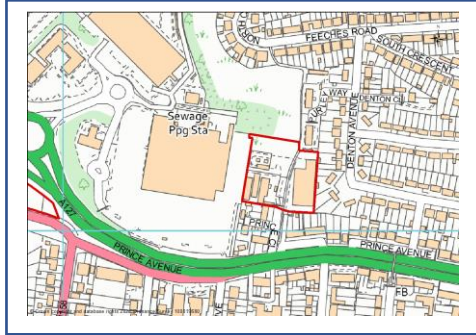

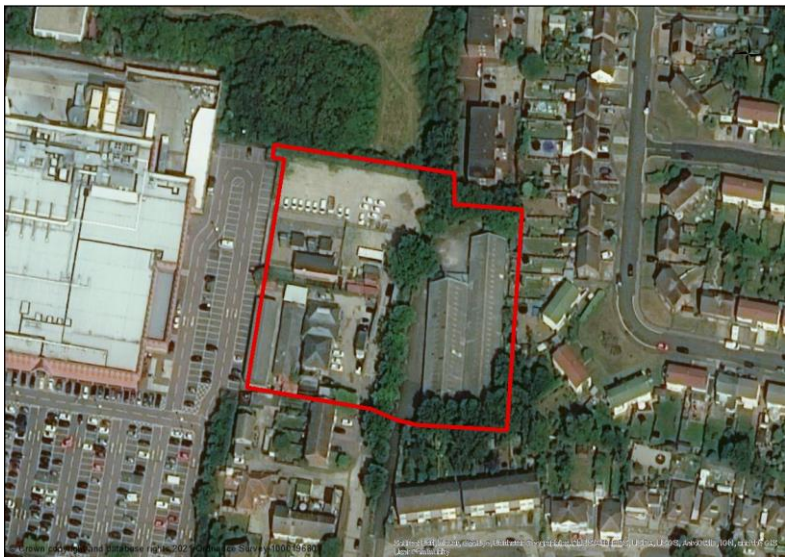
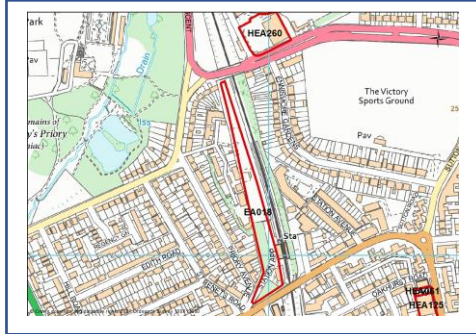

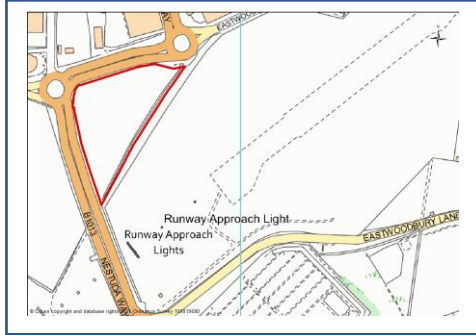


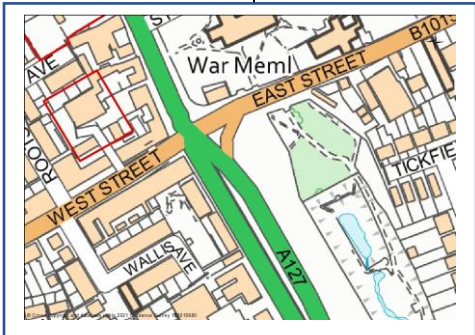




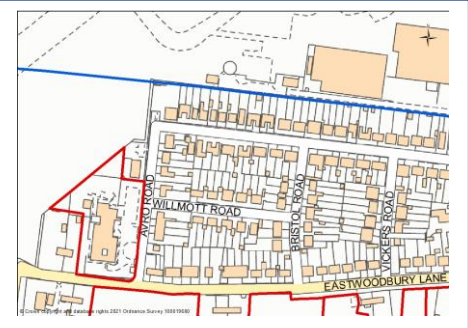


| | | | | | | | | |
|--|--|---|------------|---------------|-------------|--|---|--|
| Site Reference: | | EA006 | | | | | | |
| Address: | Prince Close | | | | | |  | |
| | | | | | | | | |
| Neighbourhood: | Prittlewell | | | Ward: | St Laurence | | | |
| Site Category: | ERS | | | Size (ha): | 0.90 | | | |
| Planning Permission: | No | | | Density: | 43.15 | | | |
| Potential Capacity Housing: | | Gross 39 | Net 39 | Proposed Use: | Employment | | | |
| Potential Net Employment Floorspace (sqm): | | Gross 0 | Net -2,662 | Existing Use: | Employment | | | |
| Context and surroundings: | | Employment area located directly off the A127 near to Thanet Grange. Surrounded by residential uses to the south/east, open space to the north, Thanet Grange commercial area to the north west, the A127 to the south. | | | | |  | |
| Summary of constraints: | | The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely. The site is located on designated employment land. | | | | | | |
| | | | | | | |  | |
| | Criteria | | | | | | Score/Qualitative Assessment | |
| Deliverability | 1.1 Site Availability | | | | | | Availability of site not yet confirmed | |
| | 1.2 Achievability | | | | | | Site has potential to be viable based on current market conditions | |
| Environmental | 2.1 Flood Risk | | | | | | Majority of site within Flood Zone 1 (100% of site) | |
| | 2.2 Critical Drainage Area | | | | | | The Majority of the site is not in a critical drainage area (100% of site) | |
| | 2.3 Green Belt | | | | | | Site not located in the Green Belt | |
| | 2.4 Landscape | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. | |
| | 2.5 Impact of development on Ancient Woodland | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) | |
| | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) | |
| | 2.7 Impact of development on SSSI, NNR | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site) | |
| | 2.8 Impact of development on LWS, LNR | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) | |
| | 2.9 Impact on Open Space | | | | | | Majority of site is not designated as protected open space (100% of site) | |
| | 2.10 Impact on TPO | | | | | | Site contains protected trees | |
| | 2.11 Impact on Minerals Safeguarding Zone | | | | | | Majority of site within minerals safeguarding zone (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 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 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 800m and 1150km from a train station | |
| | 4.4 Performance of existing highway network | | | | | | Performance of existing highway network <40th percentile | |
| 5. Hazards | 5.1 suitability of residential uses | | | | | | The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely | |
| | 5.2 Presence of power lines / pylons | | | | | | Site does not contain any overhead power lines or pylons | |
| | 5.3 Gas Pipeline | | | | | | Site does not contain gas pipelines | |
| | 5.4 Waste | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site) | |
| | 5.5 Public Safety Zone for London Southend Airport (LSA) | | | | | | Majority of site not within LSA public safety zone (100% of site) | |
| Regeneration + Sustainable Settlements | 6.1 Deprivation Index | | | | | | Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site) | |
| | 6.2 Area on designated employment land | | | | | | Majority of site is designated employment land however evidence has identified the site as functioning poorly as an employment site (% of site) | |
| | 6.3 Community Assets on site | | | | | | No loss of asset of community value (ACV) | |
| | 6.4 Settlement Role and Hierarchy | | | | | | Site within existing settlement | |
| | 6.5 Contribution to regeneration of the urban area | | | | | | Site is previously developed land and redevelopment would improve current adverse site conditions (% of site) | |
| Facilities and Services | 7.1 Distance to nearest primary school | | | | | | Site is between 800m and 1150km from a primary school | |
| | 7.2 Distance to nearest secondary school | | | | | | Site is between 1150km and 2.3km from a secondary school | |
| | 7.3 Distance to nearest healthcare facility | | | | | | Site is 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 400m and 800m from a town/ district/ local centres / parade | |
| | 7.9 Distance to nearest designated employment site | | | | | | Site is less than 400m from a designated employment site | |
| | 7.10 Proximity to small-scale retail <280m2 | | | | | | > 5 - ≤ 10) small scale retail uses within 2.3km | |
| | 7.11 Proximity to commercial uses | | | | | | Number of commercial uses within 2.3km. 40th – 60th percentile | |

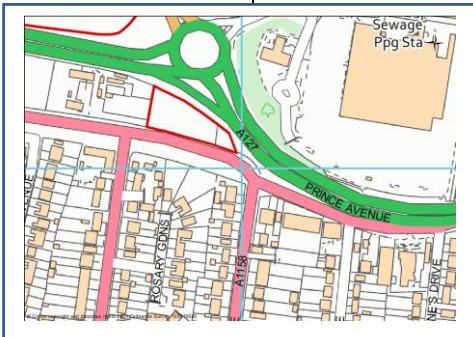


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|--|--|---------|---------------|-------------|--|--|--|
| Site Reference: | | EA018 | | | | | |
| Address: | Prittlewell Station Goods Yard | | | | | | |
| | | | | | | | |
| Neighbourhood: | Prittlewell | | Ward: | Prittlewell | | | |
| Site Category: | URBAN | | Size (ha): | 0.96 | | | |
| Planning Permission: | No | | Density: | 0.00 | | | |
| Potential Capacity Housing: | Gross 0 | Net 0 | Proposed Use: | Employment | | | |
| Potential Net Employment Floorspace (sqm): | Gross 893 | Net 893 | Existing Use: | Employment | | | |
| Context and surroundings: | The southern section of the site (also included in the HELAA as a housing opportunity) currently includes an electricity substation and number of parking spaces for the public and staff for the adjoining Prittlewell railway station on Station Approach. The northern section of the site includes vacant land for which part of the site benefits from a recent permission for use as Class B8 open storage. There are a range of different uses surrounding the site given its close proximity to the station. | | | | |   | |
| Summary of constraints: | Site contains protected trees and a locally listed building. | | | | | | |

