# Southend Site Appraisal Methodology

## August 2021

## Introduction

1. Once the Southend New Local Plan is adopted it will set out the location and quantity of land that is to be set aside to accommodate new homes and economic development in Southend Borough. As part of the supporting evidence base for the plan, potential residential and economic land uses will be appraised for their suitability for development.

2. The preparation of the Council's site selection appraisal reflects the guidance as set in the National Planning Policy Framework[1] (2021) and the supporting Planning Practice Guidance[2] which set out an approach to bring forward sufficient land at a sufficient rate to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development.

3. This document sets out the proposed methodology for assessing potential sites to inform the preparation of the Southend New Local Plan, particularly 'Refining the Plans Options' consultation document. To ensure that the Council has considered all reasonable options in meeting its housing need, the appraisal will be carried out on all potential development land for housing identified within the Housing and Economic Land Availability Assessment (HELAA)[3], which comprises sites submitted from the Call for sites process[4] and identified from other sources. It focuses on development land located within the Borough. In line with Planning Practice Guidance, areas of land smaller than 0.25 hectares or which are not capable of delivering at least 5 dwellings have been excluded from this exercise.

4. Development of these smaller sites or indeed sites which are not currently being promoted within the existing built-up area will continue to play a role in delivering new homes and jobs in Southend and thereby ensuring the vitality and vibrancy of communities, bringing back into use empty homes and underused land and to assist regeneration, and will be considered during the development of the Local Plan's Spatial Strategy, particularly as windfall sites.

5. It is not the purpose of the Site Appraisal itself to 'select' the sites to be taken forward in the New Local Plan. Instead, the methodology is to be used to ensure the selection of site allocations is informed and undertaken in an objective, consistent

[1] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf
[2] https://www.gov.uk/government/collections/planning-practice-guidance
[3] https://localplan.southend.gov.uk/evidence-documents
[4] https://www.southend.gov.uk/local-planning-framework/southend-call-sites

and comprehensive way and the key issues/ characteristic of each site is clearly presented to aid consultation feedback. It will be for later stages in the production of the New Local Plan to determine which of these sites and broad locations should be included in the Plan, albeit this methodology will form a key input into the site-selection process.

6. In that regard, the Council has engaged with AECOM, who are preparing the regulatory impact assessments such as the Sustainability Appraisal for the New Local Plan and the preparation of this Site Appraisal has been designed to align with those regulatory impact assessments as far as possible.

## Sites to be Assessed

7. In line with Planning Practice Guidance, areas of land smaller than 0.25 hectares or which are not capable of delivering at least 5 dwellings have been excluded from this exercise. To help establish what land is available and suitable for potential development the Council assembled a list of potential sites. These sites were taken from the following sources:

8. Housing and Economic Land Availability Assessment (HELAA) – was first commissioned by Southend-on-Sea Borough Council in 2008, with comprehensive updates in 2018 and 2020. It consisted of a joint Employment Land Review and Strategic Housing Land Availability Assessment (SHLAA) (now known as the HELAA). The final HELAA performed an extensive assessment which involved:

    - Identifying sources of sites and determining sites to be surveyed
    - A detailed survey and assessment of potential sites within the built-up area
    - A review of the housing market in Southend-On-Sea
    - Identifying the potential supply from these sources and comparing against policy requirements
    - Determining additional sources of future supply from broad locations inside and outside the built-up area

9. Call for Sites – A Call for Sites exercise has been undertaken whereby the Council invited landowners, developers, agents, and the general public to put sites forward for consideration. All site promoters were required to provide basic information on the land that they were putting forward, including address; site size; owner details; what use the site is being promoted for; known constraints; access; and the provision of a map indicating the site boundaries and location.

10. The Call for Sites is open annually (beginning of April to the end of March the following year). The most recently submitted Call for Sites received by the Council as at 31/03/2021 are being appraised as part of this Strategic Site Appraisal to inform the site selection process for the New Local Plan.

## Site Appraisal - Overview

11. Potential constraints that could restrict development are identified. These include environmental constraints such as Air Quality; Ecology; Flood Risk; Historic and Archaeology; Landscape Sensitivity and National and Local environmental designations.

12. Infrastructure and service criteria include access to health and education; proximity to the transport network and other proximity to other services such as retail and employment. These criteria will assist the Council in identifying service needs and to determine the impact of development in each of the housing allocations. The results can form the basis for working with various infrastructure providers. Policy constraints such as Green Belt and Open Space designations have also been appraised.

13. The methodology consists of several thematic criteria based on the environmental, infrastructure and service criteria against which site options will be assessed. These criteria are not weighted relative to one another, nor do they attempt to capture the subjective 'planning judgement' required to determine how a certain site option will perform as part of an overall strategy. **It does not follow, therefore, that good performance against a larger number of criteria automatically makes a site a 'better' option.** The methodology, may, however provide justification for discounting certain sites from future consideration where performance against one or more important criteria is so poor that it provides compelling grounds for its exclusion at this stage. This may include sites that, if developed, would have a destructive impact on environmental designations or heritage features that we are unlikely to be able to mitigate. Conversely, a site may score poorly against proximity to certain services or infrastructure assets, e.g. town/ district centres or bus stops, which is not so fundamental to delivery, but rather assists with understanding the site context.

14. This methodology will be used to compare the relative sustainability of sites being promoted for housing and economic uses. Whilst all sites will be assessed against all criteria, there are likely to be certain criteria which are more relevant to assessing the sustainability of a site for a certain use. This distinction will not be picked up in the Site Appraisal Topic Paper but will be relevant when determining which sites to take forward into a strategy as part of the New Local Plan.

