Site Ref	erence:	EA006													
Address:	Prince Clos						" In	X [is	16. 日鮮						
Neighbou	rhood:	Prittlewell		Ward:	St Lau	ence									
Site Cate	gory:	ERS		Size (ha):	0.90										
Planning	Permission:	No		Density:	43.15			JE L							
Potential	Capacity	Gross		Proposed	Em	oloyment		PRIME							
	Net Employm	39 ent Gross		Use: Existing											
Floorspac		0	-2,662	Use:		oloyment		a frances of the state of the factor							
Context a surround			t area located d ises to the sout							Southenda Mander Laward					
		area to the i	north west, the	A127 to the s	outh.					to serve an an an and a server a					
Summary	of	The majority	y of the site has	s known histor	ric land i	ise which ne	ressitates	the need f	or						
constrain		further inve	stigation/ asses	ssment to dete	ermine s	uitability of	residential	uses and							
		any remedia	ation is likely. Th	ne site is locat	ea on a	esignated en	ipioyment	land.							
			iteria							Score/Qualitative Assessment					
Deliverab ility	1.1 Site Ava									Availability of site not yet confirmed					
Deli il	1.2 Achieva									Site has potential to be viable based on current market conditions					
	2.1 Flood R									Majority of site within Flood Zone 1 (100% of site)					
		Drainage Area	1							The Majority of the site is not in a critical drainage area (100% of site)					
	2.3 Green E									Site not located in the Green Belt					
	2.4 Landsca	·	nt on Ancient W	Voodland						Majority of site within high-capacity area or is located within existing settlement boundary. Majority of site not within 50m buffer of Ancient Woodland (100% of site)					
ental	2.6 Impact	of developme	nt on SPA, SAC,	, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
Environmental	2.7 Impact	of developme	nt on SSSI, NNR	2						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat					
Envi	2.8 Impact	of developme	nt on LWS, LNR	<u>ا</u>						site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)					
	2.9 Impact	on Open Spac	e							Majority of site is not designated as protected open space (100% of site)					
	2.10 Impac									Site contains protected trees					
	2.11 Impac	t on Minerals	Safeguarding Zo	one						Majority of site within minerals safeguarding zone (51% of site)					
	2.12 Impac	t on Air Qualit	ту							Majority of site not within an Air Quality Management Area (100% of site)					
	2.13 Impac	t on Agricultu	ral Land							Majority of site (>50%) potentially does not contain agricultural land (% of site)					
sut	3.1 Impact on scheduled monument									Majority of site > 50m from a scheduled monument (100% of site)					
onme	3.2 Impact	3.2 Impact on conservation area								Majority of site >50m from conservation area (100% of site)					
Historic Environment		npact on listed building								Majority of site >50m from listed building (100% of site)					
storic										Site does not contain a locally listed building					
Ë		on archaeolog								Site unlikely to contain archaeological assets					
<b>4</b>		e to nearest b								Site is between 400m and 800m from a bus stop					
Transport		ncy of bus serv								0 Number of bus services received per hour (stops within 400m)					
Tra		e to nearest tr								Site is between 800m and 1150km from a train station					
		ty of resident	ing highway net	twork						Performance of existing highway network <40th percentile The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to					
	5.1 Suitabili	ty of resident								determine suitability of residential uses and whether any remediation is likely					
st	5.2 Presenc	e of power lin	nes / pylons							Site does not contain any overhead power lines or pylons					
5.Hazards	5.3 Gas Pip	eline								Site does not contain gas pipelines					
5.H	5.4 Waste									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)					
		afety Zone foi	r London Southe	end Airport						Majority of site not within LSA public safety zone (100% of site)					
n + Its	(LSA) 6.1 Depriva	tion Index								Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)					
Regeneration ole Settlement			mployment land	d						Majority of site is designated employment land however evidence has identified the site as functioning poorly as an					
			<u> </u>							employment site (% of site)					
		nity Assets or								No loss of asset of community value (ACV)					
Sustaina		ent Role and I		urban area						Site within existing settlement Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)					
			rimary school	arban area						Site is previously developed land and redevelopment would improve current adverse site conditions (% of site) Site is between 800m and 1150km from a primary school					
			rimary school econdary schoo							Site is between 1150km and 1150km from a primary school Site is between 1150km and 2.3km from a secondary school					
			ealthcare facilit							Site is between 1150km and 2.3km from a healthcare facility					
			esignated open	·						Site is between 400m and 800m from a designated open space					
ces	7.5 Distance	e to pearect b	uilt leisure facili	ity						Site is between 1150km and 2.3km from a built leisure facility					
Facilities and Services															
and		stance to nearest town centre								Site is more than 2.3km from town centre					
ilities		Distance to nearest town and district centre								Site is more than 2.3km from a town and district centre					
Fac	7.8 Distance / parade	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	7.9 Distance to nearest designated employment site								Site is less than 400m from a designated employment site					
	7.10 Proxim	.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					
						<u> </u>									

Site Ref	erence:	EA018													
Address:	Prittlewell	Station Goods Y	ard			ark	M		HEARD THE HARD						
	-														
Neighbou	rhood:	Prittlewell		Ward:	Prittlewell	mains of the	spirit structure v Promo								
Site Categ	ory:	URBAN		Size (ha):	0.96	vs Priory									
Planning I	Permission:	No		Density:	0.00										
Potential Housing:	Capacity	Gross 0	Net 0	Proposed Use:	Employment	a pro-	and the second s								
Potential	Net Employn	nent Gross	Net	Existing	Employment										
Floorspac		893	893	Use:			AN COMMENTAL OFFICE AND	ALFADRE THE R							
Summary	Context and surroundings:       The southern section of the site (also included in the HELAA as a currently includes an electricity substation and number of parkin and staff for the adjoining Prittlewell railway station on Station section of the site includes vacant land for which part of the site permission for use as Class B8 open storage. There are a range of surrounding the site given its close proximity to the station.         Summary of constraints:       Site contains protected trees and a a locally listed building.						es for the p ch. The no ts from a r	oublic rthern							
			-												
q	1.1 Site Av	Crite ailability	ria						Score/Qualitative Assessment Site owned by a developer or another agency known to undertake employment development						
Deliverab ility	1.2 Achiev														
De	2.1 Flood F								Site is likely to be viable based on current market conditions Majority of site within Flood Zone 1 (% of site)						
		Drainage Area							The Majority of the site is not in a critical drainage area (% of site)						
	2.3 Green								Site not located in the Green Belt Majority of site within high-capacity area or is located within existing settlement boundary.						
	2.4 Landsc	of development	on Ancient W	oodland					Majority of site not within 50m buffer of Ancient Woodland (% of site)						
	2.5 impact	or development		ooulanu											
Environmental	2.6 Impact	of development	Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (% of site)							
ironn	2.7 Impact	of development	on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habita site (% of site)						
Envi	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 Impac	ct on TPO						Site contains protected trees							
	2.11 Impac	ct on Minerals Sat	feguarding Zoi	ne					Majority of site not within minerals safeguarding zone (% of site)						
	2.12 Impac	ct on Air Quality					Majority of site not within an Air Quality Management Area (% of site)								
	2.13 Impac	ct on Agricultural	Land				Majority of site (>50%) potentially does not contain agricultural land (% of site)								
sut	3.1 Impact	on scheduled me	onument				Majority of site > 50m from a scheduled monument (% of site)								
Historic Environment	3.2 Impact	on conservation	area						Majority of site >50m from conservation area (% of site)						
Envir	3.3 Impact	on listed building	3				Majority of site >50m from listed building (% of site)								
toric	3.4 Impact	on local listed bu	ıilding						Site contains a locally listed building						
Hist	3.5 Impact	on archaeologica	al assets						Site unlikely to contain archaeological assets						
	4.1 Distand	ce to nearest bus	stop						Site is between 400m and 800m from a bus stop						
Transport	4.2 Freque	ncy of bus servic	9						8-10 Number of bus services received per hour (stops within 400m)						
Trans	4.3 Distanc	ce to nearest trai	n station						Site is less than 400m from a train station						
	4.4 Perform	mance of existing	highway netv	vork					Performance of existing highway network 40th – 60th percentile						
	5.1 suitabi	lity of residential	uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.						
ß	5.2 Presen	ce of power lines	/ pylons						Site does not contain any overhead power lines or pylons						
5.Hazards	5.3 Gas Pip	peline							Site does not contain gas pipelines						
5.H	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (% of site)						
	5.5 Public S (LSA)	Safety Zone for Lo	ondon Southe	nd Airport					Majority of site not within LSA public safety zone (% of site)						
tion + nents	· /	ation Index							Majority of site within LSOA in top 20% most deprived national deprivation decile (% of site)						
Regeneration ole Settlemen	6.2 Area o	n designated emp						No loss of designated employment land							
Regeneration + Sustainable Settlements	6.3 Comm	unity Assets on si						No loss of asset of community value (ACV)							
ainat	6.4 Settlen	ement Role and Hierarchy							Site within existing settlement						
Sust	6.5 Contrib	oution to regener	ation of the u					Site is previously developed land (% of site)							
	7.1 Distance to nearest primary school								Site is between 1150km and 2.3km from a primary school						