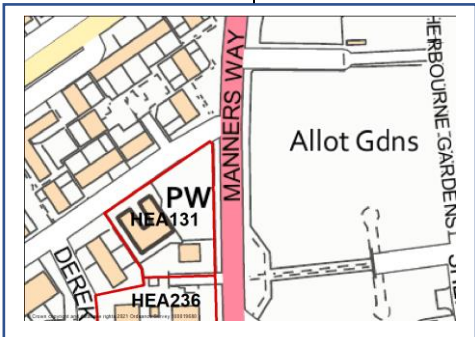


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|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | Criteria | | | | | | | | | | | Score/Qualitative Assessment | |
| Deliverability | 1.1 Site Availability | | | | | | | | | | | Site owned by a developer or another agency known to undertake employment development | |
| | 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 (% of site) | |
| | 2.2 Critical Drainage Area | | | | | | | | | | | The Majority of the site is not in a critical drainage area (% of site) | |
| | 2.3 Green Belt | | | | | | | | | | | Site not located in the Green Belt | |
| | 2.4 Landscape | | | | | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. | |
| | 2.5 Impact of development on Ancient Woodland | | | | | | | | | | | Majority of site not within 50m buffer of Ancient Woodland (% 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 (% 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 (% 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 (% 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 (% of site) | |
| | 2.12 Impact on Air Quality | | | | | | | | | | | Majority of site not within an Air Quality Management Area (% 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 (% 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 contains 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 | | | | | | | | | | | 8-10 Number of bus services received per hour (stops within 400m) | |
| | 4.3 Distance to nearest train station | | | | | | | | | | | Site is less than 400m 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 (% of site) | |
| | 5.5 Public Safety Zone for London Southend Airport (LSA) | | | | | | | | | | | Majority of site not within LSA public safety zone (% of site) | |
| Regeneration + Sustainable Settlements | 6.1 Deprivation Index | | | | | | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (% of site) | |
| | 6.2 Area on designated employment land | | | | | | | | | | | No loss of designated employment land | |
| | 6.3 Community Assets on site | | | | | | | | | | | No loss of asset of community value (ACV) | |
| | 6.4 Settlement Role and Hierarchy | | | | | | | | | | | Site within existing settlement | |
| | 6.5 Contribution to regeneration of the urban area | | | | | | | | | | | Site is previously developed land (% of site) | |
| Facilities and Services | 7.1 Distance to nearest primary school | | | | | | | | | | | Site is between 1150km and 2.3km from a primary school | |
| | 7.2 Distance to nearest secondary school | | | | | | | | | | | Site is between 1150km and 2.3km from a secondary school | |
| | 7.3 Distance to nearest healthcare facility | | | | | | | | | | | Site is between 800m and 1150km from a healthcare facility | |
| | 7.4 Distance to nearest designated open space | | | | | | | | | | | Site is between 400m and 800m from a designated open space | |
| | 7.5 Distance to nearest built leisure facility | | | | | | | | | | | Site is less than 400m from a built leisure facility | |
| | 7.6 Distance to nearest town centre | | | | | | | | | | | Site is between 1150km and 2.3km from town centre | |
| | 7.7 Distance to nearest town and district centre | | | | | | | | | | | Site is between 1150km and 2.3km from a town and district centre | |
| | 7.8 Distance to nearest town/ district/ local centres / parade | | | | | | | | | | | Site is between 400m and 800m from a town/ district/ local centres / parade | |
| | 7.9 Distance to nearest designated employment site | | | | | | | | | | | Site is between 400m and 800m from a designated employment site | |
| | 7.10 Proximity to small-scale retail <280m2 | | | | | | | | | | | > 5 - ≤ 10) small scale retail uses within 2.3km | |
| | 7.11 Proximity to commercial uses | | | | | | | | | | | Number of commercial uses within 2.3km. >80th percentile | |


| | | | | | | | |
|--|--|-----------|---------------|--------------|--|---|--|
| Site Reference: | | EA024 | | | | | |
| Address: | Land at Nestuda Way & Eastwoodbury Lane (intersection) | | | | |  | |
| | | | | | | | |
| Neighbourhood: | Prittlewell | | Ward: | St Laurence | | |  |
| Site Category: | AGGLAND | | Size (ha): | 1.56 | | | |
| Planning Permission: | No | | Density: | 0.00 | | | |
| Potential Capacity Housing: | Gross 0 | Net 0 | Proposed Use: | Employment | | | |
| Potential Net Employment Floorspace (sqm): | Gross 5,500 | Net 5,500 | Existing Use: | Agricultural | | | |
| Context and surroundings: | The site includes a triangular parcel of greenfield land (possibly agricultural) located at the Nestuda Way & Eastwoodbury Lane (intersection) north of the Southend Airport runway. The site is in close proximity to Laurence Industrial Estate and Laurence Park public open space. | | | | |  | |
| Summary of constraints: | Majority of site potentially contains Grade 1-3 agricultural land. Majority of site within Flood Zone 2 and within minerals safeguarding zone. | | | | | | |
| | 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 has potential to be viable based on current market conditions |
| Environmental | 2.1 Flood Risk | | | | | | Majority of site within Flood Zone 2 (% of site) |
| | 2.2 Critical Drainage Area | | | | | | The Majority of the site is not in a critical drainage area (% of site) |
| | 2.3 Green Belt | | | | | | Site not located in the Green Belt |
| | 2.4 Landscape | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. |
| | 2.5 Impact of development on Ancient Woodland | | | | | | Majority of site not within 50m buffer of Ancient Woodland (% 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 (% 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 (% 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 (% 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 (% of site) |
| | 2.12 Impact on Air Quality | | | | | | Majority of site not within an Air Quality Management Area (% 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 unlikely to contain archaeological assets |
| Transport | 4.1 Distance to nearest bus stop | | | | | | Site is less than 400m from a bus stop |
| | 4.2 Frequency of bus service | | | | | | >10 Number of bus services received per hour (stops within 400m) |
| | 4.3 Distance to nearest train station | | | | | | Site is between 1150km and 2.3km from a train station |
| | 4.4 Performance of existing highway network | | | | | | Performance of existing highway network <40th percentile |
| 5. Hazards | 5.1 suitability of residential uses | | | | | | The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses. |
| | 5.2 Presence of power lines / pylons | | | | | | Site does not contain any overhead power lines or pylons |
| | 5.3 Gas Pipeline | | | | | | Site does not contain gas pipelines |
| | 5.4 Waste | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (% of site) |
| | 5.5 Public Safety Zone for London Southend Airport (LSA) | | | | | | Majority of site not within LSA public safety zone (% of site). However, a score of red has been given due to the proximity of the airport runway |
| Regeneration + Sustainable Settlements | 6.1 Deprivation Index | | | | | | Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site) |
| | 6.2 Area on designated employment land | | | | | | No loss of designated employment land |
| | 6.3 Community Assets on site | | | | | | No loss of asset of community value (ACV) |
| | 6.4 Settlement Role and Hierarchy | | | | | | Site within existing settlement |
| | 6.5 Contribution to regeneration of the urban area | | | | | | |
| Facilities and Services | 7.1 Distance to nearest primary school | | | | | | Site is between 1150km and 2.3km from a primary school |
| | 7.2 Distance to nearest secondary school | | | | | | Site is between 1150km and 2.3km from a secondary school |
| | 7.3 Distance to nearest healthcare facility | | | | | | Site is between 800m and 1150km from a healthcare facility |
| | 7.4 Distance to nearest designated open space | | | | | | Site is between 400m and 800m from a designated open space |
| | 7.5 Distance to nearest built leisure facility | | | | | | Site is 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 less than 400m 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 |

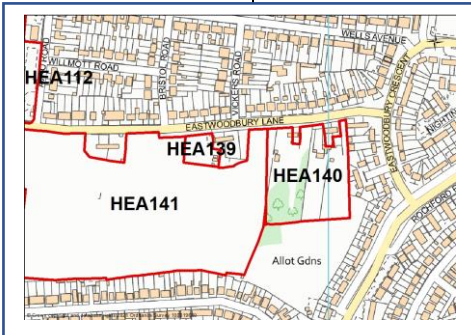
| | | | | | | | | | | |
|--|--|--|-------|---------------|-----------------|--|--|--|--|---|
| Site Reference: | | HEA106 | | | | | | | | |
| Address: | | Industrial uses between Roots Hall Avenue and Victoria Avenue | | | | <div></div> <div></div> | | | | |
| | | | | | | | | | | |
| Neighbourhood: | | Prittlewell | | Ward: | Prittlewell | | | | | |
| Site Category: | | URBAN | | Size (ha): | 0.21 | | | | | |
| Planning Permission: | | No | | Density: | 38.20 | | | | | |
| Potential Capacity Housing: | | Gross 8 | Net 8 | Proposed Use: | Residential Led | | | | | |
| Potential Net Employment Floorspace (sqm): | | N/A | N/A | Existing Use: | Employment | | | | | |
| Context and surroundings: | | The site comprises an area of surface parking, a single storey building dating from the 1920's and a two-storey building which is currently in use as a Kung Fu Centre. Whilst the site remains largely in use, the land is underutilised with a large area of hard surfacing/ parking. The site is a backland plot surrounded to the north and west by two storey terraced dwellings. Roots Hall House is located to the south of the site and includes a 3-storey building of the little architectural merit with retail to the ground floor. Unimplemented Local Plan site from the former Borough Local Plan (1994). | | | |  | | | | |
| Summary of constraints: | | The site is located within the SCAAP Victoria Gateway Neighbourhood Policy Area. Half of the site is located within Prittlewell Conservation Area. It is located less than 50m from a listed building The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely. Part of site is within an Air Quality Management Area | | | | | | | | |
| | Criteria | | | | | | | | | Score/Qualitative Assessment |
| Deliverability | 1.1 Site Availability | | | | | | | | | Site is confirmed to be available by landowner |
| | 1.2 Achievability | | | | | | | | | Site has potential to be viable based on current market conditions |
| Environmental | 2.1 Flood Risk | | | | | | | | | Majority of site within Flood Zone 1 (100% of site) |
| | 2.2 Critical Drainage Area | | | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) |
| | 2.3 Green Belt | | | | | | | | | Site not located in the Green Belt |
| | 2.4 Landscape | | | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. |
| | 2.5 Impact of development on Ancient Woodland | | | | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) |
| | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) |
| | 2.7 Impact of development on SSSI, NNR | | | | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site) |
| | 2.8 Impact of development on LWS, LNR | | | | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) |
| | 2.9 Impact on Open Space | | | | | | | | | Majority of site is not designated as protected open space (100% of site) |
| | 2.10 Impact on TPO | | | | | | | | | Site does not contain protected trees |
| | 2.11 Impact on Minerals Safeguarding Zone | | | | | | | | | Majority of site not within minerals safeguarding zone (100% of site) |
| | 2.12 Impact on Air Quality | | | | | | | | | Majority of site not within an Air Quality Management Area (78% of site), while 22% is within an Air Quality Management Area |
| | 2.13 Impact on Agricultural Land | | | | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) |
| Historic Environment | 3.1 Impact on scheduled monument | | | | | | | | | Majority of site > 50m from a scheduled monument (100% of site) |
| | 3.2 Impact on conservation area | | | | | | | | | Majority of site <50m from conservation area (100% of site) |
| | 3.3 Impact on listed building | | | | | | | | | Majority of site <50m from a listed building (64% of site) while the remaining 36% of the site is not within 50m of a listed building |
| | 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 less than 400m from a train station |
| | 4.4 Performance of existing highway network | | | | | | | | | Performance of existing highway network <40th percentile |
| 5. Hazards | 5.1 suitability of residential uses | | | | | | | | | The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely |
| | 5.2 Presence of power lines / pylons | | | | | | | | | Site does not contain any overhead power lines or pylons |
| | 5.3 Gas Pipeline | | | | | | | | | Site does not contain gas pipelines |
| | 5.4 Waste | | | | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site) |
| | 5.5 Public Safety Zone for London Southend Airport (LSA) | | | | | | | | | Majority of site not within LSA public safety zone (100% of site) |
| Regeneration + Sustainable Settlements | 6.1 Deprivation Index | | | | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site) |
| | 6.2 Area on designated employment land | | | | | | | | | No loss of designated employment land |
| | 6.3 Community Assets on site | | | | | | | | | Loss of community asset |
| | 6.4 Settlement Role and Hierarchy | | | | | | | | | Site within existing settlement |
| | 6.5 Contribution to regeneration of the urban area | | | | | | | | | Site is previously developed land and redevelopment would improve current adverse site conditions (% of site) |
| Facilities and Services | 7.1 Distance to nearest primary school | | | | | | | | | Site is between 400m and 800m from a primary school |
| | 7.2 Distance to nearest secondary school | | | | | | | | | Site is between 1150km and 2.3km from a secondary school |
| | 7.3 Distance to nearest healthcare facility | | | | | | | | | Site is between 400m and 800m from a healthcare facility |
| | 7.4 Distance to nearest designated open space | | | | | | | | | Site is less than 400m from a designated open space OR is of a scale (define?) that could deliver new open space |
| | 7.5 Distance to nearest built leisure facility | | | | | | | | | Site is less than 400m from a built leisure facility OR is of a scale (define?) that could deliver a new built leisure facility |
| | 7.6 Distance to nearest town centre | | | | | | | | | Site is between 1150km and 2.3km from town centre |
| | 7.7 Distance to nearest town and district centre | | | | | | | | | Site is between 1150km and 2.3km from a town and district centre |
| | 7.8 Distance to nearest town/ district/ local centres / parade | | | | | | | | | Site is less than 400m from a town/ district/ local centres / parade OR is of a scale (define?) that could deliver a new local centre / parade |
| | 7.9 Distance to nearest designated employment site | | | | | | | | | Site is between 800m and 11150km from a designated employment site |
| | 7.10 Proximity to small-scale retail <280m2 | | | | | | | | | (> 5 - ≤ 10) small scale retail uses within 2.3km |
| | 7.11 Proximity to commercial uses | | | | | | | | | Number of commercial uses within 2.3km. >80th percentile |


