
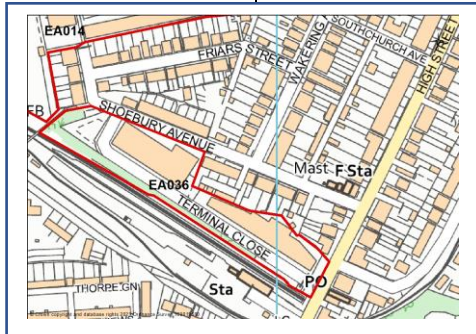

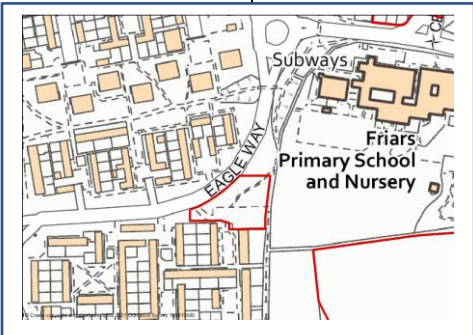

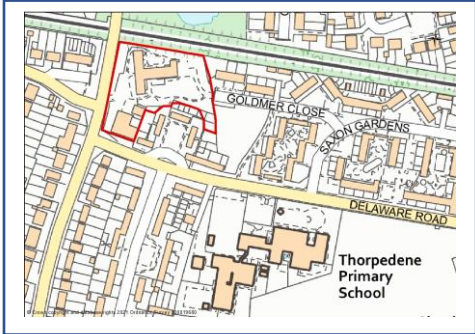


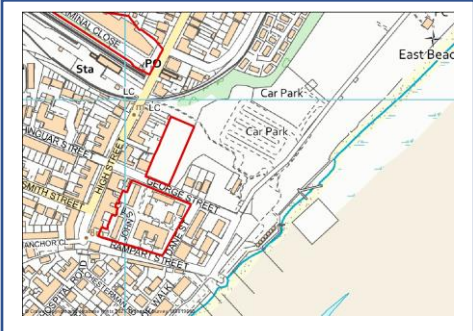


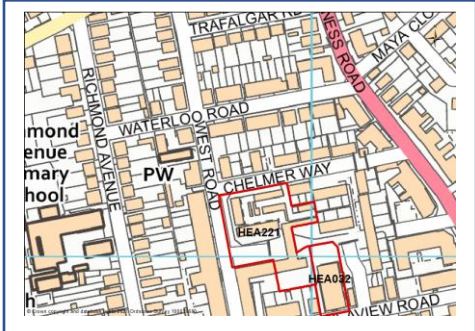
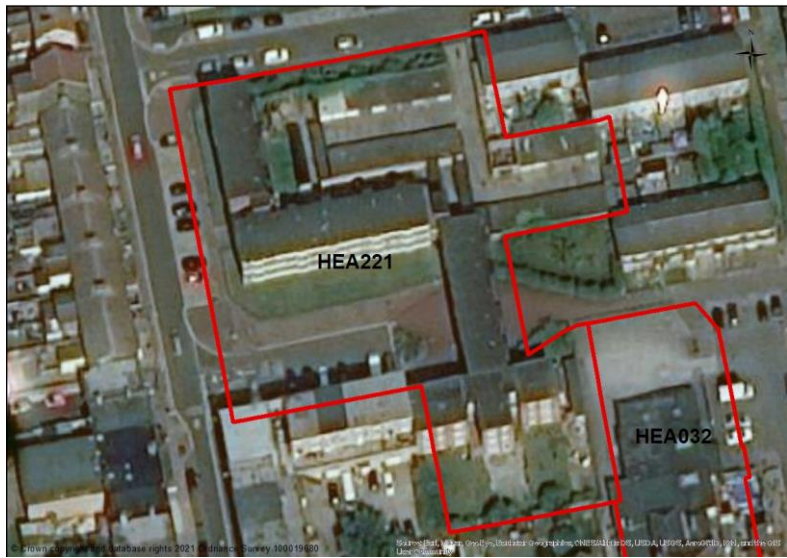


Site Reference:		EA036															
Address:	Terminal Close																
Neighbourhood:		Shoeburyness		Ward:		Shoeburyness											
Site Category:		ERS		Size (ha):		1.49											
Planning Permission:		No		Density:		100.17											
Potential Capacity Housing:		Gross 149	Net 149	Proposed Use:		Mixed Use											
Potential Net Employment Floorspace (sqm):		Gross 0	Net -4,557	Existing Use:		Employment											
Context and surroundings:		Located adjacent to train line and station in Shoeburyness															
Summary of constraints:		The majority of the site is on designated employment land. 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.															
																	