7.2 Distance to nearest secondary school			Site is between 1150km and 2.3km from a secondary school
7.3 Distance to nearest healthcare facility			Site is between 800m and 1150km from a healthcare facility
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 Ref	erence:	EA0	24												
Address:	Land at Ne	studa \	Way & East	woodbury L	ane (intersect	ion)			Pr. C. EAS						
	-								-	and the second se	ull los a transfer to the second seco				
Neighbou	rhood:	Prittl	ewell		Ward:	St Laurence		TIL		and a second	AND CONTRACTOR				
Site Categ	ory:	AGG	LAND		Size (ha):	1.56									
	Permission:	No			Density:	0.00		Runway Approach Light-							
Potential Housing:	Capacity		Gross 0	Net 0	Proposed Use:	Employment	:	R	Lights	EASTWOOD					
Potential	Net Employn		Gross	Net	Existing	Agricultural		V . · ·							
Floorspac Context a			5,500	5,500 s a triangula	Use:	enfield land (po		ricultural) lo	cated at th	e southend					
surroundi Summary	surroundings:Nestuda Way & Eastwoodbury Lane (intersection) north of the The site is in close proximity to Laurence Industrial Estate and L space.Summary of constraints:Majority of site potentially contains Grade 1-3 agricultural land Flood Zone 2 and within minerals safeguarding zone.							uthend Airpo rence Park p	ort runway. ublic open						
											© Crown copyright and database rights 2021 Comments States 1001 10100 discussion of the Crown Copyright and database rights 2021 Comments States 1001 1010 discussion of the Crown Copyright and Crown Copyrig				
			Criteri	а							Score/Qualitative Assessment				
Deliverab ility	1.1 Site Ava		ý								ailable for development by landowner but is subject to Council resolution				
Deliv	1.2 Achieva										able based on current market conditions				
	2.1 Flood R									Majority of site within Floo					
	2.2 Critical	Draina	ge Area							The Majority of the site is r	not in a critical drainage area (% of site)				
	2.3 Green I	Belt								Site not located in the Gree	en Belt				
	2.4 Landsca	<u> </u>									h-capacity area or is located within existing settlement boundary.				
	2.5 Impact	ofdev	elopment o	n Ancient W	oodland					Majority of site not within 50m buffer of Ancient Woodland (% of site)					
Environmental	2.6 Impact	ofdev	elopment o	n SPA, SAC,	Ramsar					Majority of site not within	buffer zone of 50m, 100m and 200m of internationally protected habitat site (% of site)				
uno	2.7 Impact	ofdev	elopment o	n SSSI, NNR							buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat				
Envii	2.8 Impact	ofdev	elopment o	n LWS, LNR						site (% of site) Majority of site not within	or adjacent locally protected habitat site (% of site)				
	2.9 Impact	on Ope	en Space							Majority of site is not desig	gnated as protected open space (% of site)				
	2.10 Impac	t on TP	20							Site does not contain prote	ected trees				
	2.11 Impac	t on M	inerals Safe	guarding Zo	ne					Majority of site within min	nerals safeguarding zone (% of site)				
	2.12 Impac	t on Ai	r Quality							Majority of site not within	an Air Quality Management Area (% of site)				
	2.13 Impac	t on Ag	gricultural La	and						Majority of site (>50%) pot	tentially contains Grade 1-3 agricultural land (% of site)				
Ŧ	3.1 Impact	on sch	eduled mor	nument						Majority of site > 50m fron	n a scheduled monument (% of site)				
Historic Environment	3.2 Impact	on con	servation a	rea						Majority of site >50m from	n conservation area (% of site)				
nviro	3.3 Impact	on liste	ed building							Majority of site >50m from	n listed building (% of site)				
oricE	3.4 Impact	on loca	al listed buil	ding						Site does not contain a loca	ally listed building				
Histo	3.5 Impact	on arcl	haeological	assets						Site unlikely to contain arc	haeological assets				
	4.1 Distanc	e to ne	arest bus st	top						Site is less than 400m from	n a bus stop				
port	4.2 Freque	ncy of l	bus service							>10 Number of bus service	es received per hour (stops within 400m)				
Transport	4.3 Distanc	e to ne	arest train	station						Site is between 1150km an	nd 2.3km from a train station				
-	4.4 Perform	nance o	of existing h	ighway netv	work					Performance of existing hig	ghway network <40th percentile				
	5.1 suitabil	ity of r	esidential u	ses						The majority of the site con suitability of residential use	ntains no known historic land use where further investigation/ assessment is required on the ses.				
N	5.2 Present	ce of po	ower lines /	pylons						Site does not contain any c	overhead power lines or pylons				
5.Hazards	5.3 Gas Pip	eline								Site does not contain gas p	pipelines				
5.H	5.4 Waste										in 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works				
	5.5 Public S (LSA)	Safety Z	Zone for Lor	ndon Southe	nd Airport					(% of site) Majority of site not within the airport runway	LSA public safety zone (% of site). However, a score of red has been given due to the proximity of				
n + nts	6.1 Depriva	ition In	dex								A in 20 -50% most deprived national deprivation decile (% of site)				
Regeneration + Sustainable Settlements				oyment land						No loss of designated emp					
gene	6.3 Commu									No loss of asset of commu					
Re nable	6.4 Settlem									Site within existing settlem					
ustaii				tion of the u	rban area					Site within existing settlem					
Š	7.1 Distanc									Site is between 1150km an	nd 2.3km from a primary school				
			arest secon								ad 2.3km from a secondary 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			$(> 0 - \le 5)$ small scale retail uses within 2.3km
7.11 Proximity to commercial uses			Number of commercial uses within 2.3km. 20th percentile – 40th percentile

Site Refe	erence:	HEA106													
Address:	Industrial u	ises between Ro	oots Hall Aver	nue and Victo	oria Avenue	P		2	E - JTA BO						
						AVE	THE	War N	lemi sneet						
Neighbour		Prittlewell		Ward:	Prittlewell	H									
Site Catego	ory:	URBAN		Size (ha):	0.21	60	TREET								
	ermission:	No	-	Density:	38.20	W	ESTSIL	67							
Potential ( Housing:	Capacity	Gross 8	Net 8	Proposed Use:	Residential Led	TE	WAL	IS IN							
Floorspace			N/A	Existing Use:	Employment			THE H	ECEF						
Context and       The site comprises an area of surface parking, a single storey         surroundings:       1920's and a two-storey building which is currently in use as         the site remains largely in use, the land is underutilised with         surfacing/ parking. The site is a backland plot surrounded to         storey terraced dwellings. Roots Hall House is located to the         includes a 3-storey building of the little architectural merit w         floor. Unimplemented Local Plan site from the former Borou         Summary of         constraints:         of the site is located within Prittlewell Conservation Area. It         from a listed building The majority of the site has known hist         necessitates the need for further investigation/ assessment t         residential uses and whether any remediation is likely. Part of         Quality Management Area							u Centre. I rrea of har h and wes the site an I to the gro Plan (1994 d Policy Ar d less thar I use which nine suitab	Whilst d t by two nd bound l). ea. Half n 50m h bility of							
		Crite	ria						Score/Qualitative Assessment						
Deliverab ility	1.1 Site Ava								Site is confirmed to be available by landowner						
Deli	1.2 Achieva 2.1 Flood R								Site has potential to be viable based on current market conditions Majority of site within Flood Zone 1 (100% of site)						
		Drainage Area				-			The Majority of the site is not in a critical drainage area (100% of site)						
	2.3 Green E 2.4 Landsca								Site not located in the Green Belt Majority of site within high-capacity area or is located within existing settlement boundary.						
		of development	on Ancient W	/oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)						
mental	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)						
<b>_</b>	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)						
Enviro	2.8 Impact	of development	on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)						
	2.9 Impact	on Open Space							Majority of site is not designated as protected open space (100% of site)						
	2.10 Impac								Site does not contain protected trees						
	·	t on Minerals Sa	feguarding Zc	one					Majority of site not within minerals safeguarding zone (100% of site)						
	2.12 Impac	t 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 Impac	t on Agricultural	Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)						
ent	3.1 Impact	on scheduled m	onument						Majority of site > 50m from a scheduled monument (100% of site)						
onme		on conservation							Majority of site <50m from conservation area (100% of site)						
Envir	3.3 Impact	on listed buildin	g						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						
Historic Environment	3.4 Impact	on local listed bu	uilding						Site does not contain a locally listed building						
Ë	3.5 Impact	on archaeologic	al assets						Site unlikely to contain archaeological assets						
		e to nearest bus							Site is less than 400m from a bus stop						
Transport		ncy of bus servic							>10 Number of bus services received per hour (stops within 400m)						
Tran		e to nearest trai							Site is less than 400m from a train station						
		nance of existing	<u> </u>	work					Performance of existing highway network <40th percentile						
	5.1 suitabili	ity 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						
ş	5.2 Presenc	e of power lines	; / pylons						Site does not contain any overhead power lines or pylons						
5.Hazards	5.3 Gas Pip	eline							Site does not contain gas pipelines						
5.H	5.4 Waste							Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment W (100% of site)							
		afety Zone for L	ondon Southe	end					Majority of site not within LSA public safety zone (100% of site)						
n + nts	Airport (LSA 6.1 Depriva								Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)						
Regeneration + ble Settlements			olovment land	4					No loss of designated employment land						
egene e Sett	6.2 Area on designated employment land         6.3 Community Assets on site								Loss of community asset						
Re nable		ont Polo and Hi							Site within existing settlement						