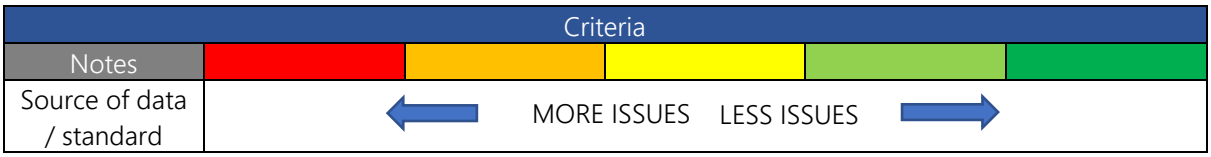
## General Format of Criteria

15. Some criteria are likely to be simple binary choices (i.e., yes, or no). Where this is the case, scores not in use for those criteria are blocked out in grey. Some criteria have several scoring outcomes.

16. The scoring does not provide a definitive outcome for a certain topic, especially for those topic areas that require further assessment and judgement-based analysis, rather the assessments highlight likely issues per criteria based on discrete GIS mapping.

17. Where a criterion is based on the percentage of the site within a designation, the score will be based on the highest percentage falling within the designation.

18. With respect to how distances from sites to different designations/ assets have been calculated, consistency was sought where possible. Distances were measured 'as the crow flies' from the edge of the site to the nearest edge of the designation/ asset. Where different points have been used or where distances are calculated following the street pattern, this is made clear within the criteria methodology note.




19. All criteria will take the same general comparative format displayed below (Fig 1). Further detail is set out below.

Fig 1. Criteria – general comparative format

# Site Appraisal - Methodology

## Criteria Definition and Application

To create a consistent analysis to compare potential site allocations, which is in conformity with national planning policy, a site selection methodology has been developed. Each site was assessed against several criteria to see if the site should be progressed through the next stages of plan preparation. This chapter sets out the approach that the Council took in the definition and application of each criterion.

The criteria were subjected to quantitative methods of assessment using GIS tools.

It should be noted that unless stated in the following sub-sections:

- All sites were assessed against each criterion.
- That the assessment is based on GIS data collected by the Council and other evidence base documents prepared in support of the emerging Local Plan. Where relevant, the evidence base documents used in the assessment are identified.
- Where available, the assessments considered any additional information held by the Council on individual sites, submitted through the Call for Sites process. Where this was not available, professional judgement was employed to judge likely impacts and consider aspects including the layout or density of development. It should be noted that, where additional information was not available, this did not prejudice the assessment of the site.
- It is important to note that not all criteria will require as many possible 'scores. For example, some criteria are likely to be simple binary choices (i.e., yes, or no). Where this is the case, scores not in use for those criteria will be blocked out in grey.

# 1. Deliverability

## 1.1 Site Availability

| Notes | | | | | |
|---|---|---|---|---|---|
| 1.1 Based on HELAA Factors could include tenancies, existing uses, land-banking, ransom strips etc. | | | Availability of site not yet confirmed | Site is confirmed to be available for development by landowner but is subject to Council resolution | Site is confirmed to be available by landowner |

This assessment considers the landowner's willingness to develop the site, as this will influence the success and speed of delivery. Sites which are available within the shortest timescale will support a more positive assessment of the site. A site is considered available for development when, on the best information available, there is confidence that there are no legal or ownership problems, ransom strips or

restrictive covenants.

The Council collects and holds information on site ownership, including detail provided through the Call for Sites process, and this has been used to categorise the sites which are considered to be available within the shortest timescale.

Sites have been included even where a landowner is unknown. However, without a known landowner, the Council cannot confirm that the site is available or developable, therefore there will be no reasonable prospect to expect that the site will come forward for development in the short to medium term. Sites that are not available now will remain on the HELAA and the Council will review and update them in case changes in circumstances makes the site available in the future.

## 1.2 Achievability

| Notes | | | | | |
|---|---|---|---|---|---|
| 1.2 Based on HELAA | | | Site has potential to be viable based on current market conditions | Site viability is likely to be marginal based on current market conditions | Site is likely to be viable based on current market conditions |

This is based on criteria set out in the NPPF and associated viability guidance[5] which relates to whether there is a reasonable prospect that housing will be developed on the site at a particular point in time. Higher scores will be accorded to sites which it is considered can deliver more quickly.

Market cost or delivery factors have been identified which influence whether the site could be viably developed. Deliverability of the site will also be influenced by confirmation that there are no insurmountable constraints to a site. It will also include consideration of infrastructure requirements/constraints including inputs from statutory undertakers and infrastructure providers as identified through the preparation of the Infrastructure Delivery Plan. This is important for ensuring the successful provision of new homes and underpins the site's potential to meet the requirements for affordable housing and other specialist forms of housing.

# 2. Environmental

## 2.1 Flood Risk

| Notes | | | | | |
|---|---|---|---|---|---|
| 2.1 Based on HELAA | Majority of site within Flood Zone 3b (% of site) | Majority of site within Flood Zone 3a (% of site) | Majority of site within Flood Zone 2 (% of site) | Majority of site within Flood Zone 1 (% of site) | |

The NPPF requires areas of low flood risk to be prioritised for development over

[5] https://www.gov.uk/guidance/viability

areas of medium or high risk (the sequential test). Where development cannot be sited in a lower risk area, development in higher risk area may be appropriate, providing that it can demonstrate that flood risk will be managed such that the site will be safe and not worsen flood risk elsewhere (the exception test).

The quantitative GIS assessment measured the proportion of the site that is within each flood zone. The majority of the site that fell within the flood zones determined which score is allocated. However, sites which fell into more than one zone were assessed qualitatively to determine the extent to which the higher risk flood zones (Zones 3a, 3b and 2) would constrain development, considering the spatial extent of flood zones versus site area (in terms of overall proportions, configuration etc.) and the extent to which this would constrain some/all the site for development.