	Criteria											Score/Qualitative Assessment					
Deliverability	1.1 Site Availability											Availability of site not yet confirmed					
	1.2 Achievability											Site has potential to be viable based on current market conditions					
Environmental	2.1 Flood Risk											Majority of site within Flood Zone 1 (100% of site)					
	2.2 Critical Drainage Area											The Majority of the site is not in a critical drainage area (100% of site)					
	2.3 Green Belt											Site not located in the Green Belt					
	2.4 Landscape											Majority of site within high-capacity area or is located within existing settlement boundary.					
	2.5 Impact of development on Ancient Woodland											Majority of site not within 50m buffer of Ancient Woodland (100% of site)					
	2.6 Impact of development on SPA, SAC, Ramsar											Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
	2.7 Impact of development on SSSI, NNR											Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)					
	2.8 Impact of development on LWS, LNR											Majority of site not within or adjacent locally protected habitat site (100% of site)					
	2.9 Impact on Open Space											Majority of site is not designated as protected open space (100% of site)					
	2.10 Impact on TPO											Site does not contain protected trees					
	2.11 Impact on Minerals Safeguarding Zone											Majority of site not within minerals safeguarding zone (100% of site)					
	2.12 Impact on Air Quality											Majority of site not within an Air Quality Management Area (100% of site)					
	2.13 Impact on Agricultural Land											Majority of site (>50%) potentially does not contain agricultural land (100% of site)					
Historic Environment	3.1 Impact on scheduled monument											Majority of site > 50m from a scheduled monument (100% of site)					
	3.2 Impact on conservation area											Majority of site >50m from conservation area (100% of site)					
	3.3 Impact on listed building											Majority of site >50m from listed building (100% of site)					
	3.4 Impact on local listed building											Site does not contain a locally listed building					
	3.5 Impact on archaeological assets											Site unlikely to contain archaeological assets					
Transport	4.1 Distance to nearest bus stop											Site is less than 400m from a bus stop					
	4.2 Frequency of bus service											8-10 Number of bus services received per hour (stops within 400m)					
	4.3 Distance to nearest train station											Site is less than 400m from a train station					
	4.4 Performance of existing highway network											Performance of existing highway network 40th – 60th percentile					
5. Hazards	5.1 suitability of residential uses											The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely					
	5.2 Presence of power lines / pylons											Site does not contain any overhead power lines or pylons					
	5.3 Gas Pipeline											Site does not contain gas pipelines					
	5.4 Waste											Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)					
	5.5 Public Safety Zone for London Southend Airport (LSA)											Majority of site not within LSA public safety zone (100% of site)					
Regeneration + Sustainable Settlements	6.1 Deprivation Index											Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)					
	6.2 Area on designated employment land											Majority of site is designated employment land however evidence has identified the site as functioning poorly as an employment site (% of site)					
	6.3 Community Assets on site											No loss of asset of community value (ACV)					
	6.4 Settlement Role and Hierarchy											Site within existing settlement					
	6.5 Contribution to regeneration of the urban area											Site is previously developed land and redevelopment would improve current adverse site conditions (100% of site)					
Facilities and Services	7.1 Distance to nearest primary school											Site is between 800m and 1150m from a primary school					
	7.2 Distance to nearest secondary school											Site is between 1150m and 2.3km from a secondary school					
	7.3 Distance to nearest healthcare facility											Site is between 800m- 1150m 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 1150km and 2.3km from a built leisure facility					
	7.6 Distance to nearest town centre											Site is more than 2.3km from town centre					
	7.7 Distance to nearest town and district centre											Site is more than 2.3km from a town and district centre					
	7.8 Distance to nearest town/ district/ local centres / parade											Site is less than 400m from a town/ district/ local centres / parade					
	7.9 Distance to nearest designated employment site											Site is less than 400m from a designated employment site					
	7.10 Proximity to small-scale retail <280m2											(> 0 - ≤ 5) small scale retail uses within 2.3km					
	7.11 Proximity to commercial uses											Number of commercial uses within 2.3km. <20th percentile					