| | | | | | | | | | | | | | |
|--|--|--------|---------------|-------------------------|--|--|--|--|---|--|--|--|------------------------------|
| Site Reference: | | HEA112 | | | | | | | | | | | |
| Address: | Avro Centre, Arvo Road | | | | | |  |  | | | | | |
| | | | | | | | | | | | | | |
| Neighbourhood: | Prittlewell | | Ward: | St Laurence | | | | | | | | | |
| Site Category: | URBAN | | Size (ha): | 0.98 | | | | | | | | | |
| Planning Permission: | No | | Density: | 51.26 | | | | | | | | | |
| Potential Capacity Housing: | Gross 50 | Net 50 | Proposed Use: | Residential development | | | | | | | | | |
| Potential Net Employment Floorspace (sqm): | N/A | N/A | Existing Use: | Adult training centre | | | | | | | | | |
| Context and surroundings: | This site currently includes a single storey building (of limited architectural merit) in use as an adult training centre. The site also includes parking / hardstanding to the front of the building, and portacabins and substation to the western boundary. The opposite side of Avro Road includes 2 storey residential properties. To the north/ west of the site lies the Southend Airport Runway. | | | | | | | |  | | | | |
| Summary of constraints: | The site is located within the Joint Area Action Plan for London Southend Airport (although not subject to specific allocation/designation). Part of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely. Potential noise constraints and CAA restrictions due to the border with, and proximity to London Southend Airport. | | | | | | | | | | | | |
| | Criteria | | | | | | | | | | | | Score/Qualitative Assessment |
| Deliverability | 1.1 Site Availability | | | | | | | Site is confirmed to be available for development by landowner but is subject to Council resolution | | | | | |
| | 1.2 Achievability | | | | | | | Site is likely to be viable based on current market conditions | | | | | |
| Environmental | 2.1 Flood Risk | | | | | | | Majority of site within Flood Zone 1 (100% of site) | | | | | |
| | 2.2 Critical Drainage Area | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) | | | | | |
| | 2.3 Green Belt | | | | | | | Site not located in the Green Belt | | | | | |
| | 2.4 Landscape | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. | | | | | |
| | 2.5 Impact of development on Ancient Woodland | | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) | | | | | |
| | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) | | | | | |
| | 2.7 Impact of development on SSSI, NNR | | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site) | | | | | |
| | 2.8 Impact of development on LWS, LNR | | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) | | | | | |
| | 2.9 Impact on Open Space | | | | | | | Majority of site is not designated as protected open space (100% of site) | | | | | |
| | 2.10 Impact on TPO | | | | | | | Site does not contain protected trees | | | | | |
| | 2.11 Impact on Minerals Safeguarding Zone | | | | | | | Majority of site within minerals safeguarding zone (78% 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 (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 (100% of site) | | | | | |
| | 6.2 Area on designated employment land | | | | | | | No loss of designated employment land | | | | | |
| | 6.3 Community Assets on site | | | | | | | No loss of asset of community value (ACV) | | | | | |
| | 6.4 Settlement Role and Hierarchy | | | | | | | Site within existing settlement | | | | | |
| | 6.5 Contribution to regeneration of the urban area | | | | | | | Site is previously developed land | | | | | |
| 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 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 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 | | | | | |

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|--|--|---|-------|---------------|--|--|--|---|--|--|--|--|--|--|
| Site Reference: | | HEA117 | | | | | | | | | | | | |
| Address: | Prince Avenue/A127 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Neighbourhood: | | Prittlewell | | Ward: | Prittlewell | | | | | | | | | |
| Site Category: | | URBAN | | Size (ha): | 0.32 | | | | | | | | | |
| Planning Permission: | | No | | Density: | 24.70 | | | | | | | | | |
| Potential Capacity Housing: | | Gross 8 | Net 8 | Proposed Use: | Residential development (subject to site access) | | | | | | | | | |
| Potential Net Employment Floorspace (sqm): | | N/A | N/A | Existing Use: | Greenfield | | | | | | | | | |
| Context and surroundings: | | Site includes an area of vacant grassland consisting of two small fields. There is a Cattery immediately to the west, The site is located between the A127 and Prince Avenue (A1158) and there is a large roundabout to the north. The surrounding area is largely residential, with Thanet Grange commercial area to the north/north east. | | | | | |  | | | | | | |
| Summary of constraints: | | According to the Call for Sites information the land is subject to Open Space Covenants. Majority of site within minerals safeguarding zone | | | | | |  | | | | | | |
| | | | | | | | |  | | | | | | |
| | Criteria | | | | | | | | | | | | Score/Qualitative Assessment | |
| Deliverability | 1.1 Site Availability | | | | | | | | | | | | Site is confirmed to be available for development by landowner but is subject to Council resolution | |
| | 1.2 Achievability | | | | | | | | | | | | Site is likely to be viable based on current market conditions | |
| Environmental | 2.1 Flood Risk | | | | | | | | | | | | Majority of site within Flood Zone 1 (100% of site) | |
| | 2.2 Critical Drainage Area | | | | | | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) | |
| | 2.3 Green Belt | | | | | | | | | | | | Site not located in the Green Belt | |
| | 2.4 Landscape | | | | | | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. | |
| | 2.5 Impact of development on Ancient Woodland | | | | | | | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) | |
| | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) | |
| | 2.7 Impact of development on SSSI, NNR | | | | | | | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site) | |
| | 2.8 Impact of development on LWS, LNR | | | | | | | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) | |
| | 2.9 Impact on Open Space | | | | | | | | | | | | Majority of site is not designated as protected open space (100% of site). Although the site is classified as greenfield. | |
| | 2.10 Impact on TPO | | | | | | | | | | | | Site does not contain protected trees | |
| | 2.11 Impact on Minerals Safeguarding Zone | | | | | | | | | | | | Majority of site within minerals safeguarding zone (100% of site) | |
| | 2.12 Impact on Air Quality | | | | | | | | | | | | Majority of site not within an Air Quality Management Area (100% of site) | |
| | 2.13 Impact on Agricultural Land | | | | | | | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) | |
| Historic Environment | 3.1 Impact on scheduled monument | | | | | | | | | | | | Majority of site > 50m from a scheduled monument (100% of site) | |
| | 3.2 Impact on conservation area | | | | | | | | | | | | Majority of site >50m from conservation area (100% of site) | |
| | 3.3 Impact on listed building | | | | | | | | | | | | Majority of site >50m from listed building (100% of site) | |
| | 3.4 Impact on local listed building | | | | | | | | | | | | Site does not contain a locally listed building | |
| | 3.5 Impact on archaeological assets | | | | | | | | | | | | Site unlikely to contain archaeological assets | |
| Transport | 4.1 Distance to nearest bus stop | | | | | | | | | | | | Site is less than 400m from a bus stop | |
| | 4.2 Frequency of bus service | | | | | | | | | | | | >10 Number of bus services received per hour (stops within 400m) | |
| | 4.3 Distance to nearest train station | | | | | | | | | | | | Site is between 1150km and 2.3km from a train station | |
| | 4.4 Performance of existing highway network | | | | | | | | | | | | Performance of existing highway network <40th percentile | |
| 5. Hazards | 5.1 suitability of residential uses | | | | | | | | | | | | The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses. | |
| | 5.2 Presence of power lines / pylons | | | | | | | | | | | | Site does not contain any overhead power lines or pylons | |
| | 5.3 Gas Pipeline | | | | | | | | | | | | Site does not contain gas pipelines | |
| | 5.4 Waste | | | | | | | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site) | |
| | 5.5 Public Safety Zone for London Southend Airport (LSA) | | | | | | | | | | | | Majority of site not within LSA public safety zone (100% of site) | |
| Regeneration + Sustainable Settlements | 6.1 Deprivation Index | | | | | | | | | | | | Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (100% of site) | |
| | 6.2 Area on designated employment land | | | | | | | | | | | | No loss of designated employment land | |
| | 6.3 Community Assets on site | | | | | | | | | | | | No loss of asset of community value (ACV) | |
| | 6.4 Settlement Role and Hierarchy | | | | | | | | | | | | Site within existing settlement | |
| | 6.5 Contribution to regeneration of the urban area | | | | | | | | | | | | Site is greenfield land (% of site) | |
| Facilities and Services | 7.1 Distance to nearest primary school | | | | | | | | | | | | Site is between 800m and 1150km from a primary school | |
| | 7.2 Distance to nearest secondary school | | | | | | | | | | | | Site is between 1150km and 2.3km from a secondary school | |
| | 7.3 Distance to nearest healthcare facility | | | | | | | | | | | | Site is between 1150km and 2.3km from a healthcare facility | |
| | 7.4 Distance to nearest designated open space | | | | | | | | | | | | Site is less than 400m from a designated open space | |
| | 7.5 Distance to nearest built leisure facility | | | | | | | | | | | | Site is between 400m and 800m from a built leisure facility | |
| | 7.6 Distance to nearest town centre | | | | | | | | | | | | Site is more than 2.3km from town centre | |
| | 7.7 Distance to nearest town and district centre | | | | | | | | | | | | Site is more than 2.3km from a town and district centre | |
| | 7.8 Distance to nearest town/ district/ local centres / parade | | | | | | | | | | | | Site is between 400m and 800m from a town/ district/ local centres / parade | |
| | 7.9 Distance to nearest designated employment site | | | | | | | | | | | | Site is between 800m and 11150km from a designated employment site | |
| | 7.10 Proximity to small-scale retail <280m2 | | | | | | | | | | | | (> 5 - ≤ 10) small scale retail uses within 2.3km | |
| | 7.11 Proximity to commercial uses | | | | | | | | | | | | Number of commercial uses within 2.3km. 40th – 60th percentile | |

