m and 800m from a town/ district/ local centres / parade	
	7.9 Distance to nearest designated employment site											Site is 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 Proximity to commercial uses											Number of commercial uses within 2.3km. <20th percentile	




Site Reference:		HEA145								
Address:	Land at Waking Nursery								<div></div> <div></div>	
Neighbourhood:		Northeast Southend AoS		Ward:	Southchurch					
Site Category:		GBLT		Size (ha):	1.75					
Planning Permission:		None		Density:	8.56					
Potential Capacity Housing:		Gross 15	Net 15	Proposed Use:	Housing					
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Horticultural Nursery					
Context and surroundings:		This site is located on the outskirts of Southend and is currently in use as a Council horticultural nursery. Southend BC Parks department use this land to store equipment to maintain the parks and grow various plants and shrubs for transfer in the borough parks and gardens. The surrounding area includes a mix of uses (agricultural, public open space, residential).								
Summary of constraints:		The site falls within the Green Belt. Part of the site looks to fall outside the Southend administrative boundary.								
	Criteria									Score/Qualitative Assessment
Deliverability	1.1 Site Availability									Site is confirmed to be available for development by landowner but is subject to Council resolution
	1.2 Achievability									Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk									Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area									The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt									Development would have moderate-high
	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)
	2.6 Impact of development on SPA, SAC, Ramsar									Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR									Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR									Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space									Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO									Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone									Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality									Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land									Majority of site (>50%) potentially contains Grade 1-3 agricultural land (100% of site) – although most of which has been developed.
Historic Environment	3.1 Impact on scheduled monument									Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area									Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building									Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building									Site does not contain a locally listed building
	3.5 Impact on archaeological assets									Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop									Site is less than 400m from a bus stop
	4.2 Frequency of bus service									0 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station									Site is between 1150km and 2.3km from a train station
	4.4 Performance of existing highway network									Performance of existing highway network 40th – 60th percentile
5. Hazards	5.1 suitability of residential uses									The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons									Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline									Site does not contain gas pipelines
	5.4 Waste									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)									Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index									Majority of site within LSOA in 20 -50% most deprived national deprivation decile (73% of site) and 27% within LSOA in 50% - 100%
	6.2 Area on designated employment land									No loss of designated employment land
	6.3 Community Assets on site									No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy									Site is adjacent to existing settlement (1-500m)
	6.5 Contribution to regeneration of the urban area									Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school									Site is between 1150km and 2.3km from a primary school
	7.2 Distance to nearest secondary school									Site is between 1150km and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility									Site is between 1150km and 2.3km from a healthcare facility
	7.4 Distance to nearest designated open space									Site is between 1150km and 2.3km from a designated open space
	7.5 Distance to nearest built leisure facility									Site is between 400m and 800m from a built leisure facility
	7.6 Distance to nearest town centre									Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre									Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade									Site is between 1150km and 2.3km from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site									Site is more than 2.3km from a designated employment site
	7.10 Proximity to small-scale retail <280m2									(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses									Number of commercial uses within 2.3km. <20th percentile

Site Reference:		HEA219/16					
Address:	The site is currently use as a golf course and is brownfield land, with a golf complex located at the centre of the site.						
Neighbourhood:	Northeast Southend AoS		Ward:	St.Luke’s/ Southchurch			
Site Category:	GBLT		Size (ha):	61.12			
Planning Permission:	None		Density:	35.00			
Potential Capacity Housing:		Gross 2139	Net 2139	Proposed Use:	Housing		
Potential Net Employment Floorspace (sqm):		Gross TBC	Net TBC	Existing Use:	Golf Course		
Context and surroundings:		The site is currently use as a golf course and is brownfield land, with a golf complex located at the centre of the site.					
Summary of constraints:		The site is located within the Green Belt and currently in use as a miniature golf course, with associated parking and private paths, with a public right of way crossing the site.					
	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available by landowner
	1.2 Achievability						Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						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)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site 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 Land						Majority of site (>50%) potentially contains Grade 1-3 agricultural land (% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (99% of site) and 1% of site is less than 50m from listed building
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site may contain archaeological assets (number of potential zones)
Transport	4.1 Distance to nearest bus stop						Site is between 400m and 800m from a bus stop
	4.2 Frequency of bus service						0 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 1150km and 2.3km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network 40th – 60th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site contains overhead power lines / pylons that are unlikely to preclude development
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in 20 -50% most deprived national deprivation decile (67% of site) with 29% within LSOA in top 20% and 3% within LSOA in 50 – 100%
	6.2 Area on designated employment land						Is of a scale (1000+ homes) that can deliver new employment floorspace
	6.3 Community Assets on site						There is no loss of community asset, and the site is of a scale (200+ homes) that can deliver new community assets
	6.4 Settlement Role and Hierarchy						Site is adjacent to existing settlement (1-500m)
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 1150km and 2.3km from a primary school
	7.2 Distance to nearest secondary school						Site is between 800m and 1150km from a secondary school
	7.3 Distance to nearest healthcare facility						Site is between 800m and 1150km from a healthcare facility
	7.4 Distance to nearest designated open space						Site is between 800m and 1150km from a designated open space
	7.5 Distance to nearest built leisure facility						Site is less than 400m from a built leisure facility
	7.6 Distance to nearest town centre						Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is between 800m and 1150km from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is more than 2.3km from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. 20th percentile – 40th percentile



Site Reference:		HEA219/17 / EA025/17					
Address:	Currently in agricultural use located adjacent to the Essex golf complex and bordered on the North by residential dwellings that sit alongside Barling Road.						
Neighbourhood:	Northeast Southend AoS	Ward:	Southchurch				
Site Category:	GBLT		Size (ha):	18.81			
Planning Permission:	None		Density:	34.98			
Potential Capacity Housing:	Gross 658	Net 658	Proposed Use:	Housing			
Potential Net Employment Floorspace (sqm):	Net TBC	Net TBC	Existing Use:	Agricultural			
Context and surroundings:	Currently in agricultural use located adjacent to the Essex golf complex and bordered on the North by residential dwellings that sit alongside Barling Road.						
Summary of constraints:	The site is currently in agricultural use within the Green Belt and is of potentially very high quality. Existing access is poor but could be improved. The site is otherwise free of any strategic constraints.						