Site Reference:		HEA109					
Address:	Eagle Way (parking area & green space north of parking area)						
Neighbourhood:		Shoeburyness		Ward:	Shoeburyness		
Site Category:		URBAN		Size (ha):	0.20		
Planning Permission:		No		Density:	60.85		
Potential Capacity Housing:		Gross 12	Net 12	Proposed Use:	Residential development		
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Previously Developed		
Context and surroundings:		A former Council owned garage site which has since been demolished with the area left open for parking. The land to the north which is included within the proposal is currently an under-utilised grass area with low-level planting (Not designated).					
Summary of constraints:		KP1 – Spatial Strategy - The site is located in Shoeburyness and is therefore a primary focus of regeneration and growth. One of the garages is privately leased. 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.					
	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution
	1.2 Achievability						Site has potential to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (91% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 1150m and 2.3km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network 40th – 60th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land and redevelopment would improve current adverse site conditions
Facilities and Services	7.1 Distance to nearest primary school						Site is less than 400m from a primary school OR is of a scale that could deliver a new 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 1150m 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 1150-2.3km from a built leisure facility
	7.6 Distance to nearest town centre						Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is less than 400m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is between 400m and 800m from a designated employment site
	7.10 Proximity to small-scale retail <280m2						>10 - 1 5) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. <20th percentile


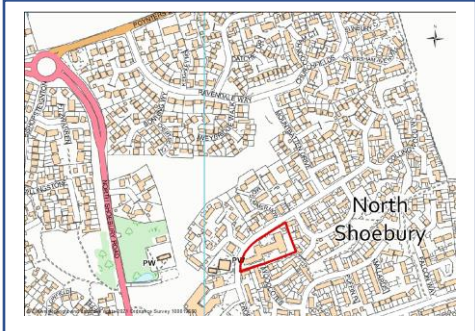

Site Reference:		HEA118									
Address:		Thorpedene Campus									
Neighbourhood:		Shoeburyness		Ward:	West Shoebury						
Site Category:		URBAN		Size (ha):	0.86						
Planning Permission:		No		Density:	75.67						
Potential Capacity Housing:		Gross 65	Net 65	Proposed Use:	Residential, potential community use						
Potential Net Employment Floorspace (sqm):		Gross TBC	Net TBC	Existing Use:	Care home, NHS facilities						
Context and surroundings:		Includes Delaware House, a two storey residential care home, and Thorpedene Clinic, which includes NHS facilities. Railway track to the north. Surrounding area largely residential. Significant change in levels from Maplin Way North to Delaware Road. Poor main access									
Summary of constraints:		Located within Shoeburyness (Core Strategy Policy KP1) appropriate for suitable levels of regeneration and growth. Physical Constraints: Potential noise issues relating to the adjacent railway.									
	Criteria								Score/Qualitative Assessment		
Deliverability	1.1 Site Availability								Site is confirmed to be available for development by landowner but is subject to Council resolution		
	1.2 Achievability								Site is likely to be viable based on current market conditions		
Environmental	2.1 Flood Risk								Majority of site within Flood Zone 1 (100% of site)		
	2.2 Critical Drainage Area								The majority of the site is not in a critical drainage area (100% of site)		
	2.3 Green Belt								Site not located in the Green Belt		
	2.4 Landscape								Majority of site within high-capacity area or is located within existing settlement boundary.		
	2.5 Impact of development on Ancient Woodland								Majority of site not within 50m buffer of Ancient Woodland (100% of site)		
	2.6 Impact of development on SPA, SAC, Ramsar								Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)		
	2.7 Impact of development on SSSI, NNR								Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)		
	2.8 Impact of development on LWS, LNR								Majority of site not within or adjacent locally protected habitat site (100% of site)		
	2.9 Impact on Open Space								Majority of site is not designated as protected open space (100% of site)		
	2.10 Impact on TPO								Site does not contain protected trees		
	2.11 Impact on Minerals Safeguarding Zone								Majority of site not within minerals safeguarding zone (100% of site)		
	2.12 Impact on Air Quality								Majority of site not within an Air Quality Management Area (100% of site)		
	2.13 Impact on Agricultural Land								Majority of site (>50%) potentially does not contain agricultural land (100% of site)		
Historic Environment	3.1 Impact on scheduled monument								Majority of site > 50m from a scheduled monument (100% of site)		
	3.2 Impact on conservation area								Majority of site >50m from conservation area (100% of site)		
	3.3 Impact on listed building								Majority of site >50m from listed building (100% of site)		
	3.4 Impact on local listed building								Site does not contain a locally listed building		
	3.5 Impact on archaeological assets								Site unlikely to contain archaeological assets		
Transport	4.1 Distance to nearest bus stop								Site is less than 400m from a bus stop		
	4.2 Frequency of bus service								>10 Number of bus services received per hour (stops within 400m)		
	4.3 Distance to nearest train station								Site is 400m-800m from a train station		
	4.4 Performance of existing highway network								Performance of existing highway network 40th – 60th percentile		
5. Hazards	5.1 suitability of residential uses								The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely		
	5.2 Presence of power lines / pylons								Site does not contain any overhead power lines or pylons		
	5.3 Gas Pipeline								Site does not contain gas pipelines		
	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)		
	5.5 Public Safety Zone for London Southend Airport (LSA)								Majority of site not within LSA public safety zone (100% of site)		
Regeneration + Sustainable Settlements	6.1 Deprivation Index								Majority of site within LSOA in top 20% most deprived national deprivation decile (87% of site),		
	6.2 Area on designated employment land								No loss of designated employment land		
	6.3 Community Assets on site								Loss of community asset		
	6.4 Settlement Role and Hierarchy								Site within existing settlement		
	6.5 Contribution to regeneration of the urban area								Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)		
Facilities and Services	7.1 Distance to nearest primary school								Site is less than 400m from a primary school		
	7.2 Distance to nearest secondary school								Site is between 800m and 1150km from a secondary school (400-800m if walking)		
	7.3 Distance to nearest healthcare facility								Site is between 400m and 800m from a healthcare facility		
	7.4 Distance to nearest designated open space								Site is less than 400m from a designated open space		
	7.5 Distance to nearest built leisure facility								Site is less than 400m from a built leisure facility		
	7.6 Distance to nearest town centre								Site is 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 1150m and 2.3km from a designated employment site		
	7.10 Proximity to small-scale retail <280m2								> 10 - ≤ 15) small scale retail uses within 2.3km		
	7.11 Proximity to commercial uses								Number of commercial uses within 2.3km. <20th percentile		