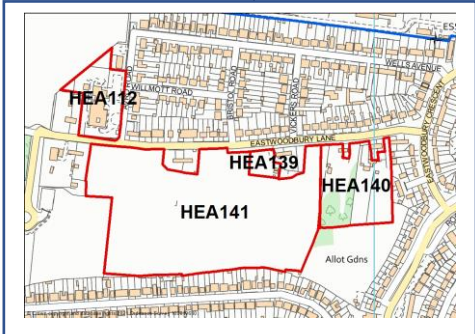

| | | | | | | | | | | | | |
|--|--|--|--------|---------------|---|--|--|---|--|--|--|--|
| Site Reference: | | HEA131 | | | | | | | | | | |
| Address: | St Stephen's Church | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Neighbourhood: | | Prittlewell | | Ward: | St Laurence | | | | | | | |
| Site Category: | | URBAN | | Size (ha): | 0.30 | | | | | | | |
| Planning Permission: | | No | | Density: | 43.09 | | | | | | | |
| Potential Capacity Housing: | | Gross 13 | Net 13 | Proposed Use: | Residential led with potential for playground reprovision | | | | | | | |
| Potential Net Employment Floorspace (sqm): | | N/A | N/A | Existing Use: | Church | | | | | | | |
| Context and surroundings: | | Site located on corner of Alton Gardens and Manners Way, includes a church and adjacent vicarage, as well as a children's playground. There are allotments to the east, and predominantly residential properties to the south and west, largely 2 storey. Southend Airport and the business park are to the north. | | | | | |  | | | | |
| Summary of constraints: | | The site is relatively free of any policy or environmental constraints. | | | | | |  | | | | |
| | | | | | | | |  | | | | |
| | | Criteria | | | | | | | | | Score/Qualitative Assessment | |
| Deliverability | 1.1 Site Availability | | | | | | | | | | Site is confirmed to be available for development | |
| | 1.2 Achievability | | | | | | | | | | Site is likely to be viable based on current market conditions | |
| Environmental | 2.1 Flood Risk | | | | | | | | | | Majority of site within Flood Zone 1 (100% of site) | |
| | 2.2 Critical Drainage Area | | | | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) | |
| | 2.3 Green Belt | | | | | | | | | | Site not located in the Green Belt | |
| | 2.4 Landscape | | | | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. | |
| | 2.5 Impact of development on Ancient Woodland | | | | | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) | |
| | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) | |
| | 2.7 Impact of development on SSSI, NNR | | | | | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site) | |
| | 2.8 Impact of development on LWS, LNR | | | | | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) | |
| | 2.9 Impact on Open Space | | | | | | | | | | Majority of site is not designated as protected open space (100% of site) | |
| | 2.10 Impact on TPO | | | | | | | | | | Site does not contain protected trees | |
| | 2.11 Impact on Minerals Safeguarding Zone | | | | | | | | | | Majority of site not within minerals safeguarding zone (100% of site) | |
| | 2.12 Impact on Air Quality | | | | | | | | | | Majority of site not within an Air Quality Management Area (100% of site) | |
| | 2.13 Impact on Agricultural Land | | | | | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) | |
| Historic Environment | 3.1 Impact on scheduled monument | | | | | | | | | | Majority of site > 50m from a scheduled monument (100% of site) | |
| | 3.2 Impact on conservation area | | | | | | | | | | Majority of site >50m from conservation area (100% of site) | |
| | 3.3 Impact on listed building | | | | | | | | | | Majority of site >50m from listed building (100% of site) | |
| | 3.4 Impact on local listed building | | | | | | | | | | Site does not contain a locally listed building | |
| | 3.5 Impact on archaeological assets | | | | | | | | | | Site unlikely to contain archaeological assets | |
| Transport | 4.1 Distance to nearest bus stop | | | | | | | | | | Site is less than 400m from a bus stop | |
| | 4.2 Frequency of bus service | | | | | | | | | | >10 Number of bus services received per hour (stops within 400m) | |
| | 4.3 Distance to nearest train station | | | | | | | | | | Site is less than 400m from a train station | |
| | 4.4 Performance of existing highway network | | | | | | | | | | Performance of existing highway network <40th percentile | |
| 5. Hazards | 5.1 suitability of residential uses | | | | | | | | | | The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses. | |
| | 5.2 Presence of power lines / pylons | | | | | | | | | | Site does not contain any overhead power lines or pylons | |
| | 5.3 Gas Pipeline | | | | | | | | | | Site does not contain gas pipelines | |
| | 5.4 Waste | | | | | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site) | |
| | 5.5 Public Safety Zone for London Southend Airport (LSA) | | | | | | | | | | Majority of site not within LSA public safety zone (100% of site) | |
| Regeneration + Sustainable Settlements | 6.1 Deprivation Index | | | | | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site) | |
| | 6.2 Area on designated employment land | | | | | | | | | | No loss of designated employment land | |
| | 6.3 Community Assets on site | | | | | | | | | | Loss of community asset | |
| | 6.4 Settlement Role and Hierarchy | | | | | | | | | | Site within existing settlement | |
| | 6.5 Contribution to regeneration of the urban area | | | | | | | | | | Site is previously developed land (% of site) | |
| Facilities and Services | 7.1 Distance to nearest primary school | | | | | | | | | | Site is between 800m and 1150km from a primary school | |
| | 7.2 Distance to nearest secondary school | | | | | | | | | | Site is between 1150km and 2.3km from a secondary school | |
| | 7.3 Distance to nearest healthcare facility | | | | | | | | | | Site is between 800m and 1150km from a healthcare facility | |
| | 7.4 Distance to nearest designated open space | | | | | | | | | | Site is less than 400m from a designated open space | |
| | 7.5 Distance to nearest built leisure facility | | | | | | | | | | Site is between 400m and 800m from a built leisure facility | |
| | 7.6 Distance to nearest town centre | | | | | | | | | | Site is more than 2.3km from town centre | |
| | 7.7 Distance to nearest town and district centre | | | | | | | | | | Site is between 1150km and 2.3km from a town and district centre | |
| | 7.8 Distance to nearest town/ district/ local centres / parade | | | | | | | | | | Site is between 400m and 800m from a town/ district/ local centres / parade | |
| | 7.9 Distance to nearest designated employment site | | | | | | | | | | Site is between 800m and 11150km from a designated employment site | |
| | 7.10 Proximity to small-scale retail <280m2 | | | | | | | | | | (> 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: | | HEA139 | | | | | |
| Address: | | Land to the South of Eastwoodbury Lane | | | | | |
| | | | | | | | |
| Neighbourhood: | | Prittlewell | | Ward: | St Laurence | | |
| Site Category: | | OPENSF | | Size (ha): | 0.21 | | |
| Planning Permission: | | No | | Density: | 47.91 | | |
| Potential Capacity Housing: | | Gross 10 | Net 10 | Proposed Use: | Residential Development | | |
| Potential Net Employment Floorspace (sqm): | | TBC | TBC | Existing Use: | Greenfield | | |
| Context and surroundings: | | Greenfield small holdings adjacent to residential dwellings to the east, south of Eastwoodbury Lane. Further open space/ agricultural land to the south / west. The immediate surrounding area is primarily residential. It is close to the Southend Airport Runway, to the north. | | | |  | |
| Summary of constraints: | | Best and most versatile land. Within London Southend Airport JAAP area. Partially allocated as public open space on the JAAP Proposals Map. Potential new access required. | | | | | |