taina	6.4 Settlement Role and Hierarchy			Site within existing settlement
Sust	6.5 Contribution to regeneration of the urban area			Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)
	7.1 Distance to nearest primary school			Site is between 400m and 800m from a primary school
	7.2 Distance to nearest secondary school			Site is between 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
Services	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
Facilities and	7.7 Distance to nearest town and district centre			Site is between 1150km and 2.3km from a town and district centre
Facil	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 Ref	erence:	e: HEA112														
Address:	Avro Centr	e, Arvo Road	1						1							
	-									Q						
Neighbou		Prittlewell			Ward:	St Laur	ence									
Site Categ	ory:	URBAN			Size (ha):	0.98										
Planning I	Permission:	No			Density:	51.26		~		WILLMOTT ROAD						
Potential Housing:	Capacity	Gros 50		Net 50	Proposed Use:		dential elopment									
Potential	Net Employm			N/A	Existing	Adu	lt training									
Floorspac Context a		This site cu	rrently	includes a	Use:	cent ev buildir		architect	ural merit	) in use	southend					
Context and surroundings:       This site currently includes a single storey building (of limited as an adult training centre. The site also includes parking / hat the building, and portacabins and substation to the western b of Avro Road includes 2 storey residential properties. To the n the Southend Airport Runway.         Summary of constraints:       The site is located within the Joint Area Action Plan for Londo (although not subject to specific allocation/designation). Part historic land use which necessitates the need for further invest determine suitability of residential uses and whether any rem noise constraints and CAA restrictions due to the border with, Southend Airport.								ardstandir boundary north/ we on Southe t of the sit estigation, mediation	ng to the fi . The oppo est of the s and Airport te has kno / assessme is likely. P	ront of osite side site lies t wn ent to votential						
			riteria								Score/Qualitative Assessment					
Deliverab ility	1.1 Site Ava	ailability									Site is confirmed to be available for development by landowner but is subject to Council resolution					
Deliv ilit	1.2 Achieva	bility									Site is likely to be viable based on current market conditions					
	2.1 Flood R	-									Majority of site within Flood Zone 1 (100% of site)					
	2.2 Critical	Drainage Are	ea								The Majority of the site is not in a critical drainage area (100% of site)					
	2.3 Green I	Belt									Site not located in the Green Belt					
	2.4 Landsca	·									Majority of site within high-capacity area or is located within existing settlement boundary.					
	2.5 Impact	of developm	ent on A	Ancient Wo	oodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)					
Environmental	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)					
ironn	2.7 Impact	SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)							
Env	2.8 Impact	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 Spa	ice								Majority of site is not designated as protected open space (100% of site)					
	2.10 Impac										Site does not contain protected trees					
	2.11 Impac	t on Mineral	s Safegu	iarding Zor	ne						Majority of site within minerals safeguarding zone (78% of site)					
		t on Air Qual							Majority of site not within an Air Quality Management Area (100% of site)							
		t on Agricult									Majority of site (>50%) potentially does not contain agricultural land (% of site)					
nent		on schedule									Majority of site > 50m from a scheduled monument (100% of site)					
ironn	· ·	on conserva		а							Majority of site >50m from conservation area (100% of site) Majority of site >50m from listed building (100% of site)					
c Env		on local liste		ng							Site does not contain a locally listed building					
Historic Environment		on archaeolo									Site unlikely to contain archaeological assets					
Ŧ		e to nearest	-								Site is less than 400m from a bus stop					
t		ncy of bus se									>10 Number of bus services received per hour (stops within 400m)					
Transport		e to nearest		ation							Site is between 800m and 1150km from a train station					
۲ ۲		nance of exis			vork						Performance of existing highway network <40th percentile					
		ity of resider									The majority of the site contains no known historic land use where further investigation/ assessment is required on the					
											suitability of residential uses.					
rds		ce of power l	ines / pչ	ylons							Site does not contain any overhead power lines or pylons					
5.Hazards	5.3 Gas Pip	eline									Site does not contain gas pipelines					
ъ	5.4 Waste										Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)					
	5.5 Public S (LSA)	afety Zone f	or Londo	on Southei	nd Airport						Majority of site not within LSA public safety zone (100% of site)					
tion + rents	6.1 Depriva	ivation Index									Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)					
Regeneration - Sustainable Settlement:	6.2 Area or	5.2 Area on designated employment land									No loss of designated employment land					
Rege ble Se	6.3 Commu	6.3 Community Assets on site									No loss of asset of community value (ACV)					
tainal	6.4 Settlem	6.4 Settlement Role and Hierarchy									Site within existing settlement					
Susi	6.5 Contrib	ution to rege	eneratio	n of the ur	rban area						Site is previously developed land					

7.1 Di	istance to nearest primary school			Site is between 1150km and 2.3km from a primary school
7.2 Di	istance to nearest secondary school			Site is between 1150km and 2.3km from a secondary school
7.3 Di	istance to nearest healthcare facility			Site is between 1150km and 2.3km from a healthcare facility
7.4 Di	istance to nearest designated open space			Site is between 800m and 1150km from a designated open space
7.5 Di	istance to nearest built leisure facility			Site is less than 400m from a built leisure facility
7.6 Di	istance to nearest town centre			Site is more than 2.3km from town centre
7.7 Di	istance to nearest town and district centre			Site is more than 2.3km from a town and district centre
7.8 Di / para	istance to nearest town/ district/ local centres ade			Site is between 400m and 800m from a town/ district/ local centres / parade
7.9 Di site	istance to nearest designated employment			Site is between 1150km and 2.3km from a designated employment site
7.10 F	Proximity to small-scale retail <280m2			(> 0 - $\leq$ 5) small scale retail uses within 2.3km
7.11 F	Proximity to commercial uses			Number of commercial uses within 2.3km. 20th percentile – 40th percentile

Site Refe Address:	erence: Prince Ave	HEA117 nue/A127				-							
Neighbour Site Categ Planning F		Prittlewell URBAN No		Ward: Size (ha): Density:	Prittlewell 0.32 24.70			0	Ppg Sta- Ppg Sta-				
Potential Housing:	Capacity	Gross 8	Net 8	Proposed Use:	Residential development (subject to site access)								
	Potential Net Employment N/A N/A Existing Use: Greenfield												
surroundin	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												
		Crit	eria						Score/Qualitative Assessment				
Deliverab ility	1.1 Site Ava								Site is confirmed to be available for development by landowner but is subject to Council resolution				
Deli	1.2 Achieva 2.1 Flood R	·							Site is likely to be viable based on current market conditions Majority of site within Flood Zone 1 (100% of site)				
		Drainage Area							The Majority of the site is not in a critical drainage area (100% of site)				
	2.3 Green E								Site not located in the Green Belt				
	2.4 Landsca								Majority of site within high-capacity area or is located within existing settlement boundary.				
	2.5 Impact	of developmen	t on Ancient W	/oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)				
-	2.6 Impact	of developmen	t on SPA, SAC,	Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)				
mental													
viron	2.7 Impact	of developmen	t on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)				
Ē		of developmen							Majority of site not within or adjacent locally protected habitat site (100% of site)				
		on Open Space							Majority of site is not designated as protected open space (100% of site). Although the site is classified as greenfield.				
	2.10 Impac	t on TPO t on Minerals Sa	afeguarding 70	ne					Site does not contain protected trees Majority of site within minerals safeguarding zone (100% of site)				
		t on Air Quality t on Agricultura							Majority of site not within an Air Quality Management Area (100% of site) Majority of site (>50%) potentially does not contain agricultural land (100% of site)				
		on scheduled m							Majority of site > 50m from a scheduled monument (100% of site)				
nmen		on conservatio							Majority of site >50m from conservation area (100% of site)				
nviro	3.3 Impact	on listed buildir	ng						Majority of site >50m from listed building (100% of site)				
Historic Environment	3.4 Impact	on local listed b	ouilding						Site does not contain a locally listed building				
Hist	3.5 Impact	on archaeologi	cal assets						Site unlikely to contain archaeological assets				
		e to nearest bu							Site is less than 400m from a bus stop				
Transport	4.2 Freque	ncy of bus servi	ce						>10 Number of bus services received per hour (stops within 400m)				
Tran		e to nearest tra							Site is between 1150km and 2.3km from a train station				
		nance of existin		work					Performance of existing highway network <40th percentile				
		ity of residentia ce of power line							The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses. Site does not contain any overhead power lines or pylons				
5.Hazards	5.3 Gas Pip								Site does not contain any overhead power lines of pytons Site does not contain gas pipelines				
5.На	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works				
	5.5 Public S	afety Zone for I	London Southe	end Airport					(100% of site) Majority of site not within LSA public safety zone (100% of site)				
n + nts	(LSA) 6.1 Depriva	tion Index							Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (100% of site)				
generation + Settlements		ı designated em	ployment land	d					No loss of designated employment land				
		inity Assets on s							No loss of asset of community value (ACV)				
		ent Role and Hi							Site within existing settlement				
Sustaina		ution to regene		ırban area					Site is greenfield land (% of site)				
	7.1 Distanc	e to nearest pri	mary school						Site is between 800m and 1150km from a primary school				
	7.2 Distanc	e to nearest sec	condary school						Site is between 1150km and 2.3km from a secondary school				
		e to nearest he							Site is between 1150km and 2.3km from a healthcare facility				
	7.4 Distanc	e to nearest de	signated open	space					Site is less than 400m from a designated open space				
rvices	7.5 Distanc	e to nearest bu	ilt leisure facili	ity					Site is between 400m and 800m from a built leisure facility				
Facilities and Services	7.6 Distanc	e to nearest tov	wn centre						Site is more than 2.3km from town centre				
ties an	7.7 Distanc	e to nearest tov	wn and district	centre					Site is more than 2.3km from a town and district centre				
Facilit		e to nearest tov	wn/ district/ lo	cal centres					Site is between 400m and 800m from a town/ district/ local centres / parade				
	/ parade 7.9 Distanc	e to nearest de	signated emplo	oyment site					Site is between 800m and 11150km from a designated employment site				
									(> 5 - ≤ 10) small scale retail uses within 2.3km				
		nity to small-sca		112					(> 5 - ≤ 10) small scale retail uses within 2.3km Number of commercial uses within 2.3km. 40th – 60th percentile				
		inty to commen											