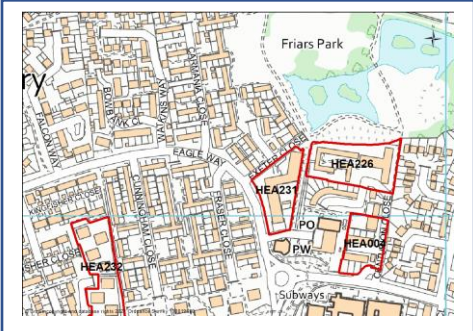

Site Reference:		HEA135					
Address:	Playing field George Street					<div></div> <div></div>	
Neighbourhood:		Shoeburyness		Ward:	Shoeburyness		
Site Category:		OPENSP		Size (ha):	0.32		
Planning Permission:		None		Density:	50.12		
Potential Capacity Housing:		Gross 16	Net 16	Proposed Use:	Residential		
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:	Greenfield		
Context and surroundings:		Grassed playing field associated with former Hinguar School. Shoebury High Street to the north west, residential uses opposite the site, mainly 2 storey, open space public toilets and East Beach lie to the east and south east. Covenant issues on land				<div></div>	
Summary of constraints:		Designated as Protected Green Space. 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.					

Site Reference:		HEA221					
Address:	Avon Way / West Road, Avon Way, Shoeburyness						
Neighbourhood:	Shoeburyness		Ward:	West Shoebury			
Site Category:	REGEN		Size (ha):	0.47			
Planning Permission:	No		Density:	133.19			
Potential Capacity Housing:	Gross 63	Net 0	Proposed Use:	Residential			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered housing			
Context and surroundings:	Group of 3 storey buildings currently occupied as sheltered housing. In a mixed area adjacent to a parade of shops surrounded by residential uses.						
Summary of constraints:	Brownfield site, currently in use, that is relatively free of development constraints. The building itself is of little merit. A footpath also runs through the site running east to west.						