## 2.2 Critical Drainage Area

| Notes | | | | | |
|---|---|---|---|---|---|
| 2.2 Based on Southend Surface Water Management Plan | | Majority of site within a critical drainage area % | | Majority of site not in a critical drainage area % | |

A Critical Drainage Area (CDA) is an area within Flood Zone 1 which has critical drainage problems, and which has been notified to the local planning authority as such by the Environment Agency in line with the National Planning Policy Framework (NPPF). In these locations, there is a need for surface water to be managed to a higher standard than normal to ensure any new development will contribute to a reduction in flooding risks.

The quantitative GIS assessment measured the proportion of the site that falls within a Critical Drainage Area. The analysis was based on a binary scoring criterion on whether the majority of the site is located within a critical drainage area or outside a critical drainage area, with areas within the critical drainage area posing more risk and constraint to development.

## 2.3 Green Belt

| Notes | | | | | |
|---|---|---|---|---|---|
| 2.3 Based on the Green Belt Study | Development would have high harm | Development would have moderate-high | Development would have moderate-low or moderate harm | Development would have low harm to the Green Belt | Site not located in the Green Belt |

It is important that all potential sources of land are looked at to ensure that the HELAA is comprehensive, this includes the need to consider parcels of land located within the Green Belt, however there is no guarantee that a site included in the HELAA will be allocated for development.

The NPPF states that in the Green Belt there is a general presumption against inappropriate development, unless 'very special circumstances' can be demonstrated to show that the benefits of the development will outweigh the harm

caused to the Green Belt. Once established, Green Belt boundaries should only be altered in 'exceptional circumstances', through the preparation or review of the Local Plan.

The quantitative GIS assessment identified sites which are located within any of the Green Belt parcels in Southend. The assessment considered, for these sites, the extent to which development may harm the Green Belt. The level of potential harm to the Green Belt attributed to these parcels was assigned in line with the framework set out in the Green Belt Study[6] by LUC. The harm category affecting the majority of the site was highlighted in each instance.

## 2.4 Landscape

| Notes | | | | | |
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| 2.4 Based on the Landscape Character, Sensitivity and Capacity Study | Majority of site within low-capacity area (% of site) | Majority of site within medium-low-capacity area (% of site) | Majority of site within medium capacity area (% of site) | Majority of site within medium-high-capacity area (% of site) | Majority of site within high-capacity area or is located within existing settlement boundary. |

The NPPF expects the planning system to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. National Planning Practice Guidance (PPG) on the Natural Environment promotes the preparation of landscape character assessments to achieve the objective for planning to recognise the intrinsic character and beauty of the countryside.

A Landscape Capacity Assessment, an assessment of the potential capacity of landscapes within Southend Borough to accommodate development is set out using a five point scale.

Based on sensitivity and landscape value this criterion will provide valuable insight on the capacity of a site to accommodate new development without unacceptably impacting on the landscape and the scoring has been categorised on whether the majority of the site is within: high; medium-high; medium; medium-low; or low capacity.

## 2.5 Impact of development on Ancient Woodland

| Notes | | | | | |
|---|---|---|---|---|---|
| 2.5 Buffers recommended by Natural England. | Majority of site within Ancient Woodland (% of site) | Majority of site within 15m buffer of Ancient Woodland (% of site) | Majority of site within 15m to 50m buffer of Ancient Woodland (% of site) | Majority of site not within 50m buffer of Ancient Woodland (% of site) | |

The quantitative GIS assessment identifies sites that are adjacent to or contains Ancient Woodland. It will identify development proposals that would likely result in

[6] https://localplan.southend.gov.uk/evidence-documents

direct loss or harm to Ancient Woodland. Any spatial distribution of development in the assessment area should be required to provide suitable avoidance/mitigation measures to ensure that the areas of Ancient Woodland are maintained and that suitable buffering (of both construction and operation phase potential impacts) is established between the Ancient Woodland and any development.

Sites located within Ancient Woodland pose the highest risk and sites located within 50m were adjudged to pose construction and operational impacts and other impacts associated with their proximity to Ancient Woodland.

## 2.6 Impact of development on SPA, SAC, Ramsar

| Notes | | | | | |
|---|---|---|---|---|---|
| 2.6 Buffer regarding impact of development on SPA, SAC, Ramsar | Majority of site within or adjacent to an internationally protected habitat site<br><br>(% of site) | Majority of site within buffer zone of 50m of internationally protected habitat site (% of site) | Majority of site within buffer zone of 100m of internationally protected habitat site (% of site) | Majority of site within buffer zone of 200m of internationally protected habitat site (% of site) | Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (% of site) |

Under the legal requirements for Authorities under the Habitats Directive and by implication the Conservation (Natural Habitats &c) Regulations 1994, there is a legal requirement for Authorities to carry out an Appropriate Assessment of the policies and proposals in their Development Strategies to ensure that account is taken of the objectives of National and European designations, and significant adverse effects on the Benfleet and Southend Marshes European Marine Site are avoided.

The quantitative GIS assessment filtered out sites which fell within a series of buffer zones around internationally protected sites. Buffer zones of 50m,100m and 200m were used to consider the potential for adverse impacts upon the internationally designated sites based on the distance from the designations, proposed land use and the proposed scale of development.

Sites located within SAC or SPA/Ramsar were adjudged to pose the highest risk to designated sites and it was deemed that the allocation of these sites would lead to significant effects.

Sites located within 50m or 100m of SAC or SPA/Ramsar were adjudged to pose significant risk of the introduction of non-native species, fly-tipping, incidental arson, and other impacts associated with proximity to designated sites and it was deemed that the allocation of these sites would likely lead to significant effects.