Site Refe	erence:	HEA	131														
Address:	St Stephen	's Chu	rch														
									X		一						
Neighbou	rhood:	Pritt	ewell		Ward:	St Lau	rence		20	A IL	RBOU	and the second s					
Site Categ	ory:	URB	AN		Size (ha):	0.30			A.X	RS	JRNE						
Planning P	Permission:	No			Density:	43.09		E.	the second	NN	Allot Gdns	and the second second and the second se					
Potential Housing:	Capacity		Gross 13	Net 13	Proposed Use:		ntial led otential		1	PW≦	OEN COEN						
nousing.			15	15	USC.	for pla	yground	AL	THE.	131	1 IIII						
Potential	Net Employn	nent	N/A	N/A	Existing	reprov			HE	4236							
Floorspace					Use:	Church	-	Const Second	A TUAN 2221 OFF and the	1117 1111 11111							
Context ar surroundi		adjao and j	cent vicarag predominar	ge, as well as ntly resident	con Gardens a s a children's tial propertie usiness park	playgrou s to the s	und. There south and v	are allotm	ents to th	e east,							
-	Summary of The site is relatively free of any policy or environmental con constraints:							straints.				C Crean of any MA of add Date rights 2021 (Data of a laway 100219/20)					
			Criter	ia								Score/Qualitative Assessment					
Deliverab ility	1.1 Site Av	1.1 Site Availability									Site is confirmed to be av	/ailable for development					
Deliv ili		1.2 Achievability									-	based on current market conditions					
	2.1 Flood F										Majority of site within Flo						
	2.2 Critical	Draina	ge Area								The Majority of the site is	s not in a critical drainage area (100% of site)					
	2.3 Green	Belt									Site not located in the Gre	een Belt					
	2.4 Landsc										Majority of site within high-capacity area or is located within existing settlement boundary.						
	2.5 Impact	of dev	elopment o	n Ancient W	oodland						Majority of site not within	n 50m buffer of Ancient Woodland (100% of site)					
iental	2.6 Impact of development on SPA, SAC, Ramsar										Majority of site not within	n buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
Environmenta	2.7 Impact of development on SSSI, NNR										Majority of site not within site (100% of site)	n buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat					
Ē	2.8 Impact of development on LWS, LNR										Majority of site not within	n or adjacent locally protected habitat site (100% of site)					
		2.9 Impact on Open Space										signated as protected open space (100% of site)					
	2.10 Impac										Site does not contain prot						
	2.11 Impac	t on M	inerals Safe	guarding Zo	ne						Majority of site not within	Majority of site not within minerals safeguarding zone (100% of site)					
	2.12 Impac										Majority of site not within an Air Quality Management Area (100% of site) Majority of site (>50%) potentially does not contain agricultural land (100% of site)						
	2.13 Impac																
nent			eduled mor								Majority of site > 50m from a scheduled monument (100% of site)						
ironr	3.2 Impact		iservation a	rea							Majority of site >50m from conservation area (100% of site) Majority of site >50m from listed building (100% of site)						
c Env			al listed bui	lding							Site does not contain a loc						
Historic Environment	·		haeological								Site unlikely to contain arc						
Ŧ	4.1 Distance										Site is less than 400m from	-					
Ę	4.2 Freque											ces received per hour (stops within 400m)					
Transport			arest train	station							Site is less than 400m from						
Ĕ				nighway netw	work							nighway network <40th percentile					
			esidential u								_	ontains no known historic land use where further investigation/ assessment is required on the					
											suitability of residential us						
sb	5.2 Presen	ce of p	ower lines /	' pylons							Site does not contain any	overhead power lines or pylons					
5.Hazards	5.3 Gas Pip	eline									Site does not contain gas						
<u>5</u> .	5.4 Waste										Majority of site is not with (100% of site)	hin 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works					
	5.5 Public S (LSA)	Safety Z	Zone for Lor	ndon Southe	nd Airport							n LSA public safety zone (100% of site)					
tion + nents	6.1 Depriva	ation In	ıdex								Majority of site within LSC	OA in top 20% most deprived national deprivation decile (100% of site)					
Regeneration + Sustainable Settlements	6.2 Area or	.2 Area on designated employment land									No loss of designated emp	ployment land					
Rege ble Se	6.3 Comm	6.3 Community Assets on site									Loss of community asset						
tainal	6.4 Settlen	6.4 Settlement Role and Hierarchy									Site within existing settlen	ment					
Sus:	6.5 Contrib	ution t	o regenerat	tion of the u	rban area						Site is previously develope	ed land (% of site)					
	7 1 Distanc	e to pe	arest nrima	ary school							Site is between 800m and	d 1150km from a primary school					

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			$(> 0 - \le 5)$ small scale retail uses within 2.3km
7.11 Proximity to commercial uses			Number of commercial uses within 2.3km. 20th percentile – 40th percentile

Site Ref	erence:	HEA139									
Address:	Land to the	e South of Ea	stwoo	dbury Lane	•			NE			
	-	1			,			HEA1			
Neighbou		Prittlewell			Ward:	St Lau	ence			EASTWOODBUE	
Site Categ	ory:	OPENSP			Size (ha):	0.21				HEA139	HEA140
	Permission:	No			Density:	47.91			HEA1	41	
Potential Housing:	Capacity	Gross 10		Net 10	Proposed Use:		idential velopment				Allot Gdrs
	Net Employn e (sqm):	nent TBC		твс	Existing Use:		enfield				
Summary	surroundings:       Eastwoodbury Lane. Further open space/ agricultural land t         immediate surrounding area is primarily residential. It is clo         Runway, to the north.         Summary of         constraints:         Best and most versitle land. Within London Southend Airpo         allocated as public open space on the JAAP Proposals Map.         required.									irport V	
			iteria								Score/Qualitative Assessment
Deliverab ility	1.1 Site Ava										Site is confirmed to be available for development by landowner. However, part of the site is subject to Council resolution
Deli	1.2 Achieva										Site is likely to be viable based on current market conditions
	2.1 Flood R										Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical	Drainage Are	а								The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green I	Belt									Site not located in the Green Belt
	2.4 Landsc	•									Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact	of developm	ent on	Ancient W	oodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
Environmental	2.6 Impact	of developm	ent on	SPA, SAC, I	Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
ronm	2.7 Impact	of developm	ent on	SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
Envi	2.8 Impact	of developm	ent on	LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact	on Open Spa	ce								Majority of site is not designated as protected open space (100% of site)
	2.10 Impac	t on TPO									Site does not contain protected trees
	2.11 Impac	t on Minerals	Safeg	uarding Zoi	ne						Majority of site within minerals safeguarding zone (81% of site)
	2.12 Impac	t on Air Quali	ty								Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impac	t on Agricultu	iral La	nd							Majority of site (>50%) potentially contains Grade 1-3 agricultural land (% of site)
t	3.1 Impact	on schedulec	monu	ument							Majority of site > 50m from a scheduled monument (100% of site)
omne	3.2 Impact	on conservat	ion ar	ea							Majority of site >50m from conservation area (100% of site)
Envire	3.3 Impact	on listed buil	ding								Majority of site >50m from listed building (100% of site)
Historic Environment	3.4 Impact	on local liste	d build	ling							Site does not contain a locally listed building
Hist	3.5 Impact	on archaeolo	gical a	assets							Site unlikely to contain archaeological assets
	4.1 Distanc	e to nearest l	ous sto	ор							Site is less than 400m from a bus stop
port	4.2 Freque	ncy of bus sei	vice								>10 Number of bus services received per hour (stops within 400m)
Transport	4.3 Distanc	e to nearest	rain st	tation							Site is between 400m and 800m from a train station
	4.4 Perform	nance of exist	ing hi	ghway netw	vork						Performance of existing highway network 40th – 60th percentile
	5.1 suitabil	ity of residen	tial us	es							The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
ş	5.2 Presen	ce of power li	nes / p	oylons							Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pip	eline									Site does not contain gas pipelines
5.H	5.4 Waste										Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
		Safety Zone fo	or Lond	don Southe	nd Airport						Majority of site not within LSA public safety zone (100% of site)
in + ints	(LSA) 6.1 Depriva	ation Index									Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)
Regeneration + Sustainable Settlements	6.2 Area or	Area on designated employment land									No loss of designated employment land
egene e Sett											No loss of asset of community value (ACV)
Re nable		.3 Community Assets on site .4 Settlement Role and Hierarchy									Site within existing settlement
ustai		oution to rege			rban <u>area</u>						Site is greenfield land (% of site)
S		e to nearest									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