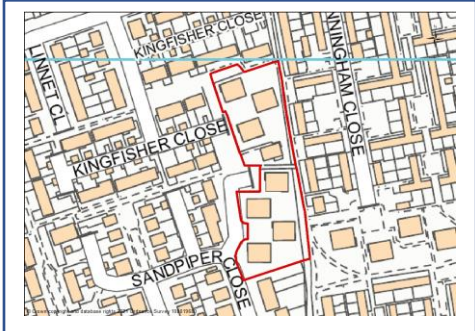

	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site is likely to be viable based on current market conditions
	2.1 Flood Risk						
Environmental	2.2 Critical Drainage Area						Majority of site within Flood Zone 1 (100% of site)
	2.3 Green Belt						The majority of the site is not in a critical drainage area (100% of site)
	2.4 Landscape						Site not located in the Green Belt
	2.5 Impact of development on Ancient Woodland						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.10 Impact on TPO						Majority of site is not designated as protected open space (100% of site)
	2.11 Impact on Minerals Safeguarding Zone						Site does not contain protected trees
	2.12 Impact on Air Quality						Majority of site not within minerals safeguarding zone (100% of site)
	2.13 Impact on Agricultural Land						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 1150m and 2.3km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network >40th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is less than 400m from a primary school
	7.2 Distance to nearest secondary school						Site is between 400m and 800m from a secondary school
	7.3 Distance to nearest healthcare facility						Site is between 400m and 800m from a healthcare facility
	7.4 Distance to nearest designated open space						Site is between 400m and 800m from a designated open space
	7.5 Distance to nearest built leisure facility						Site is between 400m-800m from a built leisure facility
	7.6 Distance to nearest town centre						Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is less than 400m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is between 400m and 800m from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(10 - 15) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. <20th percentile

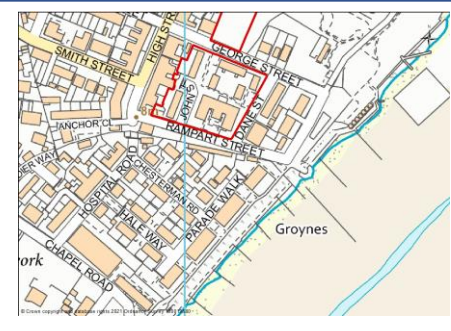


Site Reference:		HEA226											
Address:		Crouchmans, 46 Centurion Close, Southend											
Neighbourhood:		Shoeburyness		Ward:		Shoeburyness							
Site Category:		REGEN		Size (ha):		0.72							
Planning Permission:		No		Density:		83.20							
Potential Capacity Housing:		Gross 60	Net 60	Proposed Use:		Residential							
Potential Net Employment Floorspace (sqm):		N/A	N/A	Existing Use:		Sheltered housing							
Context and surroundings:		Group of 1 and 2 storey buildings currently occupied as sheltered housing. Located in a mainly residential area on the urban edge. Adjacent to Friars Park and surrounded by low-rise housing.											
Summary of constraints:		Brownfield site currently in use. Site adjacent to Protected Green Space and GB. Potential landscape sensitivity. A footpath runs along the eastern edge of the site to the protected adjacent park; this would need to be retained. The site may also be contaminated. Narrow access road.											
	Criteria											Score/Qualitative Assessment	
Deliverability	1.1 Site Availability											Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.	
	1.2 Achievability											Site has potential to be viable based on current market conditions	
Environmental	2.1 Flood Risk											Majority of site within Flood Zone 1 (100% of site)	
	2.2 Critical Drainage Area											The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt											Site not located in the Green Belt	
	2.4 Landscape											Majority of site within high-capacity area or is located within existing settlement boundary.	
	2.5 Impact of development on Ancient Woodland											Majority of site not within 50m buffer of Ancient Woodland (100% of site)	
	2.6 Impact of development on SPA, SAC, Ramsar											Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)	
	2.7 Impact of development on SSSI, NNR											Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)	
	2.8 Impact of development on LWS, LNR											Majority of site not within or adjacent locally protected habitat site (100% of site)	
	2.9 Impact on Open Space											Majority of site is not designated as protected open space (96% of site) however 4% of the site is designated protected open space	
	2.10 Impact on TPO											Site does not contain protected trees	
	2.11 Impact on Minerals Safeguarding Zone											Majority of site not within minerals safeguarding zone (100% of site)	
	2.12 Impact on Air Quality											Majority of site not within an Air Quality Management Area (100% of site)	
	2.13 Impact on Agricultural Land											Majority of site (>50%) potentially does not contain agricultural land (100% of site)	
Historic Environment	3.1 Impact on scheduled monument											Majority of site > 50m from a scheduled monument (100% of site)	
	3.2 Impact on conservation area											Majority of site >50m from conservation area (100% of site)	
	3.3 Impact on listed building											Majority of site >50m from listed building (100% of site)	
	3.4 Impact on local listed building											Site does not contain a locally listed building	
	3.5 Impact on archaeological assets											Site unlikely to contain archaeological assets	
Transport	4.1 Distance to nearest bus stop											Site is less than 400m from a bus stop	
	4.2 Frequency of bus service											>10 Number of bus services received per hour (stops within 400m)	
	4.3 Distance to nearest train station											Site is between 1150m and 2.3km from a train station	
	4.4 Performance of existing highway network											Performance of existing highway network 40th – 60th percentile	
5.Hazards	5.1 suitability of residential uses											The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely	
	5.2 Presence of power lines / pylons											Site does not contain any overhead power lines or pylons	
	5.3 Gas Pipeline											Site does not contain gas pipelines	
	5.4 Waste											Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)	
	5.5 Public Safety Zone for London Southend Airport (LSA)											Majority of site not within LSA public safety zone (100% of site)	
Regeneration + Sustainable Settlements	6.1 Deprivation Index											Majority of site within LSOA in 50 – 100% most deprived national deprivation decile (% of site) but adjacent very deprived area	
	6.2 Area on designated employment land											No loss of designated employment land	
	6.3 Community Assets on site											No loss of asset of community value (ACV)	
	6.4 Settlement Role and Hierarchy											Site within existing settlement	
	6.5 Contribution to regeneration of the urban area											Site is previously developed land and redevelopment would improve current adverse site conditions (100% of site)	
Facilities and Services	7.1 Distance to nearest primary school											Site is less than 400m 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 1 1500m and 2.3km from a healthcare facility	
	7.4 Distance to nearest designated open space											Site is less than 400m from a designated open space	
	7.5 Distance to nearest built leisure facility											Site is between 1 150m and 2.3km from a built leisure facility	
	7.6 Distance to nearest town centre											Site is more than 2.3km from town centre	
	7.7 Distance to nearest town and district centre											Site is more than 2.3km from a town and district centre	
	7.8 Distance to nearest town/ district/ local centres / parade											Site is less than 400m from a town/ district/ local centres / parade	
	7.9 Distance to nearest designated employment site											Site is between 800m and 1150m from a designated employment site	
	7.10 Proximity to small-scale retail <280m2											(10 - 15) small scale retail uses within 2.3km	
	7.11 Proximity to commercial uses											Number of commercial uses within 2.3km. <20th percentile	