For all other sites, qualitative assessments would need to caried out at planning application stage considering the size of the proposed development and type of proposed use. Very large residential sites located close to the SAC or SPA/Ramsar are likely to generate significant recreational pressure themselves and thus likely to have a significant effect and employment sites are likely to add an additional impact of introducing hazardous material, noise, and reduction in air quality.

## 2.7 Impact of development on SSSI, NNR

| Notes | | | | | |
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| 2.7 Buffers recommend by Natural England. SSSI, NNR, | Majority of site within or adjacent to a nationally protected designated site for biodiversity habitat site (% of site) | Majority of site within buffer zone of 50m of nationally designated site for biodiversity protected habitat site (% of site) | Majority of site not within buffer of 100m from a nationally designated site for biodiversity protected habitat site (% of site) | Majority of site not within buffer of 200m from a nationally designated site for biodiversity protected habitat site (% of site) | Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (% of site) |

The National Planning Policy Framework (NPPF) states that development on land within or outside a SSSI likely to have an adverse effect on the site, either individually or in combination with other developments, should not normally be permitted. NNRs are statutorily designated wildlife sites, established under the National Parks and Access to the Countryside Act 1949 and Wildlife and Countryside Act 1981. They are considered to represent some of the most important ecosystems in Britain.

These areas of national importance require protection from development and legislation places a duty on all public bodies (including local planning authorities) to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of the nationally protected designated sites.

This assessment has been based on the Natural England dataset and it has been considered that sites can be damaged by developments within or adjacent to their boundaries.

## Natural England SSSI Impact Risk Zones

| Notes | | | | | |
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| Natural England SSSI Impact Risk Zones (IRZ) | Majority of site within a SSSI IRZ. However, in terms of Southend, the whole Borough falls within the SSSI Impact Risk Zone (IRZ) | | Majority of site not within an SSSI IRZ | | |

Natural England has identified Impact Risk Zones (IRZs) for SSSIs. These are buffer zones in which certain types of development could have an adverse effect on each site, according to the features it is designated for.

The Natural England Impact Risk Zones (IRZs) GIS data was used for this quantitative assessment. The criteria scoring has been categorised on whether the

majority of the site is located within or outside a (SSSI) IRZs, for the potential type and scale of development proposed. In terms of Southend, the whole Borough falls within the SSSI Impact Risk Zone (IRZ) in which residential development is identified as having the potential to affect a nearby SSSI. Therefore, all potential sites within Southend score red against this criteria – this has not been replicated on each individual Proforma given the consistent red score across all sites.

## 2.8 Impact of development on LWS, LNR

| Notes | | | | | |
|---|---|---|---|---|---|
| 2.8 Buffers recommended by Natural England. LWS, LNR | Majority of site within locally protected habitat site (% of site) | | Site adjacent to locally protected habitat site (within 250m) | | Majority of site not within or adjacent locally protected habitat site (% of site) |

Mitigation for impacts to Local Wildlife Sites (LWS) or Local Nature Reserves (LNR) will depend on the nature of the wildlife sites. Partial or complete loss of this type of site would require mitigation for the specific types of habitats or species affected, for example compensatory habitat provision. This could be difficult to achieve, depending on the scale of the impact and habitats / species involved.

The quantitative assessment considered sites within locally protected sites as having a 'reasonable likelihood' that the development will affect a species prior to applying mitigation. Development sites within close proximity of locally protected sites are also considered to have possible indirect effects that may affect both habitats and species due to construction activities or other operations in close proximity to the protected sites.

## 2.9 Open Space

| | | | | | |
|---|---|---|---|---|---|
| 2.9 Open Space Assessment | Majority of site is designated protected open space (% of site) | Majority of site is other open space, which is not designated as protected open space (% of site) | | Majority of site is not designated as protected open space (% of site) | Is of a scale that can deliver new open space |

Open spaces provide amenity and contribute to the network of greenspace in the Borough. The Borough of Southend-on-Sea is a densely populated area with limited opportunities for new open space. The open space is also not evenly distributed and as such there are areas of the borough which are not within easy reach of a publicly usable open space.

The NPPF sets out circumstances in which an open space can be developed for different uses. It clarifies that existing open space should not be built on unless: an assessment has been undertaken which has clearly shown the open space to be

surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

The quantitative GIS assessment identifies sites that are located on existing open space. It will identify development proposals that would likely result in direct loss or harm to open space designated as protected open space and other open spaces not protected by this designation. The Council recognises that quality and high value open space should be protected and therefore any loss of open space should therefore be considered with reference to overall greenspace provision and the potential wider recreational/ecological effects on any connected greenspaces.

## 2.10 Tree Preservation Order (TPO)

| Notes | | | | | |
|---|---|---|---|---|---|
| 2.10 TPO | | | Site contains protected trees. | | Site does not contain protected trees. |

National Planning Practice Guidance states that local planning authorities in England may protect specific trees, groups of trees or woodland in the interests of amenity via a TPO. This Order prohibits the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction or protected trees.

The quantitative GIS assessment filtered out sites into 2 categories, those that contain TPOs and those that do not contain TPOs. Sites which contain TPOs will have to consider the extent and location of tree-cover across the site and the potential impact of the proposed development on tress including whether the design of development could sensitively accommodate the trees.

## 2.11 Minerals Safeguarding Zone

| Notes | | | | | |
|---|---|---|---|---|---|
| 2.11 mineral safeguarding | | | Majority of site within minerals safeguarding zone (% of site) | | Majority of site not within minerals safeguarding zone (% of site) |

Minerals are natural substances that can be extracted from the earth at surface level or underground by means of mining, quarrying, and pumping. In Essex, the key minerals found and worked are sand and gravel, silica sand, brickearth, brick clay, and chalk, and all are worked at surface level.