Site Ref	erence:	HEA	<b>\140</b>								
Address:	Land to the	e Sout	h of Eastwo	odbury Lane							
Neighbou	rhood:	Pritt	lewell		Ward:	St Laurence					
Site Categ		OPE			Size (ha):	1.62		HEA112			
Planning I	Permission:	No			Density:	49.86	Ĩ				
Potential Housing:	Capacity	1	Gross 81	Net 81	Proposed Use:	residential, new transport			'HEA141	HEA140	
nousing.			01	01	030.	access, and green space.	2	and the second se	HEA141	Allot Gdns	
Potential Floorspac	Net Employn	nent	твс	твс	Existing	Greenfield	-				HEA140
Context a		Gree	enfield smal	I holdings ad	Use: ljacent to res	idential dwellings				southend	HEA141
surroundi Summary constraint	of	imm Run Best publ	ediate surre way, to the and most v lic open spa	ounding area north. rersitle land. ce on the JAA	i is primarily Within Lond AP Proposals	' agricultural land f residential. It is clo on Southend Airpo Map. Physical Cor nts: best and most	rt JAAI	he Southend P area. Alloca ts: Potential	Airport ated as new	Service Course	C Crean copyright and data bar (1) 21 Control (1) (0001150)
			Criter	ia							Score/Qualitative Assessment
Deliverab ility	1.1 Site Av	ailabili	ty							Site is confirmed to be availa	able for development by landowner. However, part of the site is subject to Council resolution
Deliv ili	1.2 Achieva									-	ed on current market conditions
	2.1 Flood F									Majority of site within Flood	
	2.2 Critical		age Area								t in a critical drainage area (100% of site)
	2.3 Green									Site not located in the Green	
	2.4 Landsc	· ·		up Ameira inte	oodlaad		<u> </u>				capacity area or is located within existing settlement boundary.
	2.5 Impact	of dev	elopment o	on Ancient W	oodland					iviajority of site not within 50	Om buffer of Ancient Woodland (100% of site)
ntal	2.6 Impact	of dev	velopment o	on SPA, SAC, I	Ramsar					Majority of site not within bu	uffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
nvironmental	2.7 Impact	of dev	velopment o	n SSSI, NNR						Majority of site not within bu	uffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat
Envire	2.8 Impact	of dev	velopment o	on LWS, LNR						site (100% of site) Majority of site not within or	r adjacent locally protected habitat site (100% of site)
	2.9 Impact										ated as protected open space (100% of site)
	2.10 Impac									Site does not contain protect	
		2.11 Impact on Minerals Safeguarding Zone								-	als safeguarding zone (98% of site)
	2.12 Impac								-	Majority of site not within an	n Air Quality Management Area (100% of site)
		2.12 Impact on Air Quality     Impact on Agricultural Land									ntially contains Grade 1-3 agricultural land (94% of site)
t	3.1 Impact	on scł	neduled mor	nument						Majority of site > 50m from a	a scheduled monument (100% of site)
Historic Environment	3.2 Impact	on co	nservation a	irea						Majority of site >50m from co	onservation area (100% of site)
nviro	3.3 Impact	on list	ted building							Majority of site >50m from lis	isted building (100% of site)
oric E	3.4 Impact	on loc	al listed bui	lding						Site does not contain a locally	y listed building
Hist	3.5 Impact	on arc	chaeological	assets						Site unlikely to contain archa	aeological assets
	4.1 Distanc	e to n	earest bus s	top						Site is less than 400m from a	bus stop
Transport	4.2 Freque	ncy of	bus service							>10 Number of bus services r	received per hour (stops within 400m)
Trans	4.3 Distanc	e to n	earest train	station						Site is between 400m and 80	00m from a train station
	4.4 Perform	nance	of existing h	nighway netw	vork					Performance of existing high	way network 40th – 60th percentile
			residential u							suitability of residential uses.	
ards		-	ower lines /	' pylons						Site does not contain any ove	
5.Hazards	5.3 Gas Pip 5.4 Waste	eline								Site does not contain gas pipe	elines 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works
										(100% of site)	
	(LSA)			ndon Southe	na Airport						A public safety zone (100% of site)
Regeneration + ole Settlements	6.1 Depriva	ation I	ndex							in top 20% most deprived nat	
settle				oyment land						No loss of designated employ	-
Reg able S		-	ssets on site							No loss of asset of communit	
Re <sub>j</sub> Sustainable			ole and Hier		4					Site within existing settlemen	
Su				tion of the u	ban area					Site is greenfield land (% of si	
			earest prima	ary school ndary school						Site is between 800m and 11 Site is between 1150km and 1	2.3km from a primary school
				hcare facility							2.3km from a secondary school 2.3km from a healthcare facility
				nated open s							00m from a designated open space
ses				leisure facilit			<u> </u>			Site is less than 400m from a	
Facilities and Services					Ŷ						
and			earest town		contre					Site is more than 2.3km from	
ilities				and district						Site is more than 2.3km from	
Fac	7.8 Distand / parade	e to n	earest town	/ district/ loc	al centres					Site is less than 400m from a	town/ district/ local centres / parade
		e to n	earest desig	nated emplo	yment site					Site is between 1150km and	2.3km from a designated employment site
	7.10 Proximity to small-scale retail <280m2							$(> 0 - \le 5)$ small scale retail us	ses within 2.3km		
	7.11 Proxir	nity to	commercia	l uses						Number of commercial uses	within 2.3km. 20th percentile – 40th percentile