Site Reference:		HEA229					
Address:	Great Mead, 200 Frobisher Way, Southend					<div></div>	
Neighbourhood:	Shoeburyness		Ward:	Shoeburyness			
Site Category:	REGEN		Size (ha):	0.53			
Planning Permission:	No		Density:	99.23			
Potential Capacity Housing:	Gross 53	Net 5	Proposed Use:	Residential			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered housing			
Context and surroundings:	Part 2 and 3 storey sheltered housing building with car park and shared gardens. Located in a residential estate fronting Frobisher Way. Near to a local centre.						
Summary of constraints:	Brownfield site currently in use. No fundamental constraints to development. Potential overlooking issues to nearby which could limit upward extensions. The site may also be contaminated: this requires further investigation. Site within consultation area of safeguarded minerals but is under 5ha in size.						
	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site has potential to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site within minerals safeguarding zone (59% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is over 2.3km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network 40th – 60th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in top 20% most deprived national deprivation decile (65% of site) while 35% of site is within LSOA in 20 -50%
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 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 less than 400m 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 1150m and 2.3km from a built leisure facility
	7.6 Distance to nearest town centre						Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is less than 400m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is between 800m-1150m from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(10 - 15) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. <20th percentile

Site Reference:		HEA231					
Address:	Kestrel House, 96 Eagle Way						
Neighbourhood:	Shoeburyness		Ward:	Shoeburyness			
Site Category:	REGEN		Size (ha):	0.51			
Planning Permission:	No		Density:	100.94			
Potential Capacity Housing:	Gross 51	Net 0	Proposed Use:	Residential			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered housing			
Context and surroundings:	Part 1 and 2 storey sheltered housing building with car parking and shared greenspaces. In a residential setting surrounded by low rise housing. Near to local centre and Friars Park.						
Summary of constraints:	Brownfield site on the urban edge that is currently in use. Top corner of the site adjacent to Local Space and Green Belt but less visually related. In a low-rise residential area. The site may also be contaminated: this requires further investigation.						