Essex County Council is the minerals and waste planning authority for the County of Essex, whereas Southend Borough Council is the mineral and waste planning authority for the Borough of Southend. Analysis was based on how much of a site is located within the safeguarding or consultation area using available mineral GIS data.

## 2.12 Air Quality

| Notes | | | | | |
|---|---|---|---|---|---|
| 2.12 Data available on AQMA files | | | Majority of site within an Air Quality Management Area (% of site) | | Majority of site not within an Air Quality Management Area (% of site) |

Consideration of air quality issues at the plan-making stage can ensure a strategic approach to air quality and help secure net improvements in overall air quality where possible. It is important to consider air quality management areas where there could be specific requirements or limitations on new development because of air quality as highlighted by Planning practice guidance.

The fact that a proposed development is within or close to an AQMA does not mean that it will necessarily have adverse effects on air quality in the AQMA, although it is important to recognise when such development might introduce additional people into an area of poor air quality.

This assessment identifies areas that are located within an area where development of the site is likely to lead to exceedance of national air quality objectives or be likely to expose people to levels of air pollution which exceed national air quality objective levels. Development of such a site should therefore provide an opportunity to employ design principles that can contribute to the improvement of air quality.

## 2.13 Agricultural Land

| Notes | | | | | |
|---|---|---|---|---|---|
| 2.13 Based on Natural England mapping | Majority of site (>50%) potentially contains Grade 1-3 agricultural land (% of site) | | Majority of (>50%) potentially contains Grade 4-5 agricultural land (% of site) | | Majority of site (>50%) potentially does not contain agricultural land (% of site) |

The NPPF states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

The criteria are based on Natural England Agricultural Land Classification and has been categorised in terms of whether a site is wholly or predominantly within Grades 1-3 (excellent quality/very good/ good) or Grades 4-5 (poor quality and very poor quality). Development that causes the loss of Grade 1-3 agricultural land is considered to have a major negative effect and poorer quality land should be preferred for development to those of a higher quality.

# 3. Heritage Assets

## 3.1 Scheduled Monuments; 3.2 Conservation Areas; 3.3 Listed Buildings

| Notes | | | | | |
|---|---|---|---|---|---|
| 3.1 Judgement based on proximity (further assessment to follow before allocation) | Site contains or is adjacent to a scheduled monument. (% of site) | | Majority of site < 50m from a scheduled monument (% of site) | | Majority of site > 50m from a scheduled monument (% of site) |
| Notes | | | | | |
| 3.2 Judgement based on proximity (further assessment to follow before allocation) | Majority of site within or adjacent to conservation area<br><br>(% of site) | | Majority of site <50m from conservation area (% of site) | | Majority of site >50m from conservation area (% of site) |
| Notes | | | | | |
| 3.3 Judgement based on proximity (further assessment to follow before allocation) | Site contains or is adjacent to a listed building (amount of listed buildings) | | Majority of site <50m from a listed building (% of site) | | Majority of site >50m from listed building (% of site) |

The NPPF states that Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. The NPPF requires that developments consider whether they will lead to substantial harm to or loss of significance of a designated heritage.

The designation regime is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The list is maintained by Historic England and is available online through the National Heritage List for England.

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979.

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Local planning authorities also have a duty to review past designations from time to time to determine if any further parts of their area should be conservation areas. Conservation area designation introduces a general control over the demolition of unlisted buildings and provides a basis for planning policies whose objective is to

conserve all aspects of character or appearance, including landscape and public spaces, that define an area's special interest.

The quantitative GIS assessment identifies sites that contain heritage assets and are within a buffer distance of 50m. Limited precedent was available to inform the choice of buffer distance.

Sites falling within the defined buffers or containing listed buildings will be assessed qualitatively referring to Historic England's suggested 'best practice' methodology for assessing the sites. This includes understanding what contribution the site (in its current form) makes to the significance of the heritage asset(s) and identify what impact the allocation might have on that significance. It will also consider ways to maximise enhancements of the asset and options to avoiding harm.

## 3.4 Local listed building

| Notes | | | | | |
|---|---|---|---|---|---|
| 3.4 Judgement based on proximity (further assessment to follow before allocation) | | | Site contains locally listed building | Site does not contain a locally listed building | |

There may be buildings that make a positive contribution to an area's local character and sense of place because of their heritage value. Although such heritage assets may not be nationally designated or even located within the boundaries of a Conservation Area, they may be offered some level of protection by identifying them on a formally adopted list of local heritage assets.

Whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that it is a material consideration when determining the outcome of a planning application. Local listing provides a sound, consistent and accountable means of identifying local heritage assets to the benefit of good strategic planning for the area and to the benefit of owners and developers wishing to fully understand local development opportunities and constraints.

The quantitative GIS assessment identifies sites that contain local listed buildings. The analysis was based on a binary scoring criterion assessing whether there is a locally listed building on site with sites which do not contain locally listed buildings scoring more favourably. Sites containing local listed buildings will be assessed qualitatively.

## 3.5 Archaeological assets

| Notes | | | | | |
|---|---|---|---|---|---|
| 3.5 Archaeological GIS layer | | | Site may contain archaeological assets. | Site unlikely to contain archaeological assets | |

The quantitative GIS assessment utilised the councils archaeological GIS data. This will help to identify sites where mitigation measures might need to be taken to conserve areas of archaeological interest (through avoidance or preservation). Where evidence suggests possibility of archaeological assets, steps will need to be taken to ensure that development would have no impact on areas of archaeological interest or that the impact can be wholly mitigated against.

When considering the above it is also necessary to consider to what extent archaeological remains could be successfully integrated into the new development.