Site Refe	erence:	HEA141									
Address:	Land to the	e South of Eas	twoodbury Lan	ie							
							1				
Neighbour	rhood:	Prittlewell		Ward:	St Laur	ence					
Site Catego	ory:	OPENSP		Size (ha):	7.17		1,				
Planning P	Permission:	No		Density:	25.10						PEAM2
Potential ( Housing:	Capacity	Gross 180	Net 180	Proposed Use:	numbe differe includi school	nt uses ng: new new ort access,		<b>HEA112</b>	HEA141	A 133 U L HEA 140	HEA139 HEA140
	Net Employm	ient		Existing		pment.	Smile			Allot Gdns	HEA141
Floorspace				Use:							
Context ar surroundir Summary constraint	irroundings:       residential properties. To the east is open space / agricultur         Park. Close to Southend Airport Runway to the north.         immary of       Designated as public open space (JAAP). Majority of site with						ll land. To	west is St	Laurence		
		Cr	teria								Score/Qualitative Assessment
ab	1.1 Site Ava									Site is confirmed to be availab	ble for development by landowner but is subject to Council resolution
Deliverab ility	1.2 Achieva	ability								Site is likely to be viable based	d on current market conditions
De	2.1 Flood R									Majority of site within Flood Zo	
		Drainage Area									in a critical drainage area (100% of site)
	2.3 Green E	2.3 Green Belt								Site not located in the Green B	
	2.4 Landsca	аре								Majority of site within high-ca	pacity area or is located within existing settlement boundary.
	2.5 Impact	of developme	nt on Ancient V	Woodland						Majority of site not within 50n	n buffer of Ancient Woodland (100% of site)
ental	2.6 Impact	of developme	nt on SPA, SAC	, Ramsar						Majority of site not within buf	fer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
Environmenta	2.7 Impact	of developme	nt on SSSI, NNF	?						Majority of site not within buf site (100% of site)	fer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat
En	2.8 Impact	of developme	nt on LWS, LNF	R						Majority of site not within or a	adjacent locally protected habitat site (% of site)
	2.9 Impact	on Open Spac	е							Majority of site is not designat	ted as protected open space (100% of site)
	2.10 Impac	t on TPO								Site does not contain protecte	d trees
	2.11 Impac	t on Minerals	Safeguarding Z	one						Majority of site within mineral	ls safeguarding zone (96% of site)
	2.12 Impac	t on Air Qualit	у							Majority of site not within an A	Air Quality Management Area (100% of site)
	2.13 Impac	t on Agricultu	ral Land							Majority of site (>50%) potent	ially contains Grade 1-3 agricultural land (% of site)
	3.1 Impact	on scheduled	monument				-			Majority of site > 50m from a s	scheduled monument (100% of site)
men		on conservati								Majority of site >50m from co	
<i>i</i> iron		on listed build								Majority of site >50m from list	
c Env		on local listed								Site does not contain a locally	
Historic Environment											
Ξ		on archaeolog									al assets (number of potential zones)
		e to nearest b								Site is less than 400m from a b	
Transport	4.2 Freque	ncy of bus serv	vice							>10 Number of bus services re	eceived per hour (stops within 400m)
Trans	4.3 Distanc	e to nearest t	ain station							Site is between 400m and 800	m from a train station
	4.4 Perforn	nance of existi	ng highway net	twork						Performance of existing highw	vay network 40th – 60th percentile
	5.1 suitabil	ity of resident	ial uses								ns no known historic land use where further investigation/ assessment is required on the
										suitability of residential uses.	
ds	5.2 Presend	ce of power lir	ies / pylons							Site does not contain any over	
5.Hazards	5.3 Gas Pip	eline								Site does not contain gas pipel	lines
5.H	5.4 Waste										50m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works
	5.5 Public S (LSA)	afety Zone fo	r London South	end Airport						(100% of site) Majority of site not within LSA	public safety zone (100% of site)
Regeneration + ole Settlements	6.1 Depriva	ition Index								Majority of site within LSOA in	20 -50% most deprived national deprivation decile (100% of site)
Regeneration nable Settlemen	6.2 Area or	n designated e	mployment lan	d						No loss of designated employn	nent land
le Se	6.3 Commu	inity Assets or	site							No loss of asset of community	value (ACV)
R nab	6.4 Settlem	ant Polo and	lie ve velou							Site within existing settlement	

q				
Sustainab	6.4 Settlement Role and Hierarchy			Site within existing settlement
Sus	6.5 Contribution to regeneration of the urban area			Site is greenfield land (% of site)
	7.1 Distance to nearest primary school			Site is between 800m and 1150km from a primary school
	7.2 Distance to nearest secondary school			Site is between 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			$(> 0 - \le 5)$ small scale retail uses within 2.3km
	7.11 Proximity to commercial uses			Number of commercial uses within 2.3km. 40th – 60th percentile

Site Ref	oronco:	<b>HEA217</b>													
Address:		HEA217 ttlewell Chase a	di to Priory Ho	ouse			- NI		111						
		Little chase di	.,				Sout	hend	4	HEA246					
No. in the trans	de se d	D. State and H		Mand	D.:111			School		18/00937/BC3M					
Neighbou		Prittlewell		Ward:	Prittlewe	1	1 mars								
Site Cate	gory: Permission:	REGEN		Size (ha): Density:	0.24		F								
Potential		Gross	Net	Proposed	Reside	ntial	Ē		CHASE -	HEA246					
Housing:		28	0	Use:	Reside	intial				HEA212					
Potential Floorspace	Net Employm e (sam):	nent N/A	N/A	Existing Use:	Care H	ome	ELAND		Recrea Grou						
Context a		Part 1 and 2 st	orey care hom		es nearby ir	cluding	residen	tial. West o	of	southend onsea					
surround	ings:	Prittlewell Cha	ise road and N	lorth of Prittl	e Brook.										
Summary	of	Brownfield site	e relatively fre	e of constrai	nts. It has r	o desigi	nated us	se. The buil	ding						
constrain	ts:	itself is of little	e merit. There a	are some TP	O tress on t	he site t	hat may	y constrain	design.						
										C Crown copyright and disabase rights 2013. Or due new Survey 100019650					
		Crite	ria							Score/Qualitative Assessment					
Deliverab ility	1.1 Site Ava	ailability								Site is confirmed to be available for development by landowner but is subject to Council resolution					
Deliv ili	1.2 Achieva	ability								Site is likely to be viable based on current market conditions					
	2.1 Flood R	isk								Majority of site within Flood Zone 1 (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 E	Belt								Site not located in the Green Belt					
	2.4 Landsca	ape								Majority of site within high-capacity area or is located within existing settlement boundary.					
	2.5 Impact	of development	on Ancient Wo	oodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)					
a	2.6 Impact	of development	on SPA, SAC, R	Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
Environmental															
/iron	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)					
En	2.8 Impact	of development	on LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)					
	2.9 Impact	on Open Space								Majority of site is not designated as protected open space (100% of site)					
	2.10 Impac	t on TPO								Site does not contain protected trees					
	2.11 Impac	t on Minerals Sat	feguarding Zon	ne						Majority of site not within minerals safeguarding zone (100% of site)					
	2.12 Impac	t on Air Quality								Majority of site not within an Air Quality Management Area (100% of site)					
	2.13 Impac	t on Agricultural	Land							Majority of site (>50%) potentially does not contain agricultural land (100% of site)					
ent	3.1 Impact	on scheduled mo	onument							Majority of site > 50m from a scheduled monument (100% of site)					
onmé	3.2 Impact							Majority of site >50m from conservation area (100% of site)							
Historic Environment	· · ·	3.3 Impact on listed building								Majority of site >50m from listed building (100% of site)					
toric	3.4 Impact	on local listed bu	uilding							Site does not contain a locally listed building					
Hist	3.5 Impact	on archaeologica	al assets							Site unlikely to contain archaeological assets					
	4.1 Distanc	e to nearest bus	stop							Site is less than 400m from a bus stop					
Transport	4.2 Frequei	ncy of bus service	е							>10 Number of bus services received per hour (stops within 400m)					
Trans	4.3 Distanc	e to nearest train	n station							Site is between 400m and 800m from a train station					
	4.4 Perform	nance of existing	; highway netw	vork	38 p 483					Performance of existing highway network <40th percentile					
	5.1 suitabili	ity 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 Decem		l autora							· · · · · · · · · · · · · · · · · · ·					
ards	5.2 Present	ce of power lines	s / pyions							Site does not contain any overhead power lines or pylons Site does not contain gas pipelines					
5.Hazards	5.4 Waste	eine								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works					
										(100% of site)					
	5.5 Public S (LSA)	Safety Zone for Lo	ondon Souther	nd Airport						Majority of site not within LSA public safety zone (100% of site)					
on + ents	6.1 Depriva	ation Index								Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)					
Regeneration ole Settlemen	6.2 Area or	n designated emp	ployment land							No loss of designated employment land					
egen e Set		unity Assets on si								No loss of asset of community value (ACV)					
Re		nent Role and Hie								Site within existing settlement					
Sustai		ution to regener		rban area						Site is previously developed land (% of site)					
		e to nearest prin								Site is between 400m and 800m from a primary school					
		e to nearest secc								Site is between 800m and 1150km from a secondary school					
	7.3 Distanc	e to nearest hea	lthcare facility							Site is between 800m and 1150km from a healthcare facility					
		e to nearest desi								Site is less than 400m from a designated open space					
ces	7.5 Distanc	e to nearest buil	t leisure facility	V						Site is less than 400m from a built leisure facility					
Servi															
Facilities and Services		e to nearest tow								Site is between 1150km and 2.3km from town centre					
lities		e to nearest tow								Site is between 1150km and 2.3km from a town and district centre					
Faci	7.8 Distanc / parade	e to nearest tow	n/ district/ loca	al centres						Site is less than 400m from a town/ district/ local centres / parade					
		e to nearest desi	ignated employ	yment site						Site is between 400m and 800m from a designated employment site					
	7.10 Provin	nity to small-scal	e retail <280m	12						(> 5 - ≤ 10) small scale retail uses within 2.3km					
		nity to commerci								Number of commercial uses within 2.3km. >80th percentile					