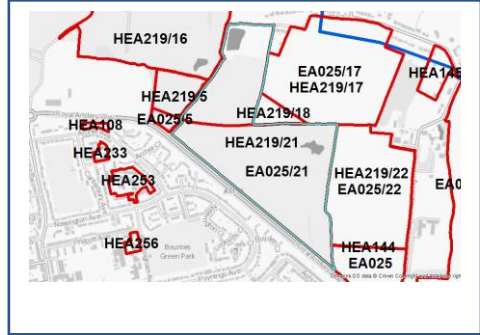



	Criteria						Score/Qualitative Assessment					
Deliverability	1.1 Site Availability						Site is confirmed to be available by landowner					
	1.2 Achievability						Site is likely to be viable based on current market conditions					
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)					
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)					
	2.3 Green Belt						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)					
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)					
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)					
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)					
	2.10 Impact on TPO						Site does not contain protected trees					
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)					
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)					
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially contains Grade 1-3 agricultural land (100% of site)					
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)					
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)					
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)					
	3.4 Impact on local listed building						Site does not contain a locally listed building					
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets					
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop					
	4.2 Frequency of bus service						0 Number of bus services received per hour (stops within 400m)					
	4.3 Distance to nearest train station						Site is between 1150km and 2.3km from a train station					
	4.4 Performance of existing highway network						Performance of existing highway network 40th – 60th percentile					
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.					
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons					
	5.3 Gas Pipeline						Site does not contain gas pipelines					
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)					
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)					
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in 20 -50% most deprived national deprivation decile (89% of site) and 11% within LSOA in 50 – 100%					
	6.2 Area on designated employment land						No loss of designated employment land					
	6.3 Community Assets on site						Is of a scale (200+ homes) that can deliver new community assets					
	6.4 Settlement Role and Hierarchy						Site is adjacent to existing settlement (1-500m)					
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)					
Facilities and Services	7.1 Distance to nearest primary school						Site is more than 2.3km from a primary school					
	7.2 Distance to nearest secondary school						Site is more than 2.3km from a secondary school					
	7.3 Distance to nearest healthcare facility						Site is more than 2.3km from a healthcare facility					
	7.4 Distance to nearest designated open space						Site is more than 2.3km from a designated open space					
	7.5 Distance to nearest built leisure facility						Site is between 800m and 1150km from a built leisure facility					
	7.6 Distance to nearest town centre						Site is more than 2.3km from town centre					
	7.7 Distance to nearest town and district centre						Site is more than 2.3km from a town and district centre					
	7.8 Distance to nearest town/ district/ local centres / parade						Site is between 1150km and 2.3km from a town/ district/ local centres / parade					
	7.9 Distance to nearest designated employment site						Site is more than 2.3km from a designated employment site					
	7.10 Proximity to small-scale retail <280m2						(> 0 - ≤ 5) small scale retail uses within 2.3km					
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. <20th percentile					

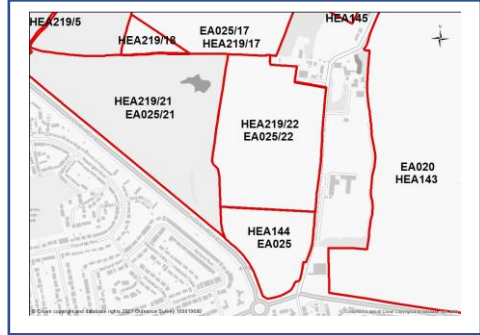
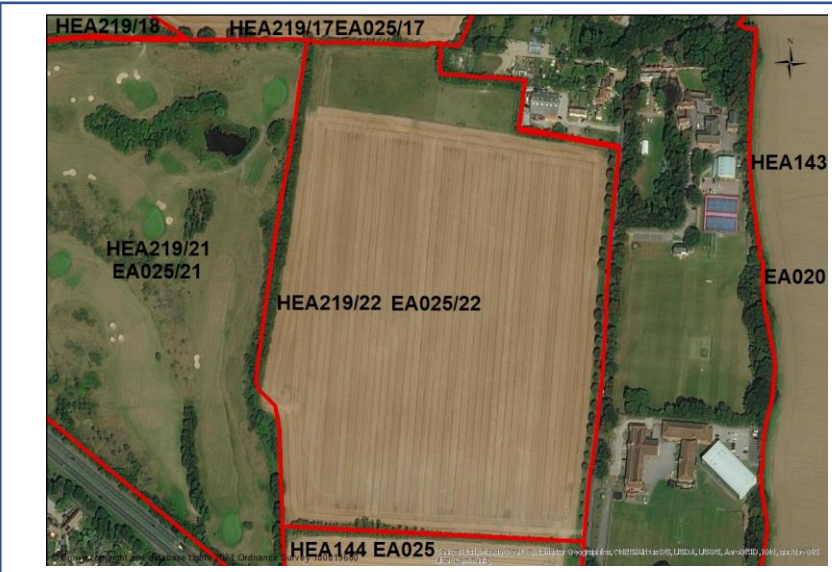