# 4. Transport

## 4.1 Distance to Bus Stop; 4.2 Bus Frequency; 4.3 Distance to Train Station; 4.4 Performance of existing highway network

This assesses the relative performance of sites on the basis of promoting sustainable patterns of movement. The quantitative GIS assessment measured whether the site is close to or easily accessible to key services. This can also help identify the need for additional provision where a deficiency is identified.

| Notes | | | | | |
|---|---|---|---|---|---|
| 4.1 Distance to nearest bus stop. From Transport Assessment | Site is more than 2.3km from a bus stop | Site is between 1150km and 2.3km from a bus stop | Site is between 800m and 1150km from a bus stop | Site is between 400m and 800m from a bus stop | Site is less than 400m from a bus stop |
| Notes | | | | | |
| 4.2 Frequency of bus service. From Transport Assessment. | 0 Number of bus services received per hour (stops within 400m) | 1-3 Number of bus services received per hour (stops within 400m) | 4-7 Number of bus services received per hour (stops within 400m) | 8-10 Number of bus services received per hour (stops within 400m) | >10 Number of bus services received per hour (stops within 400m) |
| Notes | | | | | |
| 4.3 Distance to nearest train station. From Transport Assessment | Site is more than 2.3km from a train station | Site is between 1150km and 2.3km from a train station | Site is between 800m and 1150km from a train station | Site is between 400m and 800m from a train station | Site is less than 400m from a train station |
| Notes | | | | | |
| 4.4Performance of existing highway network. From Transport Assessment | | Performance of existing highway network <40th percentile | Performance of existing highway network 40th – 60th percentile | Performance of existing highway network >60th percentile | |

With respect to how distances from sites to different assets have been calculated, consistency was sought where possible. Mott McDonald measured distances using GIS and the analysis was based on the site centroid and walkable network. For example, for proximity to facilities the measurements are based on walking distance

along the walkable network (where this exists) from the site centroid and the centre point of a facility. Hence, a site centroid in the middle of an open field with no pedestrian provision would have a straight-line distance calculated until it reaches the walking network. The walking distance along the road / pedestrian network to the facility would then be calculated, followed by the distance from the network to the facility point. All these measurements were then aggregated to give a total distance.

Where a site is remote in relation to most or all key services by existing networks, increasing the possibility of access to key services by private car, it undermines the council's ambition to increase the use of sustainable modes of transport or active travel modes.

# 5. Potential Hazards

## 5.1 Suitability of residential uses

| Notes | | | | | |
|---|---|---|---|---|---|
| 5.1 Based on former land use mapping | | The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely | The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses. | | |

This assessment was undertaken utilising the Council's GIS data based on former land uses on the sites. The data is not based on any onsite detailed investigations. It instead utilises data identifying historical commercial activities that may in some instances introduce the possibility of contamination but may also have remained uncontaminated. The data therefore only identifies areas that may need further investigation to ascertain their suitability for any potential residential development.

The quantitative GIS assessment measured the proportion of the site that falls within the former land use data layer and the results are shown using a binary scoring criterion. It is important to note that a site located within the constraint does not necessarily mean that it is contaminated, rather that a known historic use of the site necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely to be required.

## 5.2 Presence of power lines / pylons

| Notes | | | | | |
|---|---|---|---|---|---|
| 5.2 Based on National Grid standing advice | Site contains overhead power lines / pylons that are likely to preclude development | | Site contains overhead power lines / pylons that are unlikely to preclude development | | Site does not contain any overhead power lines or pylons |

This assessment considers how powerlines or pylons could constrain the development of the site. Analysis was based on spatial data for powerlines and pylons provided by the National Grid. The quantitative GIS assessment filtered out all sites that do not contain power lines or pylons, placing them in the 'green' positive criteria score. Sites intersected by a power line were subject to further qualitative assessment based on the position of powerlines and the relative size of the site in relation to the National Grid infrastructure.

A small site with powerlines or pylons located in the centre of the site will likely preclude development whereas a large site has potential to incorporate amenity areas free of built development along an overhead line route (for example, car parking for employment, landscaping in residential areas etc.)

## 5.3 Gas Pipeline

| Notes | | | | | |
|---|---|---|---|---|---|
| 5.3 Based on HSE standing advice. | Site contains gas pipeline and development likely to be precluded | | Site contains gas pipeline but some development likely to be possible | | Site does not contain gas pipelines |

This assessment considers how protected gas pipelines would constrain the development of the site. Analysis was based on the percentage and position of gas pipeline in relation to the site using HSE consultation zones GIS data.

The quantitative GIS assessment filtered out all sites that are not within HSE consultation zones, placing them in the 'green' positive criteria score. Sites located within the consultation zones were subject to further qualitative assessment based on the position of pipelines and the relative size of the site in relation to the consultation zone.

A small site with a pipeline located in the centre of the site will likely preclude development whereas a large site has potential to incorporate amenity areas free of built development in the location of the pipeline.

## 5.4 Waste

| Notes | | | | | |
|---|---|---|---|---|---|
| 5.4 Based on | Majority of site | | Majority of site | | Majority of site |

| | | | | | |
|---|---|---|---|---|---|
| adopted Waste Local Plan | falls on waste allocation, safeguarded waste site, or Wastewater Treatment Works (% of site) | | within 250m of a waste allocation, safeguarded waste site, or 400m within Wastewater Treatment Works (% of site) | | within 250m of a waste allocation, safeguarded waste site, or 400m within Wastewater Treatment Works (% of site) |

Southend-on-Sea Borough Council is the Waste Planning Authority for the Borough of Southend. Safeguarding will be implemented through Waste Consultation Areas which are defined around all permitted waste developments (as indicated in the Essex and Southend Waste Local Plan and monitoring reports).