<b>a</b> t:										1
Site Ref		HEA								
Address:	Nayland H	ouse, 2	03 Manner	rs Way, Sout	thend		And the first	Monnoaut		
Neighbou	irhood:	Prittl	ewell		Ward:	St Laurence	MUSVI	Alter		Allot Gdns g
Site Cate	gory:	REGE	N		Size (ha):	0.43	FL	CEO BOAD OF	ALL HURL	
Planning	Permission:	No			Density:	99.73		10010		
Potential	Capacity	ſ	Gross	Net	Proposed	Residential				
Housing:			43	16	Use:			H .		
Floorspace Context a			N/A	N/A	Existing Use:	Sheltered housing a low residentia				
Summary	ings: 9 of	Allot Brow great	ments to th	ne east with currently in or intensifica	Southend Air	undamental con Southend Airpo	th. straints. Un	restricted	ite with	
			Criter	ia						Score/Qualitative Assessment
~	1.1 Site Ava	ailabilit	У							Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area,
Deliverability										providing new and better quality homes for local people. To gain a comprehensive understanding of development potential,
livera										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.
De	1.2 Achieva	ability								Site has potential to be viable based on current market conditions
	2.1 Flood R	lisk								Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical	Draina	ge Area							The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green f	Relt					-			Site not located in the Green Belt
	2.4 Landsca									Majority of site within high-capacity area or is located within existing settlement boundary.
			olonmonto	n Ancient W	loodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.5 impact	orueve	elopment o	in Ancient w	Vooulanu					
nental				in SPA, SAC,						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
ronn	2.7 Impact	ofdeve	elopment o	n SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
Envi	2.8 Impact	ofdeve	elopment o	n LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact	on Ope	en Space							Majority of site is not designated as protected open space (100% of site)
	2.10 Impac	t on TP	0							Site does not contain protected trees
				eguarding Zo	one					Majority of site not within minerals safeguarding zone (100% of site)
	2.12		r Ouelitu							Mainrith of the net within an Air Quelity Management Area (1000/ of tita)
	2.12 Impac			and						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impac									Majority of site (>50%) potentially does not contain agricultural land (100% of site)
lent	3.1 Impact									Majority of site > 50m from a scheduled monument (100% of site)
uno	3.2 Impact									Majority of site >50m from conservation area (100% of site)
Environment	3.3 Impact									Majority of site >50m from listed building (100% of site)
Historic I	3.4 Impact	on loca	al listed bui	lding						Site does not contain a locally listed building
Hist	3.5 Impact	on arcl	naeological	assets						Site unlikely to contain archaeological assets
	4.1 Distanc	e to ne	arest bus s	top						Site is less than 400m from a bus stop
ort	4.2 Freque	ncy of l	ous service							>10 Number of bus services received per hour (stops within 400m)
Transport	4.3 Distanc	e to ne	arest train	station						Site is less than 400m from a train station
F	4.4 Perform	na <u>nce</u> d	of existing h	highway netw	work					Performance of existing highway network <40th percentile
	5.1 suitabil			<u> </u>						The majority of the site contains no known historic land use where further investigation/ assessment is required on the
			under u							suitability of residential uses.
s	5.2 Present	ce of po	ower lines /	' pylons						Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pip	eline								Site does not contain gas pipelines
5.Ha	5.4 Waste									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works
	5 5 Public 9	Safety 7	one for Lo	ndon Southe	and Airport					(100% of site) Majority of site not within LSA public safety zone (100% of site)
	(LSA)	anety 2								indjoiney of and not within care public adjety zone (2007/01 ane)
ration + ements	6.1 Depriva	ation In	dex							Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
E e	6.2 Area or	n desigr	nated empl	oyment land	d					No loss of designated employment land
tegen le Set	6.3 Commu	unity As	sets on site	2						No loss of asset of community value (ACV)
Re	6.3 Community Assets on site 6.4 Settlement Role and Hierarchy								Site within existing settlement	
Sustain				tion of the u	ırban area					Site is previously developed land (% of site)
SI		anonru	onegenera	aon-or-the u	area					

Su	6.5 Contribution to regeneration of the urban area			Site is previously developed land (% of site)
	7.1 Distance to nearest primary school			Site is between 800m and 1150km from a primary school
	7.2 Distance to nearest secondary school			Site is between 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
3	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
3	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
5	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

Site Ref	erence	HEA246													
Address:															
							outhend ligh School								
Neighbou	rhood:	Prittlewell		Ward:	Prittlewell		or Boys		HEA2571						
Site Categ	ory:	REGEN		Size (ha):	0.64		AND ART								
Planning F	Permission:	No		Density:	199.95			EMELL CHASE	HEA248						
Potential Housing:	Capacity	Gross 115	Net 49	Proposed Use:	Resident	ial			18/00937/BC3M						
Potential	Net Employm		N/A	Existing	Sheltere	k k		Recrea Grou	ation HEA246						
Floorspace Context a		Group of part :	1 2 & 3 storey	Use:	housing	ently in use	as sheltered	340 1024	Southand						
Summary	ngs: of	The site is curr The site is part	on. Adjacent to ently in active ly in FZ2 but t	o Priory Park use and is r his wouldn't	, residential u elatively free preclude dev	ses, and ca	re home. opment cons	traints.	18/00937/BC3M HEA217						
		Crite	ria												
	1.1 Site Ava		i i d						Score/Qualitative Assessment Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing esta						
Deliverability									public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the ar providing new and better quality homes for local people. To gain a comprehensive understanding of development poten all existing housing estates in public ownership have been included for comment. At the time of publication of this docur						
Deli	1.2 Achieva	bility							no Council decision has been made on redeveloping this site.         Site has potential to be viable based on current market conditions						
	2.1 Flood R	isk							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 E	Belt							Site not located in the Green Belt						
	2.4 Landsca	пре							Majority of site within high-capacity area or is located within existing settlement boundary.						
	2.5 Impact	of development	on Ancient Wo	oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)						
mental		of development		Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)						
Environr	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 has site (100% of site)						
En	2.8 Impact	of development	on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)						
		on Open Space							Majority of site is not designated as protected open space (100% of site)						
	2.10 Impac		<i>.</i>						Site does not contain protected trees						
	2.11 Impac	t on Minerals Sat	feguarding Zor	ie					Majority of site not within minerals safeguarding zone (100% of site)						
		t on Air Quality							Majority of site not within an Air Quality Management Area (95% of site) with 5% within.						
	·	t on Agricultural							Majority of site (>50%) potentially does not contain agricultural land (100% of site) Majority of site > 50m from a scheduled monument (100% of site)						
Historic Environment		on scheduled mo							Majority of site > 50m from a scheduled monument (100% of site) Majority of site >50m from conservation area (100% of site)						
viron		on listed building							Majority of site >50m from listed building (100% of site)						
ric En	3.4 Impact	on local listed bu	uilding						Site does not contain a locally listed building						
Histo	3.5 Impact	on archaeologica	al assets						Site unlikely to contain archaeological assets						
	4.1 Distance	e to nearest bus	stop						Site is less than 400m from a bus stop						
out	4.2 Frequer	ncy of bus service	e						>10 Number of bus services received per hour (stops within 400m)						
Transport	4.3 Distance	e to nearest train	n station						Site is between 400m and 800m from a train station						
F	4.4 Perform	nance of existing	highway netw	vork					Performance of existing highway network <40th percentile						
	5.1 suitabili	ity of residential	uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.						
rds		ce of power lines	/ pylons						Site does not contain any overhead power lines or pylons						
5.Hazards	5.3 Gas Pip	eline							Site does not contain gas pipelines						
Ŋ	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Wor (100% of site)						
t t	5.5 Public S (LSA) 6.1 Depriva	afety Zone for Lo	ondon Souther	nd Airport					Majority of site not within LSA public safety zone (100% of site) Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)						
generation Settlement															
Regeneration -		designated emp							No loss of designated employment land No loss of asset of community value (ACV)						
		inity Assets on si ent Role and Hie							No loss of asset of community value (ACV) Site within existing settlement						
Sustaina		ution to regener	, 	ban area					Site within existing settlement Site is previously developed land (% of site)						
Ň		e to nearest prin							Site is between 800m and 1150km from a primary school						
		e to nearest seco							Site is between 400m and 800m from a secondary school						
	7.3 Distance	e to nearest hea	lthcare facility						Site is between 400m and 800m from a healthcare facility						
	7.4 Distance	e to nearest desi	ignated open s	pace					Site is less than 400m from a designated open space						
ices	7.5 Distance	e to nearest buil	t leisure <u>facilit</u>	у					Site is less than 400m from a built leisure facility						
Facilities and Services		e to nearest tow							Site is between 1150km and 2.3km from town centre						
is and		e to nearest tow		centre					Site is between 1150km and 2.3km from a town and district centre						
cilitie		e to nearest tow							Site is less than 400m from a town/ district/ local centres / parade						
Fa	/ parade														
	7.9 Distanc	e to nearest desi	ignated emplo	yment site					Site is between 400m and 800m from a designated employment site						
	7.10 Proxim	nity to small-scal	e retail <280m	2					(> 5 - ≤ 10) small scale retail uses within 2.3km						
	7.11 Proxim	nity to commerci	ial uses						Number of commercial uses within 2.3km. >80th percentile						
					• I	I	1								