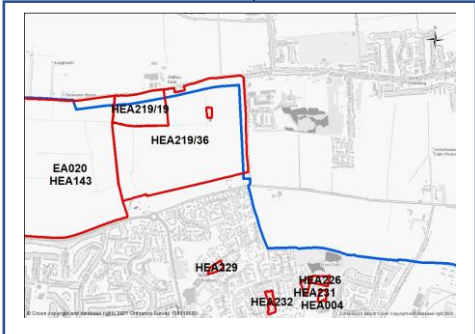







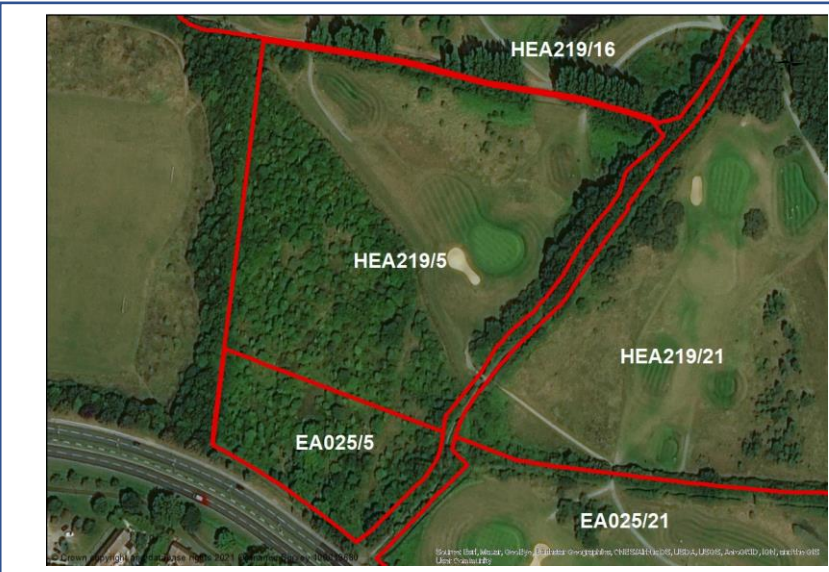

Site Reference:		HEA219/21 / EA025/21											
Address:	The site is currently use as a golf course, adjacent to agricultural land to the east and the wider golf course to the west.												
Neighbourhood:	Northeast Southend AoS		Ward:	Southchurch									
Site Category:	GBLT		Size (ha):	28.55									
Planning Permission:	None		Density:	34.99									
Potential Capacity Housing:	Gross 999	Net 999	Proposed Use:	Housing									
Potential Net Employment Floorspace (sqm):	Gross TBC	Net TBC	Existing Use:	Golf course									
Context and surroundings:	The site is currently use as a golf course, adjacent to agricultural land to the east and the wider golf course to the west.												
Summary of constraints:	The site is located within the Green Belt and currently in use as a miniature golf course, with a public right of way crossing the site.												
	Criteria											Score/Qualitative Assessment	
Deliverability	1.1 Site Availability												Site is confirmed to be available by landowner
	1.2 Achievability												Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk												Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area												The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt												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)
	2.6 Impact of development on SPA, SAC, Ramsar												Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR												Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR												Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space												Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO												Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone												Majority of site not within minerals safeguarding zone (62% of site)
	2.12 Impact on Air Quality												Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land												Majority of site (>50%) potentially contains Grade 1-3 agricultural land (97% of site)
Historic Environment	3.1 Impact on scheduled monument												Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area												Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building												Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building												Site does not contain a locally listed building
	3.5 Impact on archaeological assets												Site may contain archaeological assets (number of potential zones)
Transport	4.1 Distance to nearest bus stop												Site is between 400m and 800m from a bus stop
	4.2 Frequency of bus service												4-7 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station												Site is between 800m and 1150km from a train station
	4.4 Performance of existing highway network												Performance of existing highway network <40th percentile
5. Hazards	5.1 suitability of residential uses												The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons												Site contains overhead power lines / pylons that are unlikely to preclude development
	5.3 Gas Pipeline												Site does not contain gas pipelines
	5.4 Waste												Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)												Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index												Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land												No loss of designated employment land
	6.3 Community Assets on site												Is of a scale (200+ homes) that can deliver new community assets
	6.4 Settlement Role and Hierarchy												Site is adjacent to existing settlement (1-500m)
	6.5 Contribution to regeneration of the urban area												Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school												Site is between 1150km and 2.3km from a primary school
	7.2 Distance to nearest secondary school												Site is between 1150km and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility												Site is between 1150km and 2.3km from a healthcare facility
	7.4 Distance to nearest designated open space												Site is between 1150km and 2.3km from a designated open space
	7.5 Distance to nearest built leisure facility												Site is between 400m and 800m from a built leisure facility
	7.6 Distance to nearest town centre												Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre												Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade												Site is between 1150km and 2.3km from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site												Site is more than 2.3km from a designated employment site
	7.10 Proximity to small-scale retail <280m2												(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses												Number of commercial uses within 2.3km. <20th percentile