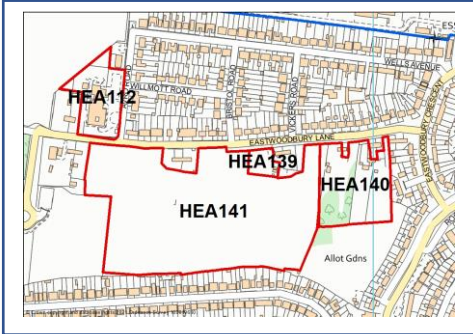
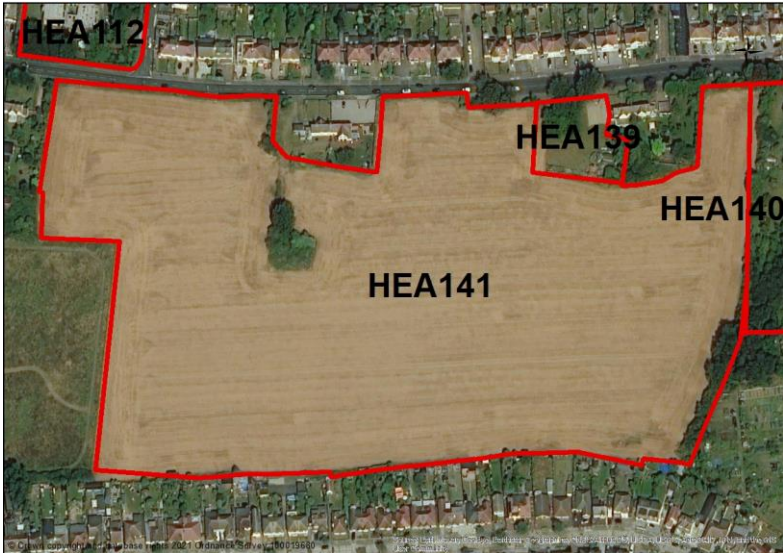





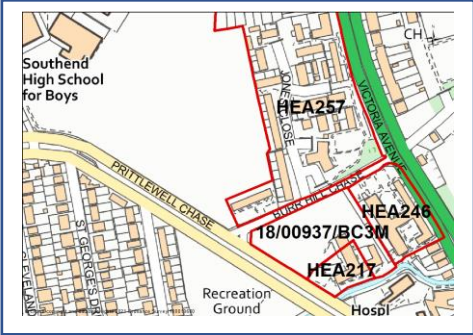


| | Criteria | | | | | | Score/Qualitative Assessment |
|--|--|--|--|--|--|--|--|
| Deliverability | 1.1 Site Availability | | | | | | Site is confirmed to be available for development by landowner. However, part of the site is subject to Council resolution |
| | 1.2 Achievability | | | | | | Site is 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 | | | | | | Site not located in the Green Belt |
| | 2.4 Landscape | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. |
| | 2.5 Impact of development on Ancient Woodland | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) |
| | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) |
| | 2.7 Impact of development on SSSI, NNR | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site) |
| | 2.8 Impact of development on LWS, LNR | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) |
| | 2.9 Impact on Open Space | | | | | | Majority of site is not designated as protected open space (100% of site) |
| | 2.10 Impact on TPO | | | | | | Site does not contain protected trees |
| | 2.11 Impact on Minerals Safeguarding Zone | | | | | | Majority of site within minerals safeguarding zone (81% 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 | | | | | | >10 Number of bus services received per hour (stops within 400m) |
| | 4.3 Distance to nearest train station | | | | | | Site is between 400m and 800m from a train station |
| | 4.4 Performance of existing highway network | | | | | | Performance of existing highway network 40th – 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 within existing settlement |
| | 6.5 Contribution to regeneration of the urban area | | | | | | Site is greenfield land (% of site) |
| Facilities and Services | 7.1 Distance to nearest primary school | | | | | | Site is between 800m and 1150km from a primary school |
| | 7.2 Distance to nearest secondary school | | | | | | Site is between 1150km and 2.3km from a secondary school |
| | 7.3 Distance to nearest healthcare facility | | | | | | Site is 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 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 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 |

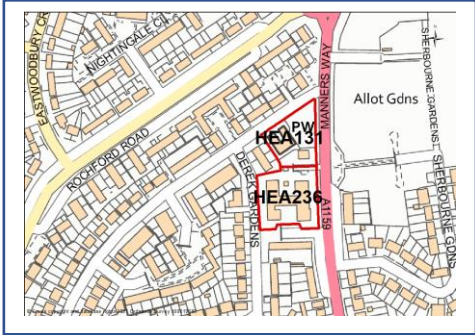


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|--|--|--------|---------------|---|--|---|--|
| Site Reference: | | HEA140 | | | | | |
| Address: | Land to the South of Eastwoodbury Lane | | | | | | |
| | | | | | | | |
| Neighbourhood: | Prittlewell | | Ward: | St Laurence | | | |
| Site Category: | OPENSP | | Size (ha): | 1.62 | | | |
| Planning Permission: | No | | Density: | 49.86 | | | |
| Potential Capacity Housing: | Gross 81 | Net 81 | Proposed Use: | residential, new transport access, and green space. | | | |
| Potential Net Employment Floorspace (sqm): | TBC | TBC | Existing Use: | Greenfield | | | |
| Context and surroundings: | Greenfield small holdings adjacent to residential dwellings to the east, south of Eastwoodbury Lane. Further open space/ agricultural land to the south / west. The immediate surrounding area is primarily residential. It is close to the Southend Airport Runway, to the north. | | | | |  | |
| Summary of constraints: | Best and most versitle land. Within London Southend Airport JAAP area. Allocated as public open space on the JAAP Proposals Map. Physical Constraints: Potential new access required. Environmental Constraints: best and most versatile agricultural land. | | | | |  | |

| | | | | | | | |
|--|--|--|--|--|--|--|---|
| | 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 | | | | | | Site not located in the Green Belt |
| | 2.4 Landscape | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. |
| | 2.5 Impact of development on Ancient Woodland | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) |
| | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) |
| | 2.7 Impact of development on SSSI, NNR | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site) |
| | 2.8 Impact of development on LWS, LNR | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) |
| | 2.9 Impact on Open Space | | | | | | Majority of site is not designated as protected open space (100% of site) |
| | 2.10 Impact on TPO | | | | | | Site does not contain protected trees |
| | 2.11 Impact on Minerals Safeguarding Zone | | | | | | Majority of site within minerals safeguarding zone (98% 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 (94% of site) |
| Historic Environment | 3.1 Impact on scheduled monument | | | | | | Majority of site > 50m from a scheduled monument (100% of site) |
| | 3.2 Impact on conservation area | | | | | | Majority of site >50m from conservation area (100% of site) |
| | 3.3 Impact on listed building | | | | | | Majority of site >50m from listed building (100% of site) |
| | 3.4 Impact on local listed building | | | | | | Site does not contain a locally listed building |
| | 3.5 Impact on archaeological assets | | | | | | Site unlikely to contain archaeological assets |
| Transport | 4.1 Distance to nearest bus stop | | | | | | Site is less than 400m from a bus stop |
| | 4.2 Frequency of bus service | | | | | | >10 Number of bus services received per hour (stops within 400m) |
| | 4.3 Distance to nearest train station | | | | | | Site is between 400m and 800m from a train station |
| | 4.4 Performance of existing highway network | | | | | | Performance of existing highway network 40th – 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 (69% of site) with 31% of site within LSOA in top 20% most deprived national deprivation decile |
| | 6.2 Area on designated employment land | | | | | | No loss of designated employment land |
| | 6.3 Community Assets on site | | | | | | No loss of asset of community value (ACV) |
| | 6.4 Settlement Role and Hierarchy | | | | | | Site within existing settlement |
| | 6.5 Contribution to regeneration of the urban area | | | | | | Site is greenfield land (% of site) |
| Facilities and Services | 7.1 Distance to nearest primary school | | | | | | Site is between 800m and 1150km from a primary school |
| | 7.2 Distance to nearest secondary school | | | | | | Site is between 1150km and 2.3km from a secondary school |
| | 7.3 Distance to nearest healthcare facility | | | | | | Site is 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 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 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 |

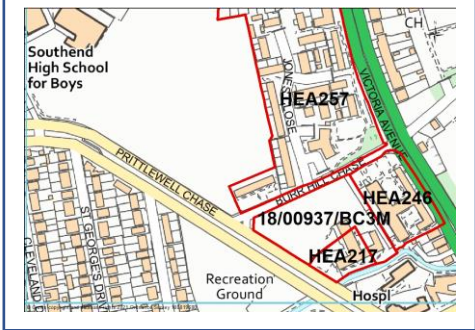


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|--|--|--|---------|---------------|--|--|---|--|---|--|
| Site Reference: | | HEA141 | | | | | | | | |
| Address: | Land to the South of Eastwoodbury Lane | | | | | | | | | |
| | | | | | | | | | | |
| Neighbourhood: | | Prittlewell | | Ward: | St Laurence | |  | |  | |
| Site Category: | | OPENSP | | Size (ha): | 7.17 | | | | | |
| Planning Permission: | | No | | Density: | 25.10 | | | | | |
| Potential Capacity Housing: | | Gross 180 | Net 180 | Proposed Use: | Potential for a number of different uses including: new school, new transport access, residential development. | | | | | |
| Potential Net Employment Floorspace (sqm): | | | | Existing Use: | Greenfield | | | | | |
| Context and surroundings: | | Greenfield site located on agricultural land south of Eastwoodbury Lane adjacent to residential properties. To the east is open space / agricultural land. To west is St Laurence Park. Close to Southend Airport Runway to the north. | | | | |  | | | |
| Summary of constraints: | | Designated as public open space (JAAP). Majority of site within minerals safeguarding zone and the site may contain archaeological assets. Majority of site potentially contains Grade 1-3 agricultural land | | | | | | | | |