<u></u>			257								
Site Ref	r		257								
Address:	Cecil Court							South	end a		
Neighbou	rhood:	Pritt	lewell		Ward:	Prittlev	/ell	High S for Bo		R	EA257 and remain
Site Categ	ory:	REGE	EN		Size (ha):	2.87		All C	and the second second		Semary's I Constant
Planning I	Permission:	No			Density:	100.03		THE REAL	CENTLEMEN	a for	NEA245
Potential	Capacity		Gross	Net	Proposed	Resi	dential			18/0	0937/BC9M
Housing:			287	109	Use:			EVEL AND		Recreation	HEA257
Floorspac		_	N/A	N/A	Existing Use: essed via Burr		dential		awar black	Site	
surroundi Summary	urroundings:       adjacent to Southend High School for Boys with surrounding Park.         ummary of onstraints:       This is a large brownfield site that is currently in active use. I development constraints. There may be amenity considerati Victoria Avenue. Finally, there may be contamination on parelectrical sub-station is located.								ial uses an ively free o n the site f	of Priory	
			Criter	ia							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.
											Site has potential to be viable based on current market conditions
	2.1 Flood R										Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical	Draina	ige Area								The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green I	Belt									Site not located in the Green Belt
	2.4 Landsca	аре									Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact	of dev	elopment c	on Ancient W	/oodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
ental	2.6 Impact of 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)
Lonm	2.7 Impact	of dev	elopment c	on SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat
Envir	2.8 Impact of development on LWS, LNR										site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact	2.9 Impact on Open Space									Majority of site is not designated as protected open space (99% of site)
	2.10 Impac	t on TF	20								Site does not contain protected trees
				eguarding Zo	one						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impac	+ 00 4:	r Quality								Majority of site not within an Air Quality Management Area (100% of site)
	2.12 Impac			and							Majority of site (>50%) potentially does not contain agricultural land (100% of site)
		-	-								
Environment	3.1 Impact										Majority of site > 50m from a scheduled monument (100% of site)
ironn	3.2 Impact										Majority of site >50m from conservation area (100% of site)
Envi	3.3 Impact										Majority of site >50m from listed building (100% of site)
Historic	3.4 Impact										Site does not contain a locally listed building
Ë	3.5 Impact										Site may contain archaeological assets (number of potential zones)
	4.1 Distanc										Site is less than 400m from a bus stop
Transport	4.2 Freque	ncy of	bus service								>10 Number of bus services received per hour (stops within 400m)
Tran	4.3 Distanc	e to ne	earest train	station							Site is between 800m and 1150km from a train station
	4.4 Perform	nance	of existing I	highway netv	work						Performance of existing highway network <40th percentile
	5.1 suitabil	ity of r	esidential u	ises							The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
ds	5.2 Presend	ce of p	ower lines /	/ pylons							Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pip	eline									Site does not contain gas pipelines
5.1	5.4 Waste										Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
		Safety 2	Zone for Lo	ndon Southe	end Airport						Majority of site not within LSA public safety zone (100% of site)
on + ints	(LSA) 6.1 Depriva	ation In	ndex								Majority of site within LSOA in top 20% most deprived national deprivation decile (88% of site) with 12% within LSOA in 20 –
generation Settlemen	6.2 Area or	n desig	nated empl	loyment land	1						50% No loss of designated employment land
											No loss of asset of community value (ACV)
Reg		3 Community Assets on site									
Re <sub>l</sub> Sustainable	6.4 Settlem			· ·							Site within existing settlement
Sut	6.5 Contrib	oution t	to regenera	ition of the u	irban area						Site is previously developed land (% of site)

Su	6.5 Contribution to regeneration of the urban area			Site is previously developed land (% of site)
	7.1 Distance to nearest primary school			Site is between 800m and 1150km from a primary school
	7.2 Distance to nearest secondary school			Site is between 800m and 1150km from a secondary school
	7.3 Distance to nearest healthcare facility			Site is between 400m and 800m from a healthcare facility
)	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
5	7.6 Distance to nearest town centre			Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre			Site is 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 Ref	erence:	HEA259								
Address:	Roots Hall S						HA	- h h	01	
	-							IN-	SEX	
Neighbou	Irhood:	Prittlewell		Ward:	Prittlev	vell		100		
Site Cate		URBAN		Size (ha):	3.15		TE	HEA2 Roots	1	War Memily
	Permission:	No		Density:	159.60		SHARE	KOUIS	H	HEA106
Potential	Capacity	Gross	Net	Proposed		dential	S EEE	A C BO	OTS	
Housing: Potential	Net Employm	502 ent N/A	502 N/A	Use: Existing	Led Foo	tball			LAB LY	HEA259
Floorspac	e (sqm):			Use:		lium	e cyn fwyn		Tump	
Context a surround Summary constrain	ings: 9 of	Comprises Sou mixed area wit Football stadiu partly within c overlooking iss growth. 6% of	th industrial a im that may b onservation a sues. Located	nd residential re contaminat rea. Possible within Southe	ed. Site amenity	jacent to in setting issues wit ral Area (I	of listed b ch main rc Policy KP1	um. Duildings ar Dad. Potent	nd is iial	HEATOS
		Crite			,,					Score/Qualitative Assessment
erab y	1.1 Site Ava	ilability								Site is confirmed to be available for development by landowner
Deliverab ility	1.2 Achieva	bility								Site has potential to be viable based on current market conditions
	2.1 Flood Ri	sk								Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical I	Drainage Area								The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green B	elt								Site not located in the Green Belt
	2.4 Landsca	ре					1			Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact	of development	on Ancient W	oodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
a	2.6 Impact	of development	on SPA, <u>SAC, I</u>	Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
ment										
Environmental		of development								Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
En	2.8 Impact	of development	on LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)
		on Open Space								Majority of site is not designated as protected open space (100% of site)
	2.10 Impact		· · · -							Site does not contain protected trees
		: on Minerals Sat	feguarding Zoi	ne						Majority of site not within minerals safeguarding zone (100% of site)
		on Air Quality								Majority of site not within an Air Quality Management Area (94% of site) while 6% of the site is within.
		on Agricultural								Majority of site (>50%) potentially does not contain agricultural land (100% of site)
lent		on scheduled mo								Majority of site > 50m from a scheduled monument (100% of site)
Historic Environment		on conservation								Majority of site >50m from conservation area (84% of site) while 6% of the site is less than 50m from conservation area.
c Envi		on listed building on local listed bu								Majority of site >50m from listed building (98% of site) while 2% of the site is less than 50m from a listed building. Site does not contain a locally listed building
storic	· · · ·									
Ξ		on archaeologica e to nearest bus								Site may contain archaeological assets (number of potential zones) Site is less than 400m from a bus stop
ų		ncy of bus service	. <u></u>							>10 Number of bus services received per hour (stops within 400m)
Transport										Site is less than 400m from a train station
Tra		e to nearest train								
		ance of existing		vork						Performance of existing highway network <40th percentile
		ty of residential								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
ards		e of power lines	/ pylons							Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pipe	eline								Site does not contain gas pipelines
LO LO	5.4 Waste									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public S (LSA)	afety Zone for Lo	ondon Southe	nd Airport						Majority of site not within LSA public safety zone (100% of site)
tion + nents	6.1 Depriva	tion Index								Majority of site within LSOA in top 20% most deprived national deprivation decile (58% of site) while 42% is in LSOA 20 - 50%
Regeneration - Sustainable Settlement	6.2 Area on	designated emp	oloyment land							No loss of designated employment land
Rege ble Se	6.3 Commu	nity Assets on si	te							Is of a scale (200+ homes) that can deliver new community assets
tainal	6.4 Settlem	ent Role and Hie	erarchy							Site within existing settlement
Sust	6.5 Contrib	ution to regener	ation of the u	rban area						Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)
	7.1 Distance	e to nearest prin	nary school							Site is between 400m and 800m from a primary school
		e to nearest seco								Site is between 1150km and 2.3km from a secondary school
		e to nearest hea								Site is between 400m and 800m from a healthcare facility
	7.4 Distance	e to nearest desi	gnated open s	space						Site is less than 400m from a designated open space
vices	7.5 Distance	e to nearest buil	t leisure facilit	ТУ						Site is less than 400m from a built leisure facility
Facilities and Services	7.6 Distance	e to nearest tow	n centre							Site is between 1150km and 2.3km from town centre
es an	7.7 Distance	e to nearest tow	n and district	centre						Site is between 800m and 1150km from a town and district centre
aciliti	7.8 Distance	e to nearest tow	n/ district/ loc	cal centres						Site is less than 400m from a town/ district/ local centres / parade
ï	/ parade	e to nearest desi								Site is between 800m and 11150km from a designated employment site
	7.9 Distance	e to hearest desi	gnated emplo	ignent site						
		nity to small-scal		12						(> 5 - ≤ 10) small scale retail uses within 2.3km
	7.11 Proxim	nity to commerci	al uses							Number of commercial uses within 2.3km. >80th percentile
						1	1	1		