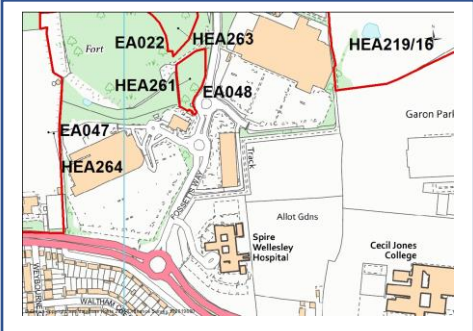




Site Reference:		HEA219/22										
Address:	The site is currently in agricultural use, with the Essex Golf complex adjacent to the west. The eastern edge is bounded by Wakering road.											
Neighbourhood:	Northeast Southend AoS		Ward:	Southchurch								
Site Category:	GBLT		Size (ha):	14.94								
Planning Permission:	None		Density:	35.00								
Potential Capacity Housing:	Gross 523	Net 523	Proposed Use:	Housing								
Potential Net Employment Floorspace (sqm):	Gross TBC	Net TBC	Existing Use:	Agricultural								
Context and surroundings:	The site is currently in agricultural use, with the Essex Golf complex adjacent to the west. The eastern edge is bounded by Wakering road.											
Summary of constraints:	The site is currently in agricultural use within the Green Belt and is of potentially very high quality. The site is traversed by a public right of way, and existing access is poor, but could be facilitated. However, the site is otherwise free of any strategic constraints.											
	Criteria										Score/Qualitative Assessment	
Deliverability	1.1 Site Availability										Site is confirmed to be available by landowner	
	1.2 Achievability										Site is likely to be viable based on current market conditions	
Environmental	2.1 Flood Risk										Majority of site within Flood Zone 1 (100% of site)	
	2.2 Critical Drainage Area										The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt										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)	
	2.6 Impact of development on SPA, SAC, Ramsar										Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)	
	2.7 Impact of development on SSSI, NNR										Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)	
	2.8 Impact of development on LWS, LNR										Majority of site not within or adjacent locally protected habitat site (100% of site)	
	2.9 Impact on Open Space										Majority of site is not designated as protected open space (100% of site)	
	2.10 Impact on TPO										Site does not contain protected trees	
	2.11 Impact on Minerals Safeguarding Zone										Majority of site not within minerals safeguarding zone (100% of site)	
	2.12 Impact on Air Quality										Majority of site not within an Air Quality Management Area (100% of site)	
	2.13 Impact on Agricultural Land										Majority of site (>50%) potentially contains Grade 1-3 agricultural land (% of site)	
Historic Environment	3.1 Impact on scheduled monument										Majority of site > 50m from a scheduled monument (100% of site)	
	3.2 Impact on conservation area										Majority of site >50m from conservation area (100% of site)	
	3.3 Impact on listed building										Majority of site >50m from listed building (100% of site)	
	3.4 Impact on local listed building										Site does not contain a locally listed building	
	3.5 Impact on archaeological assets										Site unlikely to contain archaeological assets	
Transport	4.1 Distance to nearest bus stop										Site is less than 400m from a bus stop	
	4.2 Frequency of bus service										0 Number of bus services received per hour (stops within 400m)	
	4.3 Distance to nearest train station										Site is between 800m and 1150km from a train station	
	4.4 Performance of existing highway network										Performance of existing highway network <40th percentile	
5. Hazards	5.1 suitability of residential uses										The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.	
	5.2 Presence of power lines / pylons										Site does not contain any overhead power lines or pylons	
	5.3 Gas Pipeline										Site does not contain gas pipelines	
	5.4 Waste										Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)	
	5.5 Public Safety Zone for London Southend Airport (LSA)										Majority of site not within LSA public safety zone (100% of site)	
Regeneration + Sustainable Settlements	6.1 Deprivation Index										Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)	
	6.2 Area on designated employment land										No loss of designated employment land	
	6.3 Community Assets on site										Is of a scale (200+ homes) that can deliver new community assets	
	6.4 Settlement Role and Hierarchy										Site is adjacent to existing settlement (1-500m)	
	6.5 Contribution to regeneration of the urban area										Site is previously developed land (% of site)	
Facilities and Services	7.1 Distance to nearest primary school										Site is between 1150km and 2.3km from a primary school	
	7.2 Distance to nearest secondary school										Site is between 1150km and 2.3km from a secondary school	
	7.3 Distance to nearest healthcare facility										Site is between 1150km and 2.3km from a healthcare facility	
	7.4 Distance to nearest designated open space										Site is between 1150km and 2.3km from a designated open space	
	7.5 Distance to nearest built leisure facility										Site is less than 400m from a built leisure facility	
	7.6 Distance to nearest town centre										Site is more than 2.3km from town centre	
	7.7 Distance to nearest town and district centre										Site is more than 2.3km from a town and district centre	
	7.8 Distance to nearest town/ district/ local centres / parade										Site is between 800m and 1150km from a town/ district/ local centres / parade	
	7.9 Distance to nearest designated employment site										Site is more than 2.3km from a designated employment site	
	7.10 Proximity to small-scale retail <280m2										(> 0 - ≤ 5) small scale retail uses within 2.3km	
	7.11 Proximity to commercial uses										Number of commercial uses within 2.3km. <20th percentile	