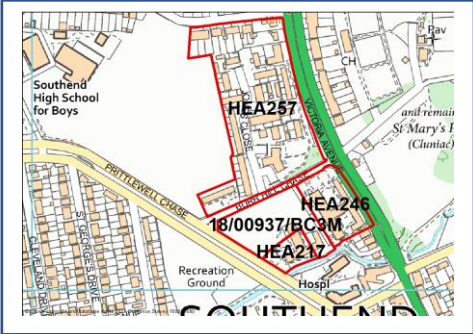


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|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | Criteria | | | | | | | | | | | | Score/Qualitative Assessment | |
| Deliverability | 1.1 Site Availability | | | | | | | | | | | | Site is confirmed to be available for development by landowner but is subject to Council resolution | |
| | 1.2 Achievability | | | | | | | | | | | | Site is likely to be viable based on current market conditions | |
| Environmental | 2.1 Flood Risk | | | | | | | | | | | | Majority of site within Flood Zone 1 (100% of site) | |
| | 2.2 Critical Drainage Area | | | | | | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) | |
| | 2.3 Green Belt | | | | | | | | | | | | Site not located in the Green Belt | |
| | 2.4 Landscape | | | | | | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. | |
| | 2.5 Impact of development on Ancient Woodland | | | | | | | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) | |
| | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) | |
| | 2.7 Impact of development on SSSI, NNR | | | | | | | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site) | |
| | 2.8 Impact of development on LWS, LNR | | | | | | | | | | | | Majority of site not within or adjacent locally protected habitat site (% of site) | |
| | 2.9 Impact on Open Space | | | | | | | | | | | | Majority of site is 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 (96% 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 may contain archaeological assets (number of potential zones) | |
| Transport | 4.1 Distance to nearest bus stop | | | | | | | | | | | | Site is less than 400m from a bus stop | |
| | 4.2 Frequency of bus service | | | | | | | | | | | | >10 Number of bus services received per hour (stops within 400m) | |
| | 4.3 Distance to nearest train station | | | | | | | | | | | | Site is between 400m and 800m 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 within existing settlement | |
| | 6.5 Contribution to regeneration of the urban area | | | | | | | | | | | | Site is greenfield land (% of site) | |
| Facilities and Services | 7.1 Distance to nearest primary school | | | | | | | | | | | | Site is between 800m and 1150km from a primary school | |
| | 7.2 Distance to nearest secondary school | | | | | | | | | | | | Site is between 1150km and 2.3km from a secondary school | |
| | 7.3 Distance to nearest healthcare facility | | | | | | | | | | | | Site is 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 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 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 | |

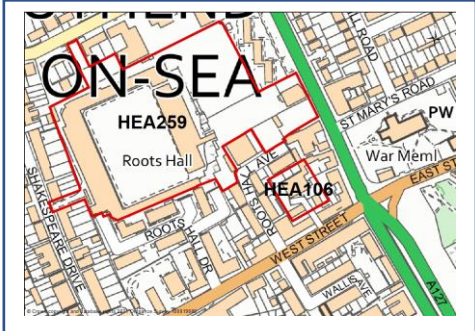

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|--|---|--------|---------------|-------------|--|---|---|--|--|--|--|--|------------------------------|--|
| Site Reference: | | HEA217 | | | | | | | | | | | | |
| Address: | Land at Prittlewell Chase adj to Priory House | | | | |  |  | | | | | | | |
| | | | | | | | | | | | | | | |
| Neighbourhood: | Prittlewell | Ward: | Prittlewell | | | | | | | | | | | |
| Site Category: | REGEN | | Size (ha): | 0.24 | | | | | | | | | | |
| Planning Permission: | No | | Density: | 115.77 | | | | | | | | | | |
| Potential Capacity Housing: | Gross 28 | Net 0 | Proposed Use: | Residential | | | | | | | | | | |
| Potential Net Employment Floorspace (sqm): | N/A | N/A | Existing Use: | Care Home | | | | | | | | | | |
| Context and surroundings: | Part 1 and 2 storey care home. Mix of uses nearby including residential. West of Prittlewell Chase road and North of Prittle Brook. | | | | |  | | | | | | | | |
| Summary of constraints: | Brownfield site relatively free of constraints. It has no designated use. The building itself is of little merit. There are some TPO tress on the site that may constrain design. | | | | | | | | | | | | | |
| | 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 (96% of site) | | | | | |
| | 2.2 Critical Drainage Area | | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) | | | | | |
| | 2.3 Green Belt | | | | | | | | Site not located in the Green Belt | | | | | |
| | 2.4 Landscape | | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. | | | | | |
| | 2.5 Impact of development on Ancient Woodland | | | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) | | | | | |
| | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) | | | | | |
| | 2.7 Impact of development on SSSI, NNR | | | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site) | | | | | |
| | 2.8 Impact of development on LWS, LNR | | | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) | | | | | |
| | 2.9 Impact on Open Space | | | | | | | | Majority of site is not designated as protected open space (100% of site) | | | | | |
| | 2.10 Impact on TPO | | | | | | | | Site does not contain protected trees | | | | | |
| | 2.11 Impact on Minerals Safeguarding Zone | | | | | | | | Majority of site not within minerals safeguarding zone (100% of site) | | | | | |
| | 2.12 Impact on Air Quality | | | | | | | | Majority of site not within an Air Quality Management Area (100% of site) | | | | | |
| | 2.13 Impact on Agricultural Land | | | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) | | | | | |
| Historic Environment | 3.1 Impact on scheduled monument | | | | | | | | Majority of site > 50m from a scheduled monument (100% of site) | | | | | |
| | 3.2 Impact on conservation area | | | | | | | | Majority of site >50m from conservation area (100% of site) | | | | | |
| | 3.3 Impact on listed building | | | | | | | | Majority of site >50m from listed building (100% of site) | | | | | |
| | 3.4 Impact on local listed building | | | | | | | | Site does not contain a locally listed building | | | | | |
| | 3.5 Impact on archaeological assets | | | | | | | | Site unlikely to contain archaeological assets | | | | | |
| Transport | 4.1 Distance to nearest bus stop | | | | | | | | Site is less than 400m from a bus stop | | | | | |
| | 4.2 Frequency of bus service | | | | | | | | >10 Number of bus services received per hour (stops within 400m) | | | | | |
| | 4.3 Distance to nearest train station | | | | | | | | Site is between 400m and 800m from a train station | | | | | |
| | 4.4 Performance of existing highway network | | | | | | | | Performance of existing highway network <40th percentile | | | | | |
| 5. Hazards | 5.1 suitability of residential uses | | | | | | | | The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses. | | | | | |
| | 5.2 Presence of power lines / pylons | | | | | | | | Site does not contain any overhead power lines or pylons | | | | | |
| | 5.3 Gas Pipeline | | | | | | | | Site does not contain gas pipelines | | | | | |
| | 5.4 Waste | | | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site) | | | | | |
| | 5.5 Public Safety Zone for London Southend Airport (LSA) | | | | | | | | Majority of site not within LSA public safety zone (100% of site) | | | | | |
| Regeneration + Sustainable Settlements | 6.1 Deprivation Index | | | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site) | | | | | |
| | 6.2 Area on designated employment land | | | | | | | | No loss of designated employment land | | | | | |
| | 6.3 Community Assets on site | | | | | | | | No loss of asset of community value (ACV) | | | | | |
| | 6.4 Settlement Role and Hierarchy | | | | | | | | Site within existing settlement | | | | | |
| | 6.5 Contribution to regeneration of the urban area | | | | | | | | Site is previously developed land (% of site) | | | | | |
| Facilities and Services | 7.1 Distance to nearest primary school | | | | | | | | Site is between 400m and 800m from a primary school | | | | | |
| | 7.2 Distance to nearest secondary school | | | | | | | | Site is between 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 less than 400m from a designated open space | | | | | |
| | 7.5 Distance to nearest built leisure facility | | | | | | | | Site is less than 400m from a built leisure facility | | | | | |
| | 7.6 Distance to nearest town centre | | | | | | | | Site is between 1150km and 2.3km from town centre | | | | | |
| | 7.7 Distance to nearest town and district centre | | | | | | | | Site is between 1150km and 2.3km from a town and district centre | | | | | |
| | 7.8 Distance to nearest town/ district/ local centres / parade | | | | | | | | Site is less than 400m from a town/ district/ local centres / parade | | | | | |
| | 7.9 Distance to nearest designated employment site | | | | | | | | Site is between 400m and 800m from a designated employment site | | | | | |
| | 7.10 Proximity to small-scale retail <280m2 | | | | | | | | (> 5 - ≤ 10) small scale retail uses within 2.3km | | | | | |
| | 7.11 Proximity to commercial uses | | | | | | | | Number of commercial uses within 2.3km. >80th percentile | | | | | |

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|--|---|--------|---------------|-------------------|--|---|---|
| Site Reference: | | HEA236 | | | | | |
| Address: | Nayland House, 203 Manners Way, Southend | | | | |  |  |
| | | | | | | | |
| Neighbourhood: | Prittlewell | | Ward: | St Laurence | | | |
| Site Category: | REGEN | | Size (ha): | 0.43 | | | |
| Planning Permission: | No | | Density: | 99.73 | | | |
| Potential Capacity Housing: | Gross 43 | Net 16 | Proposed Use: | Residential | | | |
| Potential Net Employment Floorspace (sqm): | N/A | N/A | Existing Use: | Sheltered housing | | | |
| Context and surroundings: | Part 1 and 2 storey sheltered housing. In a low residential area fronting the A1159. Allotments to the east with Southend Airport c.300m north. | | | | |  | |
| Summary of constraints: | Brownfield site currently in use with no fundamental constraints. Unrestricted site with greater scope for intensification. Close to Southend Airport; therefore, potential Noise/amenity issues. | | | | | | |