Proposed development, including that proposed in Local Plans, within 250m of a safeguarded site (or 400m of a Water Recycling Centre - WRC); will be subject to consultation with the Waste Planning Authority.

## 5.5 Public Safety Zone for London Southend Airport (LSA)

| Notes | | | | | |
|---|---|---|---|---|---|
| 5.5 Based on CAA Public Safety Zone for London Southend Airport (LSA) | Majority of site within LSA public safety zone and no development likely to be possible (% of site) | | Majority of site within LSA public safety zone but development likely to be possible (% of site) | | Majority of site not within LSA public safety zone (% of site) |

Public Safety Zones are based on risk contour modelling, a process which assesses the likelihood of a person remaining in the same location for a year being subjected to a particular level of risk as a result of an aircraft accident. The areas of the Public Safety Zones correspond to the 1 in 100,000 individual risk contours calculated for each airport and based on forecasts about numbers and types of aircraft movements fifteen years ahead. The extent of the Public Safety Zone is determined by the Civil Aviation Authority.

New development is restricted within the PSZ. There is a general presumption against new development within PSZs although there are a few exceptions to the rule. Most existing development within PSZs can remain there, but some types of new development are not permitted. The quantitative GIS assessment identifies sites that are located within the PSZ with those sites located outside a PSZ achieving more positive scoring.

# 6. Regeneration and Sustainable Settlements

## 6.1 Deprivation Index

| Notes | | | | | |
|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| 6.1 Indices of Multiple deprivation 2019 | | | Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (% of site) | Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site) | Majority of site within LSOA in top 20% most deprived national deprivation decile (% of site) |

Improvements to the day-to-day living conditions facing the residents of deprived areas are essential to improving quality of life and effectively managing deprived areas. This includes improving housing conditions and local environments alongside programmes to reduce crime and antisocial behaviour and improving job opportunities. Sound planning policies are essential to the revitalisation of deprived areas and sites located within deprived areas will offer opportunities for an integrated approach to urban renewal following key design principles to improve housing conditions, funding for transport measures that support area regeneration objectives, developing new housing on recycled land in urban areas and fulfilling economic and social needs of local people.

This quantitative GIS assessment utilised Indices of Multiple Deprivation (IMD) data sources to overlay the sites over the IMD map and highlight which deprivation level the site falls in. Sites located within an area identified within a lower super output area which is within the most deprived decile where development can positively contribute towards the objective to regenerate the area have been scored higher than sites in less deprived areas.

## 6.2 Area on designated employment land

| Notes | | | | | |
|---|---|---|---|---|---|
| 6.2 Based on Employment land Topic Paper and other related employment evidence | Majority of site designated employment land (% of site) | Majority of site covered by other informal employment (% of site) | Majority of site is designated employment land however evidence has identified the site as functioning poorly as an employment site (% of site) | No loss of designated employment land. | Is of a scale (1000+ homes) that can deliver new employment floorspace |

This assessment identifies sites located on existing employment areas that could potentially be released for alternative uses.

The council is committed to supporting sustainable economic growth and increase job opportunities. This will see Job growth in key sectors and strengthened local supply chains, increased average income and productivity, high business start-up and survival rates and a resilient and diverse economy.

One way of achieving this is by reviewing and investing in underperforming employment areas. This can involve modernising buildings and the general environment in employment areas where this is economically viable. Where this

is not possible, new up to date modern facilities might need to be reprovided on new employment allocations. Several employment studies have been conducted by the Council which have identified existing employment areas that are poorly performing. Reasons that have contributed to the poor performance include, poor access points for HGV vehicles, limited yard space for turning and storage, high vacancy rates, poor quality buildings which require significant investment, which reduces the attractiveness of the employment site for future occupiers.

Identifying poorly performing employment areas will help inform the development of employment policies for the New Local Plan. Such employment areas could be released for alternative uses and employment activities re-provided in new areas better suited for employment purposes.

## 6.3 Community Assets on site

| Notes | | | | | |
|---|---|---|---|---|---|
| 6.3 Currently there are no assets on the ACV register. Criteria will focus on loss of community assets such as leisure/ sports facility, GP, dentist, church. | Loss of asset of community value (ACV) | Loss of community asset | No loss of community asset | No loss of asset of community value (ACV) | Is of a scale (200+ homes) that can deliver new community assets |

This assessment identifies sites that have Assets of Community Value (ACV) as identified on the ACV register. At the time of writing there are currently no assets on the ACV register and therefore there are no sites within the borough that will be identified as posing the greatest risk of a potential loss to an Asset of Community Value (the red criteria scoring).

This criterion has instead focused on identifying sites that contain community assets even though they are not registered on the ACV register albeit with reduced weighting applied to the scores. Sites that have the potential to provide new community assets, i.e., sites providing 200 homes or more have the most positive criteria scores as these sites have the capacity to provide new community assets.

## 6.4 Settlement Role and Hierarchy

| Notes | | | | | |
|---|---|---|---|---|---|
| Based on Settlement Role and Hierarchy Study + Site Clustering work | Site is not located close to existing settlement (Over 1km) | Site is located close to an existing settlement (501 -1000m) | | Site is adjacent to existing settlement (1-500m) | Site within existing settlement |

It is useful to understand if sites are located within or outside existing settlements. This provides an appreciation of potential nearby beneficial uses whether it being

neighbours, services or facilities.

## 6.5 Contribution to regeneration of the urban area

| Notes | | | | | |
|---|---|---|---|---|---|
| 6.5Contribution to regeneration of the urban area | | | Site is greenfield land (% of site) | Site is previously developed land (% of site) | Site is previously developed land and redevelopment would improve current adverse site conditions e.g., contamination (% of site) |

The assessment considered whether a site was greenfield or previously developed land. Development of brownfield sites can help revive derelict sites transforming degraded urban areas. This will in turn improve the quality of the urban environment, developing new urban functions, stimulating social and economic activity.