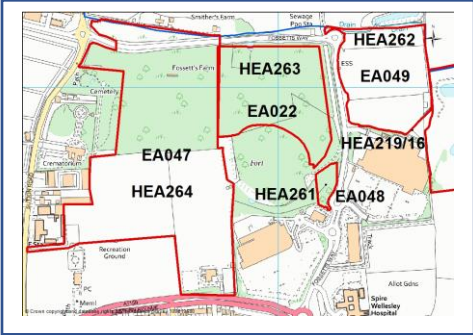


Site Reference:		HEA219/36									
Address:	A large site currently in agricultural use which sits adjacent to North Shoebury which lies to the south. On the eastern boundary, the site is in close proximity to new housing development along the B1017 and a number of light industrial units.										
Neighbourhood:	Northeast Southend AoS		Ward:	West Shoebury							
Site Category:	GBLT		Size (ha):	58.34							
Planning Permission:	None		Density:	35.00							
Potential Capacity Housing:	Gross 2042	Net 2042	Proposed Use:	Housing							
Potential Net Employment Floorspace (sqm):	Net TBC	Net TBC	Existing Use:	Agricultural							
Context and surroundings:	A large site currently in agricultural use which sits adjacent to North Shoebury which lies to the south. On the eastern boundary, the site is in close proximity to new housing development along the B1017 and a number of light industrial units.										
Summary of constraints:	The site is currently in agricultural use within the Green Belt and is of potentially very high quality. The site is traversed by a public right of way, and existing access is poor, but could be facilitated. Majority of site within minerals safeguarding zone.										
	Criteria										Score/Qualitative Assessment
Deliverability	1.1 Site Availability										Site is confirmed to be available by landowner
	1.2 Achievability										Site is likely to be viable based on current market conditions
Environmental	2.1 Flood Risk										Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area										The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt										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)
	2.6 Impact of development on SPA, SAC, Ramsar										Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR										Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR										Site adjacent to locally protected habitat site (within 250m)
	2.9 Impact on Open Space										Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO										Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone										Majority of site within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality										Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land										Majority of site (>50%) potentially contains Grade 1-3 agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument										Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area										Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building										Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building										Site does not contain a locally listed building
	3.5 Impact on archaeological assets										Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop										Site is between 400m and 800m from a bus stop
	4.2 Frequency of bus service										0 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station										Site is between 1150km and 2.3km from a train station
	4.4 Performance of existing highway network										Performance of existing highway network 40th – 60th percentile
5. Hazards	5.1 suitability of residential uses										The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons										Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline										Site contains gas pipeline but some development likely to be possible
	5.4 Waste										Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)										Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index										
	6.2 Area on designated employment land										Is of a scale (1000+ homes) that can deliver new employment floorspace
	6.3 Community Assets on site										Is of a scale (200+ homes) that can deliver new community assets
	6.4 Settlement Role and Hierarchy										Site is adjacent to existing settlement (1-500m)
	6.5 Contribution to regeneration of the urban area										Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school										Site is between 1150km and 2.3km from a primary school
	7.2 Distance to nearest secondary school										Site is more than 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility										Site is between 800m and 1150km from a healthcare facility
	7.4 Distance to nearest designated open space										Site is between 800m and 1150km from a designated open space
	7.5 Distance to nearest built leisure facility										Site is between 800m and 1150km from a built leisure facility
	7.6 Distance to nearest town centre										Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre										Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade										Site is between 800m and 1150km from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site										Site is between 800m and 11150km from a designated employment site
	7.10 Proximity to small-scale retail <280m2										(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses										Number of commercial uses within 2.3km. <20th percentile

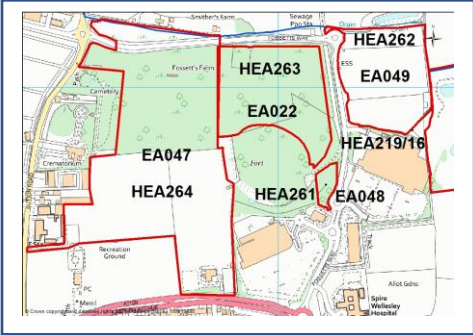




Site Reference:		HEA219/5										
Address:	This sector is currently in use as part of the existing Essex Golf complex and is bordered on the western edge by the A1159											
Neighbourhood:	Northeast Southend AoS		Ward:	Southchurch								
Site Category:	GBLT		Size (ha):	3.34								
Planning Permission:	None		Density:	35.03								
Potential Capacity Housing:		Gross 117	Net 117	Proposed Use:	Housing							
Potential Net Employment Floorspace (sqm):		Gross TBC	Net TBC	Existing Use:	Golf Course							
Context and surroundings:		This sector is currently in use as part of the existing Essex Golf complex and is bordered on the western edge by the A1159										
Summary of constraints:		The site is currently in agricultural use within the Green Belt and is of potentially very high quality. The site is traversed by a public right of way, and existing access is poor, but could be facilitated. However, the site is otherwise free of any strategic constraints.										
	Criteria										Score/Qualitative Assessment	
Deliverability	1.1 Site Availability										Site is confirmed to be available by landowner	
	1.2 Achievability										Site is likely to be viable based on current market conditions	
Environmental	2.1 Flood Risk										Majority of site within Flood Zone 1 (100% of site)	
	2.2 Critical Drainage Area										The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt										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)	
	2.6 Impact of development on SPA, SAC, Ramsar										Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)	
	2.7 Impact of development on SSSI, NNR										Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)	
	2.8 Impact of development on LWS, LNR										Majority of site not within or adjacent locally protected habitat site (100% of site)	
	2.9 Impact on Open Space										Majority of site is not designated as protected open space (100% of site)	
	2.10 Impact on TPO										Site does not contain protected trees	
	2.11 Impact on Minerals Safeguarding Zone										Majority of site not within minerals safeguarding zone (100% of site)	
	2.12 Impact on Air Quality										Majority of site not within an Air Quality Management Area (100% of site)	
	2.13 Impact on Agricultural Land										Majority of site (>50%) potentially contains Grade 1-3 agricultural land (% of site)	
Historic Environment	3.1 Impact on scheduled monument										Majority of site > 50m from a scheduled monument (100% of site)	
	3.2 Impact on conservation area										Majority of site >50m from conservation area (100% of site)	
	3.3 Impact on listed building										Majority of site >50m from listed building (100% of site)	
	3.4 Impact on local listed building										Site does not contain a locally listed building	
	3.5 Impact on archaeological assets										Site unlikely to contain archaeological assets	
Transport	4.1 Distance to nearest bus stop										Site is between 400m and 800m from a bus stop	
	4.2 Frequency of bus service										>10 Number of bus services received per hour (stops within 400m)	
	4.3 Distance to nearest train station										Site is between 800m and 1150km from a train station	
	4.4 Performance of existing highway network										Performance of existing highway network <40th percentile	
5. Hazards	5.1 suitability of residential uses										The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.	
	5.2 Presence of power lines / pylons										Site contains overhead power lines / pylons that are unlikely to preclude development	
	5.3 Gas Pipeline										Site does not contain gas pipelines	
	5.4 Waste										Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)	
	5.5 Public Safety Zone for London Southend Airport (LSA)										Majority of site not within LSA public safety zone (100% of site)	
Regeneration + Sustainable Settlements	6.1 Deprivation Index										Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)	
	6.2 Area on designated employment land										No loss of designated employment land	
	6.3 Community Assets on site										No loss of asset of community value (ACV)	
	6.4 Settlement Role and Hierarchy										Site is adjacent to existing settlement (1-500m)	
	6.5 Contribution to regeneration of the urban area										Site is previously developed land (% of site)	
Facilities and Services	7.1 Distance to nearest primary school										Site is between 1150km and 2.3km from a primary school	
	7.2 Distance to nearest secondary school										Site is between 800m and 1150km from a 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	
	7.5 Distance to nearest built leisure facility										Site is between 400m and 800m from a built leisure facility	
	7.6 Distance to nearest town centre										Site is more than 2.3km from town centre	
	7.7 Distance to nearest town and district centre										Site is more than 2.3km from a town and district centre	
	7.8 Distance to nearest town/ district/ local centres / parade										Site is between 800m and 1150km from a town/ district/ local centres / parade	
	7.9 Distance to nearest designated employment site										Site is more than 2.3km from a designated employment site	
	7.10 Proximity to small-scale retail <280m2										(> 0 - ≤ 5) small scale retail uses within 2.3km	
	7.11 Proximity to commercial uses										Number of commercial uses within 2.3km. 20th percentile – 40th percentile	