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|--|--|--|--|--|--|--|--|--|--|--|------------------------------|---|
| | Criteria | | | | | | | | | | Score/Qualitative Assessment | |
| Deliverability | 1.1 Site Availability | | | | | | | | | | | Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. |
| | 1.2 Achievability | | | | | | | | | | | Site has potential to be viable based on current market conditions |
| Environmental | 2.1 Flood Risk | | | | | | | | | | | Majority of site within Flood Zone 1 (100% of site) |
| | 2.2 Critical Drainage Area | | | | | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) |
| | 2.3 Green Belt | | | | | | | | | | | Site not located in the Green Belt |
| | 2.4 Landscape | | | | | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. |
| | 2.5 Impact of development on Ancient Woodland | | | | | | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) |
| | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) |
| | 2.7 Impact of development on SSSI, NNR | | | | | | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site) |
| | 2.8 Impact of development on LWS, LNR | | | | | | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) |
| | 2.9 Impact on Open Space | | | | | | | | | | | Majority of site is not designated as protected open space (100% of site) |
| | 2.10 Impact on TPO | | | | | | | | | | | Site does not contain protected trees |
| | 2.11 Impact on Minerals Safeguarding Zone | | | | | | | | | | | Majority of site not within minerals safeguarding zone (100% of site) |
| | 2.12 Impact on Air Quality | | | | | | | | | | | Majority of site not within an Air Quality Management Area (100% of site) |
| | 2.13 Impact on Agricultural Land | | | | | | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) |
| Historic Environment | 3.1 Impact on scheduled monument | | | | | | | | | | | Majority of site > 50m from a scheduled monument (100% of site) |
| | 3.2 Impact on conservation area | | | | | | | | | | | Majority of site >50m from conservation area (100% of site) |
| | 3.3 Impact on listed building | | | | | | | | | | | Majority of site >50m from listed building (100% of site) |
| | 3.4 Impact on local listed building | | | | | | | | | | | Site does not contain a locally listed building |
| | 3.5 Impact on archaeological assets | | | | | | | | | | | Site unlikely to contain archaeological assets |
| Transport | 4.1 Distance to nearest bus stop | | | | | | | | | | | Site is less than 400m from a bus stop |
| | 4.2 Frequency of bus service | | | | | | | | | | | >10 Number of bus services received per hour (stops within 400m) |
| | 4.3 Distance to nearest train station | | | | | | | | | | | Site is less than 400m from a train station |
| | 4.4 Performance of existing highway network | | | | | | | | | | | Performance of existing highway network <40th percentile |
| 5. Hazards | 5.1 suitability of residential uses | | | | | | | | | | | The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses. |
| | 5.2 Presence of power lines / pylons | | | | | | | | | | | Site does not contain any overhead power lines or pylons |
| | 5.3 Gas Pipeline | | | | | | | | | | | Site does not contain gas pipelines |
| | 5.4 Waste | | | | | | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site) |
| | 5.5 Public Safety Zone for London Southend Airport (LSA) | | | | | | | | | | | Majority of site not within LSA public safety zone (100% of site) |
| Regeneration + Sustainable Settlements | 6.1 Deprivation Index | | | | | | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site) |
| | 6.2 Area on designated employment land | | | | | | | | | | | No loss of designated employment land |
| | 6.3 Community Assets on site | | | | | | | | | | | No loss of asset of community value (ACV) |
| | 6.4 Settlement Role and Hierarchy | | | | | | | | | | | Site within existing settlement |
| | 6.5 Contribution to regeneration of the urban area | | | | | | | | | | | Site is previously developed land (% of site) |
| Facilities and Services | 7.1 Distance to nearest primary school | | | | | | | | | | | Site is between 800m and 1150km from a primary school |
| | 7.2 Distance to nearest secondary school | | | | | | | | | | | Site is between 1150km and 2.3km from a secondary school |
| | 7.3 Distance to nearest healthcare facility | | | | | | | | | | | Site is between 800m and 1150km from a healthcare facility |
| | 7.4 Distance to nearest designated open space | | | | | | | | | | | Site is less than 400m from a designated open space |
| | 7.5 Distance to nearest built leisure facility | | | | | | | | | | | Site is between 400m and 800m from a built leisure facility |
| | 7.6 Distance to nearest town centre | | | | | | | | | | | Site is more than 2.3km from town centre |
| | 7.7 Distance to nearest town and district centre | | | | | | | | | | | Site is more than 2.3km from a town and district centre |
| | 7.8 Distance to nearest town/ district/ local centres / parade | | | | | | | | | | | Site is between 400m and 800m from a town/ district/ local centres / parade |
| | 7.9 Distance to nearest designated employment site | | | | | | | | | | | Site is between 800m and 11150km from a designated employment site |
| | 7.10 Proximity to small-scale retail <280m2 | | | | | | | | | | | (> 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 |

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|--|--|---|------------|---------------|-------------------|---|---|--|--|--|--|--|---|
| Site Reference: | | HEA246 | | | | | | | | | | | |
| Address: | Stephen McAdden House, 21 Burr Hill Chase, Southend | | | | |  |  | | | | | | |
| | | | | | | | | | | | | | |
| Neighbourhood: | Prittlewell | | Ward: | Prittlewell | | | | | | | | | |
| Site Category: | REGEN | | Size (ha): | 0.64 | | | | | | | | | |
| Planning Permission: | No | | Density: | 199.95 | | | | | | | | | |
| Potential Capacity Housing: | | Gross 115 | Net 49 | Proposed Use: | Residential | | | | | | | | |
| Potential Net Employment Floorspace (sqm): | | N/A | N/A | Existing Use: | Sheltered housing | | | | | | | | |
| Context and surroundings: | | Group of part 1, 2 & 3 storey residential buildings currently in use as sheltered accommodation. Adjacent to Priory Park, residential uses, and care home. | | | |  | | | | | | | |
| Summary of constraints: | | The site is currently in active use and is relatively free from development constraints. The site is partly in FZ2 but this wouldn't preclude development. There may be amenity issues with Victoria Avenue to the front elevation. | | | | | | | | | | | |
| Deliverability | Criteria | | | | | | | | | | | | Score/Qualitative Assessment |
| | 1.1 Site Availability | | | | | | | | | | | | Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. |
| | 1.2 Achievability | | | | | | | | | | | | Site has potential to be viable based on current market conditions |
| Environmental | 2.1 Flood Risk | | | | | | | | | | | | Majority of site within Flood Zone 1 (96% of site) with 4% in Flood Zone 2 |
| | 2.2 Critical Drainage Area | | | | | | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) |
| | 2.3 Green Belt | | | | | | | | | | | | Site not located in the Green Belt |
| | 2.4 Landscape | | | | | | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. |
| | 2.5 Impact of development on Ancient Woodland | | | | | | | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) |
| | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) |
| | 2.7 Impact of development on SSSI, NNR | | | | | | | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site) |
| | 2.8 Impact of development on LWS, LNR | | | | | | | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) |
| | 2.9 Impact on Open Space | | | | | | | | | | | | Majority of site is not designated as protected open space (100% of site) |
| | 2.10 Impact on TPO | | | | | | | | | | | | Site does not contain protected trees |
| | 2.11 Impact on Minerals Safeguarding Zone | | | | | | | | | | | | Majority of site not within minerals safeguarding zone (100% of site) |
| | 2.12 Impact on Air Quality | | | | | | | | | | | | Majority of site not within an Air Quality Management Area (95% of site) with 5% within. |
| | 2.13 Impact on Agricultural Land | | | | | | | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) |
| Historic Environment | 3.1 Impact on scheduled monument | | | | | | | | | | | | Majority of site > 50m from a scheduled monument (100% of site) |
| | 3.2 Impact on conservation area | | | | | | | | | | | | Majority of site >50m from conservation area (100% of site) |
| | 3.3 Impact on listed building | | | | | | | | | | | | Majority of site >50m from listed building (100% of site) |
| | 3.4 Impact on local listed building | | | | | | | | | | | | Site does not contain a locally listed building |
| | 3.5 Impact on archaeological assets | | | | | | | | | | | | Site unlikely to contain archaeological assets |
| Transport | 4.1 Distance to nearest bus stop | | | | | | | | | | | | Site is less than 400m from a bus stop |
| | 4.2 Frequency of bus service | | | | | | | | | | | | >10 Number of bus services received per hour (stops within 400m) |
| | 4.3 Distance to nearest train station | | | | | | | | | | | | Site is between 400m and 800m from a train station |
| | 4.4 Performance of existing highway network | | | | | | | | | | | | Performance of existing highway network <40th percentile |
| 5.Hazards | 5.1 suitability of residential uses | | | | | | | | | | | | The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses. |
| | 5.2 Presence of power lines / pylons | | | | | | | | | | | | Site does not contain any overhead power lines or pylons |
| | 5.3 Gas Pipeline | | | | | | | | | | | | Site does not contain gas pipelines |
| | 5.4 Waste | | | | | | | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site) |
| | 5.5 Public Safety Zone for London Southend Airport (LSA) | | | | | | | | | | | | Majority of site not within LSA public safety zone (100% of site) |
| Regeneration + Sustainable Settlements | 6.1 Deprivation Index | | | | | | | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site) |
| | 6.2 Area on designated employment land | | | | | | | | | | | | No loss of designated employment land |
| | 6.3 Community Assets on site | | | | | | | | | | | | No loss of asset of community value (ACV) |
| | 6.4 Settlement Role and Hierarchy | | | | | | | | | | | | Site within existing settlement |
| | 6.5 Contribution to regeneration of the urban area | | | | | | | | | | | | Site is previously developed land (% of site) |
| Facilities and Services | 7.1 Distance to nearest primary school | | | | | | | | | | | | Site is between 800m and 1150km from a primary school |
| | 7.2 Distance to nearest secondary school | | | | | | | | | | | | Site is between 400m and 800m from a secondary school |
| | 7.3 Distance to nearest healthcare facility | | | | | | | | | | | | Site is between 400m and 800m from a healthcare facility |
| | 7.4 Distance to nearest designated open space | | | | | | | | | | | | Site is less than 400m from a designated open space |
| | 7.5 Distance to nearest built leisure facility | | | | | | | | | | | | Site is less than 400m from a built leisure facility |
| | 7.6 Distance to nearest town centre | | | | | | | | | | | | Site is between 1150km and 2.3km from town centre |
| | 7.7 Distance to nearest town and district centre | | | | | | | | | | | | Site is between 1150km and 2.3km from a town and district centre |
| | 7.8 Distance to nearest town/ district/ local centres / parade | | | | | | | | | | | | Site is less than 400m from a town/ district/ local centres / parade |
| | 7.9 Distance to nearest designated employment site | | | | | | | | | | | | Site is between 400m and 800m from a designated employment site |
| | 7.10 Proximity to small-scale retail <280m2 | | | | | | | | | | | | (> 5 - ≤ 10) small scale retail uses within 2.3km |
| | 7.11 Proximity to commercial uses | | | | | | | | | | | | Number of commercial uses within 2.3km. >80th percentile |