If the site is on previously developed land, a higher score was awarded as development of the site would improve currently adverse conditions which has a detrimental impact upon the local environment and local communities. This will ensure the creation of healthy, inclusive, and safe communities, both in relation to the provision of new neighbourhoods, and the enhancement of existing places.

# 7. Facilities and Services (7.1 – 7.11)

The quantitative GIS assessment measured whether the site is close to or easily accessible to key services. Proximity to key services can help identify the need for additional provision where a deficiency is identified.

With respect to how distances from sites to different assets have been calculated, consistency was sought where possible. Mott McDonald measured distances using GIS software and the analysis was based on the site centroid and walkable network. The proximity to facilities is measured based on walking distance along the walkable network (where this exists) from the site centroid and the centre point of a facility. Hence, a site centroid in the middle of an open field with no pedestrian provision would have a straight-line distance calculated until it reaches the walking network. The walking distance along the road / pedestrian network to the facility would then be calculated, followed by the distance from the network to the facility point. All these measurements are then aggregated to give a total distance.

Where a site is remote in relation to most or all key services by existing networks, this increases the likelihood of use of a private car to access key services, undermining the council's ambition to increase the use of sustainable modes of transport or active travel modes and reduce carbon emissions.

| Facilities and Services | | | | | |
|---|---|---|---|---|---|
| Notes | | | | | |
| 7.1 Distance to nearest primary school. Based on Transport Assessment | Site is more than 2.3km from a primary school | Site is between 1150km and >2.3km from a primary school | Site is between 800m and 1150km from a primary school | Site is between 400m and 800m from a primary school | Site is less than 400m from a primary school |
| Notes | | | | | |
| 7.2 Distance to nearest secondary school. Based on Transport Assessment | Site is more than 2.3km from a secondary school | Site is between 1150km and 2.3km from a secondary school | Site is between 800m and 1150km from a secondary school | Site is between 400m and 800m from a secondary school | Site is less than 400m from a secondary school |
| Notes | | | | | |
| 7.3 Distance to nearest healthcare facility. Based on Transport Assessment | Site is more than 2.3km from a healthcare facility | Site is between 1150km and 2.3km from a healthcare facility | Site is between 800m and 1150km from a healthcare facility | Site is between 400m and 800m from a healthcare facility | Site is less than 400m from a healthcare facility |
| Notes | | | | | |
| 7.4 Distance to nearest designated open space. Based on Transport Assessment | Site is more than 2.3km from a designated open space | Site is between 1150km and 2.3km from a designated open space | Site is between 800m and 1150km from a designated open space | Site is between 400m and 800m from a designated open space | Site is less than 400m from a designated open space |
| Notes | | | | | |
| 7.5 Distance to nearest built leisure facility. Based on Transport Assessment | Site is more than 2.3km from a built leisure facility | Site is between 1150km and 2.3km from a built leisure facility | Site is between 800m and 1150km from a built leisure facility | Site is between 400m and 800m from a built leisure facility | Site is less than 400m from a built leisure facility |
| Notes | | | | | |
| 7.6 Distance to nearest town centre (Southend Town Centre). Based on Transport Assessment; | Site is more than 2.3km from town centre | Site is between 1150km and 2.3km from town centre | Site is between 800m and 1150km from town centre | Site is between 400m and 800m from town centre | Site is less than 400m from town centre |
| Notes | | | | | |
| 7.7 Distance to nearest town and district centre. (Southend Town Centre, Leigh, and Westcliff district centres). Based on Transport Assessment; | Site is more than 2.3km from a town and district centre | Site is between 1150km and 2.3km from a town and district centre | Site is between 800m and 1150km from a town and district centre | Site is between 400m and 800m from a town and district centre | Site is less than 400m from a town and district centre |
| Notes | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| 7.8 Distance to nearest town/ district/ local centres / parade. Based on Transport Assessment; town/ district/ local centres / parade | Site is more than 2.3km from a town/ district/ local centres / parade | Site is between 1150km and 2.3km from a town/ district/ local centres / parade | Site is between 800m and 1150km from a town/ district/ local centres / parade | Site is between 400m and 800m from a town/ district/ local centres / parade | Site is less than 400m from a town/ district/ local centres / parade |
| Notes | | | | | |
| 7.9 Distance to nearest designated employment site. Based on Transport Assessment | Site is more than 2.3km from a designated employment site | Site is between 1.1km and 2.3km from a designated employment site | Site is between 800m and 1.1km from a designated employment site | Site is between 400m and 800m from a designated employment site | Site is less than 400m from a designated employment site |
| Notes | | | | | |
| 7.10 Proximity to retail uses (small-scale retail <280m2). Based on Transport Assessment | | | (> 0 - ≤ 5) Number of small-scale retail uses within 2.3km | (> 5 - ≤ 10) Number of small-scale retail uses within 2.3km | (> 10 - ≤ 20) Number of small-scale retail uses within 2.3km |
| Notes | | | | | |
| 7.11 Proximity to commercial uses. Based on Transport Assessment | Number of commercial uses within 2.3km (<20$^{th}$ percentile) | Number of commercial uses within 2.3km (20$^{th}$ percentile – 40$^{th}$ percentile) | Number of commercial uses within 2.3km (40$^{th}$ – 60$^{th}$ percentile) | Number of commercial uses within 2.3km (60$^{th}$ percentile – 80$^{th}$ percentile) | Number of commercial uses within 2.3km (>80$^{th}$ percentile) |