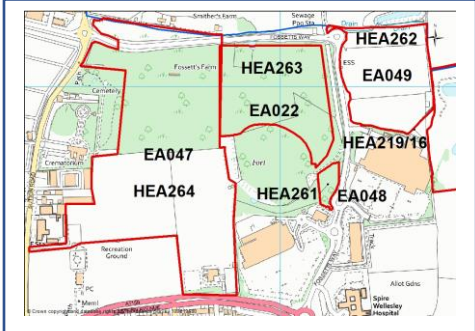
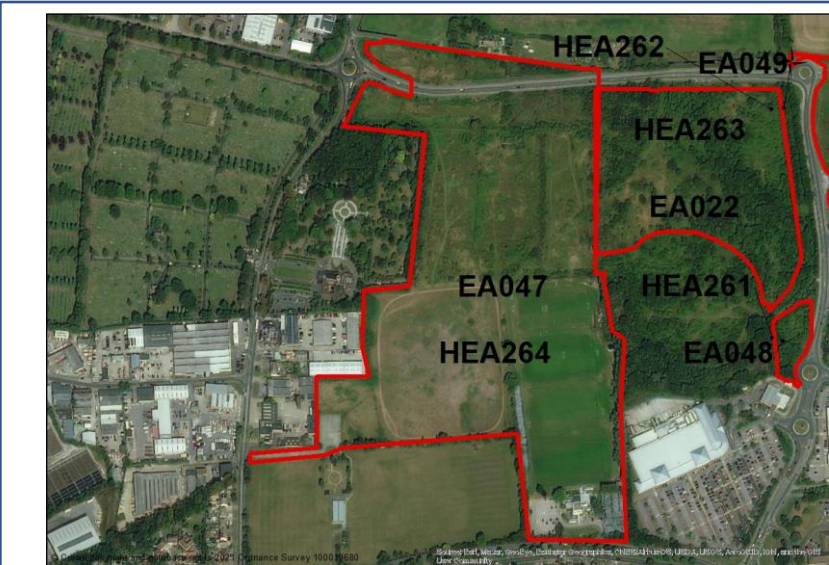


Site Reference:		HEA261										
Address:	Land West of Fossetts Way (near round about and Petrol Station)					<div></div> <div></div>						
Neighbourhood:	Southchurch		Ward:	St Lukes								
Site Category:	FFS		Size (ha):	0.40								
Planning Permission:	None		Density:	113.74								
Potential Capacity Housing:		Gross 46	Net 46	Proposed Use:	Residential Led							
Potential Net Employment Floorspace (sqm):		TBC	TBC	Existing Use:	Vacant land							
Context and surroundings:		A vacant site which sits adjacent to Fossetts Way, a main road which provides direct access to the adjacent Fossetts Park trading estate with a large recreation ground to the west				<div></div>						
Summary of constraints:		The site is located adjacent to a busy main road, and a trading estate which may potentially cause noise issues and constrain development. The site is confirmed as being very good agricultural land, however, the site is otherwise free of strategic constraints										
	Criteria										Score/Qualitative Assessment	
Deliverability	1.1 Site Availability										Site is confirmed to be available by landowner	
	1.2 Achievability										Site is likely to be viable based on current market conditions	
Environmental	2.1 Flood Risk										Majority of site within Flood Zone 1 (100% of site)	
	2.2 Critical Drainage Area										The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt										Site not located in the Green Belt	
	2.4 Landscape										Majority of site within 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)	
	2.6 Impact of development on SPA, SAC, Ramsar										Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)	
	2.7 Impact of development on SSSI, NNR										Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)	
	2.8 Impact of development on LWS, LNR										Majority of site not within or adjacent locally protected habitat site (100% of site)	
	2.9 Impact on Open Space										Majority of site is not designated as protected open space (100% of site)	
	2.10 Impact on TPO										Site does not contain protected trees	
	2.11 Impact on Minerals Safeguarding Zone										Majority of site within minerals safeguarding zone (100% of site)	
	2.12 Impact on Air Quality										Majority of site not within an Air Quality Management Area (100% of site)	
	2.13 Impact on Agricultural Land										Majority of site (>50%) potentially does not contain agricultural land (% of site)	
Historic Environment	3.1 Impact on scheduled monument										Majority of site < 50m from a scheduled monument (98% of site) while 2% is more than 50m from a scheduled monument	
	3.2 Impact on conservation area										Majority of site >50m from conservation area (100% of site)	
	3.3 Impact on listed building										Majority of site >50m from listed building (100% of site)	
	3.4 Impact on local listed building										Site does not contain a locally listed building	
	3.5 Impact on archaeological assets										Site unlikely to contain archaeological assets	
Transport	4.1 Distance to nearest bus stop										Site is less than 400m from a bus stop	
	4.2 Frequency of bus service										0 Number of bus services received per hour (stops within 400m)	
	4.3 Distance to nearest train station										Site is between 800m and 1150km from a train station	
	4.4 Performance of existing highway network										Performance of existing highway network 40th – 60th percentile	
5. Hazards	5.1 suitability of residential uses										The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.	
	5.2 Presence of power lines / pylons										Site does not contain any overhead power lines or pylons	
	5.3 Gas Pipeline										Site does not contain gas pipelines	
	5.4 Waste										Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)	
	5.5 Public Safety Zone for London Southend Airport (LSA)										Majority of site not within LSA public safety zone (100% of site)	
Regeneration + Sustainable Settlements	6.1 Deprivation Index										Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)	
	6.2 Area on designated employment land										No loss of designated employment land	
	6.3 Community Assets on site										No loss of asset of community value (ACV)	
	6.4 Settlement Role and Hierarchy										Site is adjacent to existing settlement (1-500m)	
	6.5 Contribution to regeneration of the urban area										Site is greenfield land (% of site)	
Facilities and Services	7.1 Distance to nearest primary school										Site is between 400m and 800m from a primary school	
	7.2 Distance to nearest secondary school										Site is between 400m and 800m from a secondary school	
	7.3 Distance to nearest healthcare facility										Site is between 800m and 1150km from a healthcare facility	
	7.4 Distance to nearest designated open space										Site is between 400m and 800m from a designated open space	
	7.5 Distance to nearest built leisure facility										Site is between 400m and 800m from a built leisure facility	
	7.6 Distance to nearest town centre										Site is more than 2.3km from town centre	
	7.7 Distance to nearest town and district centre										Site is more than 2.3km from a town and district centre	
	7.8 Distance to nearest town/ district/ local centres / parade										Site is less than 400m from a town/ district/ local centres / parade	
	7.9 Distance to nearest designated employment site										Site is between 1150km and 2.3km from a designated employment site	
	7.10 Proximity to small-scale retail <280m2										(> 0 - ≤ 5) small scale retail uses within 2.3km	
	7.11 Proximity to commercial uses										Number of commercial uses within 2.3km. 40th – 60th percentile	