	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site has potential to be viable based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site >50m from conservation area (100% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						>10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is between 1150m and 2.3km from a train station
	4.4 Performance of existing highway network						Performance of existing highway network 40th – 60th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to determine suitability of residential uses and whether any remediation is likely
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land and redevelopment would improve current adverse site conditions (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is less than 400m 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 less than 400m 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 1150m-2.3km from a built leisure facility
	7.6 Distance to nearest town centre						Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is less than 400m from a town/ district/ local centres / parade
	7.9 Distance to nearest designated employment site						Site is between 400m-800m from a designated employment site
	7.10 Proximity to small-scale retail <280m2						(10 - 15) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. <20th percentile

Site Reference:		HEA232					
Address:	57-103 Kingfisher Close and 58-120 Sandpiper Close						
Neighbourhood:	Shoeburyness		Ward:	Shoeburyness			
Site Category:	REGEN		Size (ha):	0.72			
Planning Permission:	No		Density:	44.33			
Potential Capacity Housing:	Gross 32	Net 0	Proposed Use:	Residential			
Potential Net Employment Floorspace (sqm):	N/A	N/A	Existing Use:	Sheltered housing			
Context and surroundings:	Group of eight 2 storey buildings with car parking to the front and shared green spaces. In a low-rise residential area.						
Summary of constraints:	Brownfield site, in use, in low rise residential area. No fundamental constraints to development. At end of cul de sacs. Potential overlooking issues. Public Footpath runs through site along eastern boundary at lower level. Site within consultation area of safeguarded minerals but is under 5ha in size.						
Deliverability	Criteria					Score/Qualitative Assessment	
	1.1 Site Availability					Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.	
Environmental	1.2 Achievability					Site is likely to be viable based on current market conditions	
	2.1 Flood Risk					Majority of site within Flood Zone 1 (100% of site)	
	2.2 Critical Drainage Area					The Majority of the site is not in a critical drainage area (100% of site)	
	2.3 Green Belt					Site not located in the Green Belt	
	2.4 Landscape					Majority of site within high-capacity area or is located within existing settlement boundary.	
	2.5 Impact of development on Ancient Woodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)	
	2.6 Impact of development on SPA, SAC, Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)	
	2.7 Impact of development on SSSI, NNR					Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)	
	2.8 Impact of development on LWS, LNR					Majority of site not within or adjacent locally protected habitat site (100% of site)	
	2.9 Impact on Open Space					Majority of site is not designated as protected open space (100% of site)	
	2.10 Impact on TPO					Site does not contain protected trees	
	2.11 Impact on Minerals Safeguarding Zone					Majority of site within minerals safeguarding zone (90% of site)	
	2.12 Impact on Air Quality					Majority of site not within an Air Quality Management Area (100% of site)	
Historic Environment	2.13 Impact on Agricultural Land					Majority of site (>50%) potentially does not contain agricultural land (% of site)	
	3.1 Impact on scheduled monument					Majority of site > 50m from a scheduled monument (100% of site)	
	3.2 Impact on conservation area					Majority of site >50m from conservation area (100% of site)	
	3.3 Impact on listed building					Majority of site >50m from listed building (100% of site)	
	3.4 Impact on local listed building					Site does not contain a locally listed building	
Transport	3.5 Impact on archaeological assets					Site unlikely to contain archaeological assets	
	4.1 Distance to nearest bus stop					Site is less than 400m from a bus stop	
	4.2 Frequency of bus service					>10 Number of bus services received per hour (stops within 400m)	
	4.3 Distance to nearest train station					Site is between 1150m-2.3km from a train station	
5. Hazards	4.4 Performance of existing highway network					Performance of existing highway network 40th – 60th percentile	
	5.1 suitability of residential uses					The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.	
	5.2 Presence of power lines / pylons					Site does not contain any overhead power lines or pylons	
	5.3 Gas Pipeline					North of site on edge of HSE exclusion zone but unlikely to affect development	
	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)	
Regeneration + Sustainable Settlements	5.5 Public Safety Zone for London Southend Airport (LSA)					Majority of site not within LSA public safety zone (100% of site)	
	6.1 Deprivation Index					Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)	
	6.2 Area on designated employment land					No loss of designated employment land	
	6.3 Community Assets on site					Loss of community asset	
	6.4 Settlement Role and Hierarchy					Site within existing settlement	
Facilities and Services	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 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 400-800m 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 1150m-2.3km from a built leisure facility	
	7.6 Distance to nearest town centre					Site is more than 2.3km from town centre	
	7.7 Distance to nearest town and district centre					Site is more than 2.3km from a town and district centre	
	7.8 Distance to nearest town/ district/ local centres / parade					Site is between 400m and 800m from a town/ district/ local centres / parade	
	7.9 Distance to nearest designated employment site					Site is between 400m and 800m from a designated employment site	
	7.10 Proximity to small-scale retail <280m2					(10 - 15) small scale retail uses within 2.3km	
7.11 Proximity to commercial uses					Number of commercial uses within 2.3km. <20th percentile		