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|--|---|---------|---------------|-------------|--|---|---|---|
| Site Reference: | | HEA257 | | | | | | |
| Address: | Cecil Court | | | | |  |  | |
| | | | | | | | | |
| Neighbourhood: | Prittlewell | | Ward: | Prittlewell | | | | |
| Site Category: | REGEN | | Size (ha): | 2.87 | | | | |
| Planning Permission: | No | | Density: | 100.03 | | | | |
| Potential Capacity Housing: | Gross 287 | Net 109 | Proposed Use: | Residential | | | | |
| Potential Net Employment Floorspace (sqm): | N/A | N/A | Existing Use: | Residential | | | | |
| Context and surroundings: | 2 & 3 storey properties accessed via Burr Hill Chase and a 12 storey tower block. Site adjacent to Southend High School for Boys with surrounding residential uses and Priory Park. | | | | |  | | |
| Summary of constraints: | This is a large brownfield site that is currently in active use. It is relatively free of development constraints. There may be amenity considerations given the site fronts Victoria Avenue. Finally, there may be contamination on part of the site where an electrical sub-station is located. | | | | | | | |
| | Criteria | | | | | | | Score/Qualitative Assessment |
| Deliverability | 1.1 Site Availability | | | | | | | Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. |
| | 1.2 Achievability | | | | | | | Site has potential to be viable based on current market conditions |
| Environmental | 2.1 Flood Risk | | | | | | | Majority of site within Flood Zone 1 (100% of site) |
| | 2.2 Critical Drainage Area | | | | | | | The Majority of the site is not in a critical drainage area (100% of site) |
| | 2.3 Green Belt | | | | | | | Site not located in the Green Belt |
| | 2.4 Landscape | | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. |
| | 2.5 Impact of development on Ancient Woodland | | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) |
| | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) |
| | 2.7 Impact of development on SSSI, NNR | | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site) |
| | 2.8 Impact of development on LWS, LNR | | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) |
| | 2.9 Impact on Open Space | | | | | | | Majority of site is not designated as protected open space (99% of site) |
| | 2.10 Impact on TPO | | | | | | | Site does not contain protected trees |
| | 2.11 Impact on Minerals Safeguarding Zone | | | | | | | Majority of site not within minerals safeguarding zone (100% of site) |
| | 2.12 Impact on Air Quality | | | | | | | Majority of site not within an Air Quality Management Area (100% of site) |
| | 2.13 Impact on Agricultural Land | | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) |
| Historic Environment | 3.1 Impact on scheduled monument | | | | | | | Majority of site > 50m from a scheduled monument (100% of site) |
| | 3.2 Impact on conservation area | | | | | | | Majority of site >50m from conservation area (100% of site) |
| | 3.3 Impact on listed building | | | | | | | Majority of site >50m from listed building (100% of site) |
| | 3.4 Impact on local listed building | | | | | | | Site does not contain a locally listed building |
| | 3.5 Impact on archaeological assets | | | | | | | Site may contain archaeological assets (number of potential zones) |
| Transport | 4.1 Distance to nearest bus stop | | | | | | | Site is less than 400m from a bus stop |
| | 4.2 Frequency of bus service | | | | | | | >10 Number of bus services received per hour (stops within 400m) |
| | 4.3 Distance to nearest train station | | | | | | | Site is between 800m and 1150km from a train station |
| | 4.4 Performance of existing highway network | | | | | | | Performance of existing highway network <40th percentile |
| 5. Hazards | 5.1 suitability of residential uses | | | | | | | The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses. |
| | 5.2 Presence of power lines / pylons | | | | | | | Site does not contain any overhead power lines or pylons |
| | 5.3 Gas Pipeline | | | | | | | Site does not contain gas pipelines |
| | 5.4 Waste | | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site) |
| | 5.5 Public Safety Zone for London Southend Airport (LSA) | | | | | | | Majority of site not within LSA public safety zone (100% of site) |
| Regeneration + Sustainable Settlements | 6.1 Deprivation Index | | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (88% of site) with 12% within LSOA in 20 – 50% |
| | 6.2 Area on designated employment land | | | | | | | No loss of designated employment land |
| | 6.3 Community Assets on site | | | | | | | No loss of asset of community value (ACV) |
| | 6.4 Settlement Role and Hierarchy | | | | | | | Site within existing settlement |
| | 6.5 Contribution to regeneration of the urban area | | | | | | | Site is previously developed land (% of site) |
| Facilities and Services | 7.1 Distance to nearest primary school | | | | | | | Site is between 800m and 1150km from a primary school |
| | 7.2 Distance to nearest secondary school | | | | | | | Site is between 800m and 1150km from a secondary school |
| | 7.3 Distance to nearest healthcare facility | | | | | | | Site is between 400m and 800m from a healthcare facility |
| | 7.4 Distance to nearest designated open space | | | | | | | Site is between 400m and 800m from a designated open space |
| | 7.5 Distance to nearest built leisure facility | | | | | | | Site is between 400m and 800m from a built leisure facility |
| | 7.6 Distance to nearest town centre | | | | | | | Site is more than 2.3km from town centre |
| | 7.7 Distance to nearest town and district centre | | | | | | | Site is between 1150km and 2.3km from a town and district centre |
| | 7.8 Distance to nearest town/ district/ local centres / parade | | | | | | | Site is between 400m and 800m from a town/ district/ local centres / parade |
| | 7.9 Distance to nearest designated employment site | | | | | | | Site is between 800m and 11150km from a designated employment site |
| | 7.10 Proximity to small-scale retail <280m2 | | | | | | | (> 5 - ≤ 10) small scale retail uses within 2.3km |
| | 7.11 Proximity to commercial uses | | | | | | | Number of commercial uses within 2.3km. >80th percentile |

| | | | | | | | |
|--|--|--|---------|---------------|------------------|--|---|
| Site Reference: | | HEA259 | | | | | |
| Address: | | Roots Hall Stadium | | | | <div></div> <div></div> | |
| | | | | | | | |
| Neighbourhood: | | Prittlewell | | Ward: | Prittlewell | | |
| Site Category: | | URBAN | | Size (ha): | 3.15 | | |
| Planning Permission: | | No | | Density: | 159.60 | | |
| Potential Capacity Housing: | | Gross 502 | Net 502 | Proposed Use: | Residential Led | | |
| Potential Net Employment Floorspace (sqm): | | N/A | N/A | Existing Use: | Football stadium | | |
| Context and surroundings: | | Comprises Southend Roots Hall Stadium, car park and surrounding land. The site is in a mixed area with industrial and residential uses adjacent to the stadium. | | | |  | |
| Summary of constraints: | | Football stadium that may be contaminated. Site in setting of listed buildings and is partly within conservation area. Possible amenity issues with main road. Potential overlooking issues. Located within Southend Central Area (Policy KP1) and is a focus for growth. 6% of the site is within an Air Quality Management Area. | | | | | |
| | Criteria | | | | | | Score/Qualitative Assessment |
| Deliverability | 1.1 Site Availability | | | | | | Site is confirmed to be available for development by landowner |
| | 1.2 Achievability | | | | | | Site has potential to be viable based on current market conditions |
| Environmental | 2.1 Flood Risk | | | | | | Majority of site within Flood Zone 1 (100% of site) |
| | 2.2 Critical Drainage Area | | | | | | The Majority of the site is not in a critical drainage area (100% of site) |
| | 2.3 Green Belt | | | | | | Site not located in the Green Belt |
| | 2.4 Landscape | | | | | | Majority of site within high-capacity area or is located within existing settlement boundary. |
| | 2.5 Impact of development on Ancient Woodland | | | | | | Majority of site not within 50m buffer of Ancient Woodland (100% of site) |
| | 2.6 Impact of development on SPA, SAC, Ramsar | | | | | | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) |
| | 2.7 Impact of development on SSSI, NNR | | | | | | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site) |
| | 2.8 Impact of development on LWS, LNR | | | | | | Majority of site not within or adjacent locally protected habitat site (100% of site) |
| | 2.9 Impact on Open Space | | | | | | Majority of site is not designated as protected open space (100% of site) |
| | 2.10 Impact on TPO | | | | | | Site does not contain protected trees |
| | 2.11 Impact on Minerals Safeguarding Zone | | | | | | Majority of site not within minerals safeguarding zone (100% of site) |
| | 2.12 Impact on Air Quality | | | | | | Majority of site not within an Air Quality Management Area (94% of site) while 6% of the site is within. |
| | 2.13 Impact on Agricultural Land | | | | | | Majority of site (>50%) potentially does not contain agricultural land (100% of site) |
| Historic Environment | 3.1 Impact on scheduled monument | | | | | | Majority of site > 50m from a scheduled monument (100% of site) |
| | 3.2 Impact on conservation area | | | | | | Majority of site >50m from conservation area (84% of site) while 6% of the site is less than 50m from conservation area. |
| | 3.3 Impact on listed building | | | | | | Majority of site >50m from listed building (98% of site) while 2% of the site is less than 50m from a 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 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 less than 400m from a train station |
| | 4.4 Performance of existing highway network | | | | | | Performance of existing highway network <40th percentile |
| 5. Hazards | 5.1 suitability of residential uses | | | | | | The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely |
| | 5.2 Presence of power lines / pylons | | | | | | Site does not contain any overhead power lines or pylons |
| | 5.3 Gas Pipeline | | | | | | Site does not contain gas pipelines |
| | 5.4 Waste | | | | | | Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site) |
| | 5.5 Public Safety Zone for London Southend Airport (LSA) | | | | | | Majority of site not within LSA public safety zone (100% of site) |
| Regeneration + Sustainable Settlements | 6.1 Deprivation Index | | | | | | Majority of site within LSOA in top 20% most deprived national deprivation decile (58% of site) while 42% is in LSOA 20 - 50% |
| | 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 within existing settlement |
| | 6.5 Contribution to regeneration of the urban area | | | | | | Site is previously developed land and redevelopment would improve current adverse site conditions (% of site) |
| Facilities and Services | 7.1 Distance to nearest primary school | | | | | | Site is between 400m and 800m from a primary school |
| | 7.2 Distance to nearest secondary school | | | | | | Site is between 1150km and 2.3km from a secondary school |
| | 7.3 Distance to nearest healthcare facility | | | | | | Site is between 400m and 800m from a healthcare facility |
| | 7.4 Distance to nearest designated open space | | | | | | Site is less than 400m from a designated open space |
| | 7.5 Distance to nearest built leisure facility | | | | | | Site is less than 400m from a built leisure facility |
| | 7.6 Distance to nearest town centre | | | | | | Site is between 1150km and 2.3km from town centre |
| | 7.7 Distance to nearest town and district centre | | | | | | Site is between 800m and 1150km from a town and district centre |
| | 7.8 Distance to nearest town/ district/ local centres / parade | | | | | | Site is less than 400m from a town/ district/ local centres / parade |
| | 7.9 Distance to nearest designated employment site | | | | | | Site is between 800m and 11150km from a designated employment site |
| | 7.10 Proximity to small-scale retail <280m2 | | | | | | (> 5 - ≤ 10) small scale retail uses within 2.3km |
| | 7.11 Proximity to commercial uses | | | | | | Number of commercial uses within 2.3km. >80th percentile |