Site Reference:		HEA262					
Address:	Land East of Fossetts Way						
Neighbourhood:	Southchurch		Ward:	St Lukes			
Site Category:	FFS		Size (ha):	5.15			
Planning Permission:	0		Density:	42.91			
Potential Capacity Housing:		Gross 221	Net 221	Proposed Use:	Residential Led		
Potential Net Employment Floorspace (sqm):		TBC	TBC	Existing Use:	Vacant Greenfield Site		
Context and surroundings:		A vacant site which sits adjacent to Fossetts Way, a main road which provides direct access to the adjacent Fossetts Park trading estate to the south, and a golf course to the east.					
Summary of constraints:		The site is located adjacent to a busy main road, and a trading estate which may potentially cause noise issues and constrain development. The site is confirmed as being good agricultural land, however, the site is otherwise free of strategic constraints					
							
	Criteria					Score/Qualitative Assessment	
Deliverability	1.1 Site Availability					Site is confirmed to be available by landowner	
	1.2 Achievability					Site is likely to be viable based on current market conditions	
Environmental	2.1 Flood Risk					Majority of site within Flood Zone 1 (100% of site)	
	2.2 Critical Drainage Area					The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt					Site not located in the Green Belt	
	2.4 Landscape					Majority of site within 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)	
	2.6 Impact of development on SPA, SAC, Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)	
	2.7 Impact of development on SSSI, NNR					Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)	
	2.8 Impact of development on LWS, LNR					Majority of site not within or adjacent locally protected habitat site (100% of site)	
	2.9 Impact on Open Space					Majority of site is not designated as protected open space (100% of site)	
	2.10 Impact on TPO					Site does not contain protected trees	
	2.11 Impact on Minerals Safeguarding Zone					Majority of site not within minerals safeguarding zone (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)	
Historic Environment	3.1 Impact on scheduled monument					Majority of site > 50m from a scheduled monument (100% of site)	
	3.2 Impact on conservation area					Majority of site >50m from conservation area (100% of site)	
	3.3 Impact on listed building					Majority of site >50m from listed building (100% of site)	
	3.4 Impact on local listed building					Site does not contain a locally listed building	
	3.5 Impact on archaeological assets					Site may contain archaeological assets (number of potential zones)	
Transport	4.1 Distance to nearest bus stop					Site is less than 400m from a bus stop	
	4.2 Frequency of bus service					0 Number of bus services received per hour (stops within 400m)	
	4.3 Distance to nearest train station					Site is between 800m and 1150km from a train station	
	4.4 Performance of existing highway network					Performance of existing highway network 40th – 60th percentile	
5. Hazards	5.1 suitability of residential uses					The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.	
	5.2 Presence of power lines / pylons					Site does not contain any overhead power lines or pylons	
	5.3 Gas Pipeline					Site does not contain gas pipelines	
	5.4 Waste					Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)	
	5.5 Public Safety Zone for London Southend Airport (LSA)					Majority of site not within LSA public safety zone (100% of site)	
Regeneration + Sustainable Settlements	6.1 Deprivation Index					Majority of site within LSOA in 20 -50% most deprived national deprivation decile (99% of site)	
	6.2 Area on designated employment land					No loss of designated employment land	
	6.3 Community Assets on site					No loss of asset of community value (ACV)	
	6.4 Settlement Role and Hierarchy					Site is adjacent to existing settlement (1-500m)	
	6.5 Contribution to regeneration of the urban area					Site is greenfield land (% of site)	
Facilities and Services	7.1 Distance to nearest primary school					Site is between 400m and 800m from a primary school	
	7.2 Distance to nearest secondary school					Site is between 800m and 1150km from a 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	
	7.5 Distance to nearest built leisure facility					Site is between 400m and 800m from a built leisure facility	
	7.6 Distance to nearest town centre					Site is more than 2.3km from town centre	
	7.7 Distance to nearest town and district centre					Site is more than 2.3km from a town and district centre	
	7.8 Distance to nearest town/ district/ local centres / parade					Site is less than 400m from a town/ district/ local centres / parade	
	7.9 Distance to nearest designated employment site					Site is between 1150km and 2.3km from a designated employment site	
	7.10 Proximity to small-scale retail <280m2					(> 0 - ≤ 5) small scale retail uses within 2.3km	
	7.11 Proximity to commercial uses					Number of commercial uses within 2.3km. 20th percentile – 40th percentile	