Site Reference:		HEA234									
Address:		Longmans, 11 Rampart Street, Southend									
Neighbourhood:		Shoeburyness		Ward:						Shoeburyness	
Site Category:		REGEN		Size (ha):						0.77	
Planning Permission:		No		Density:						99.94	
Potential Capacity Housing:			Gross 77	Net 25	Proposed Use:		Residential				
Potential Net Employment Floorspace (sqm):			N/A	N/A	Existing Use:		Sheltered housing				
Context and surroundings:			Group of mainly 2 storey buildings currently used as sheltered accommodation near to seafront. Area is generally residential of 1 to 3 storey buildings								
Summary of constraints:											
			Brownfield site currently in use. No fundamental constraints. The design will need to consider the sites location on the edge of (but not within) Conservation Area. Overlooking to nearby residential homes needs to be considered.								

	Criteria						Score/Qualitative Assessment
Deliverability	1.1 Site Availability						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
	1.2 Achievability						Site viability is likely to be marginal based on current market conditions
Environmental	2.1 Flood Risk						Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical Drainage Area						The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Belt						Site not located in the Green Belt
	2.4 Landscape						Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of development on Ancient Woodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.6 Impact of development on SPA, SAC, Ramsar						Majority of site within buffer zone of 200m of internationally protected habitat site (100% of site)
	2.7 Impact of development on SSSI, NNR						Majority of site not within buffer of 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
	2.8 Impact of development on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact on TPO						Site does not contain protected trees
	2.11 Impact on Minerals Safeguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact on Air Quality						Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact on Agricultural Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment	3.1 Impact on scheduled monument						Majority of site > 50m from a scheduled monument (100% of site)
	3.2 Impact on conservation area						Majority of site <50m from conservation area (78% of site)
	3.3 Impact on listed building						Majority of site >50m from listed building (100% of site)
	3.4 Impact on local listed building						Site does not contain a locally listed building
	3.5 Impact on archaeological assets						Site unlikely to contain archaeological assets
Transport	4.1 Distance to nearest bus stop						Site is less than 400m from a bus stop
	4.2 Frequency of bus service						8-10 Number of bus services received per hour (stops within 400m)
	4.3 Distance to nearest train station						Site is less than 400m from a train station
	4.4 Performance of existing highway network						Performance of existing highway network 40th – 60th percentile
5. Hazards	5.1 suitability of residential uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Presence of power lines / pylons						Site does not contain any overhead power lines or pylons
	5.3 Gas Pipeline						Site does not contain gas pipelines
	5.4 Waste						Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public Safety Zone for London Southend Airport (LSA)						Majority of site not within LSA public safety zone (100% of site)
Regeneration + Sustainable Settlements	6.1 Deprivation Index						Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)
	6.2 Area on designated employment land						No loss of designated employment land
	6.3 Community Assets on site						No loss of asset of community value (ACV)
	6.4 Settlement Role and Hierarchy						Site within existing settlement
	6.5 Contribution to regeneration of the urban area						Site is previously developed land (% of site)
Facilities and Services	7.1 Distance to nearest primary school						Site is between 800m and 1150km from a primary school
	7.2 Distance to nearest secondary school						Site is between 1150km and 2.3km from a secondary school
	7.3 Distance to nearest healthcare facility						Site is between 800m and 1150km from a healthcare facility
	7.4 Distance to nearest designated open space						Site is less than 400m from a designated open space
	7.5 Distance to nearest built leisure facility						Site is between 1150m and 2.3km from a built leisure facility
	7.6 Distance to nearest town centre						Site is more than 2.3km from town centre
	7.7 Distance to nearest town and district centre						Site is more than 2.3km from a town and district centre
	7.8 Distance to nearest town/ district/ local centres / parade						Site is less than 400m 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						(10 - 15) small scale retail uses within 2.3km
	7.11 Proximity to commercial uses						Number of commercial uses within 2.3km. <20th percentile