Site Reference:		HEA263				
Address:	Land West of Fossetts Way					
Neighbourhood:	Southchurch		Ward:	St Lukes		
Site Category:	FFS		Size (ha):	5.91		
Planning Permission:	None		Density:	22.17		
Potential Capacity Housing:	Gross 131	Net 131	Proposed Use:	Residential Led		
Potential Net Employment Floorspace (sqm):	TBC	TBC	Existing Use:	Vacant Land		
Context and surroundings:	A vacant greenfield site which sits adjacent to Fossetts Way, a main road which provides direct access to the adjacent Fossetts Park trading estate to the south and a recreation ground to the west.					
Summary of constraints:	Site contains or is adjacent to a scheduled monument. The site is located adjacent to a busy main road, and a trading estate which may potentially cause noise issues and constrain development. The site is confirmed as being good agricultural land, but the site is otherwise free of strategic constraints.					
						
						
						



Site Reference:		HEA264 / EA047									
Address:	Part of Fossetts Farm Playing Fields - Jones Memorial Recreation Ground and SUFC Training Ground Eastern Avenue										
Neighbourhood:	Southchurch		Ward:	St Lukes							
Site Category:	FFS		Size (ha):	18.13							
Planning Permission:	17/00733/FULM		Density:	80.57							
Potential Capacity Housing:	Gross 1,461	Net 1,461	Proposed Use:	Residential Led							
Potential Net Employment Floorspace (sqm):	TBC	TBC	Existing Use:	Vacant Land – Previously Agricultural							
Context and surroundings:	A large parcel of land that sites the former Southend United training ground in the southern portion of the site, with the majority of the site currently vacant.										
Summary of constraints:	The site is located adjacent to a busy main road, and a trading estate which may potentially cause noise issues and constrain development. The majority of the site is within the Green Belt and confirmed good agricultural land, although this is potentially excellent.										
	Criteria					Score/Qualitative Assessment					
Deliverability	1.1 Site Availability					Site is confirmed to be available for development by landowner, however part of the site is subject to Council resolution.					
	1.2 Achievability					Site is likely to be viable based on current market conditions					
Environmental	2.1 Flood Risk					Majority of site within Flood Zone 1 (100% of site)					
	2.2 Critical Drainage Area					The Majority of the site is not in a critical drainage area (100% of site)					
	2.3 Green Belt					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 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)					
	2.6 Impact of development on SPA, SAC, Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
	2.7 Impact of development on SSSI, NNR					Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)					
	2.8 Impact of development on LWS, LNR					Majority of site not within or adjacent locally protected habitat site (100% of site)					
	2.9 Impact on Open Space					50% of site is designated protected open space, although precedent for development set from previous planning permissions.					
	2.10 Impact on TPO					Site does not contain protected trees					
	2.11 Impact on Minerals Safeguarding Zone					Majority of site not within minerals safeguarding zone (63% of site) however, 37% of site 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)					
Historic Environment	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					
	3.2 Impact on conservation area					Majority of site >50m from conservation area (100% of site)					
	3.3 Impact on listed building					Majority of site >50m from listed building (100% of site)					
	3.4 Impact on local listed building					Site does not contain a locally listed building					
	3.5 Impact on archaeological assets					Site may contain archaeological assets (number of potential zones)					
Transport	4.1 Distance to nearest bus stop					Site is less than 400m from a bus stop					
	4.2 Frequency of bus service					4-7 Number of bus services received per hour (stops within 400m)					
	4.3 Distance to nearest train station					Site is between 800m and 1150km from a train station					
	4.4 Performance of existing highway network					Performance of existing highway network <40th percentile					
5. Hazards	5.1 suitability of residential uses					The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.					
	5.2 Presence of power lines / pylons					Site does not contain any overhead power lines or pylons					
	5.3 Gas Pipeline					Site does not contain gas pipelines					
	5.4 Waste					Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)					
	5.5 Public Safety Zone for London Southend Airport (LSA)					Majority of site not within LSA public safety zone (100% of site)					
Regeneration + Sustainable Settlements	6.1 Deprivation Index					Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)					
	6.2 Area on designated employment land					No loss of designated employment land					
	6.3 Community Assets on site					There is loss of a community asset, however the site is of a scale (200+ homes) that can deliver new community assets					
	6.4 Settlement Role and Hierarchy					Site is adjacent to existing settlement (1-500m)					
	6.5 Contribution to regeneration of the urban area					Site is greenfield land (% of site)					
Facilities and Services	7.1 Distance to nearest primary school					Site is between 1150km and 2.3km from a primary school					
	7.2 Distance to nearest secondary school					Site is between 1150km and 2.3km from a secondary school					
	7.3 Distance to nearest healthcare facility					Site is between 1150km and 2.3km from a healthcare facility					
	7.4 Distance to nearest designated open space					Site is between 400m and 800m from a designated open space					
	7.5 Distance to nearest built leisure facility					Site is between 1150km and 2.3km from a built leisure facility					
	7.6 Distance to nearest town centre					Site is more than 2.3km from town centre					
	7.7 Distance to nearest town and district centre					Site is more than 2.3km from a town and district centre					
	7.8 Distance to nearest town/ district/ local centres / parade					Site is between 800m and 1150km from a town/ district/ local centres / parade					
	7.9 Distance to nearest designated employment site					Site is between 400m and 800m from a designated employment site					
	7.10 Proximity to small-scale retail <280m2					> 0 - ≤ 5) small scale retail uses within 2.3km					
	7.11 Proximity to commercial uses					Number of commercial uses within 2.3km. 40th – 60th percentile					