Site Refe	erence.	μεл	108							
Address:	Archer Ave		,109					7.61 1		
Audress.	Archier Ave	ilue					7		F	+
Naishha	de e e d	C	la alazzada		Mondo	Carrellankriisela		ROYAL ARTILLE	RY WAY	A1159
Neighbour		URB	hchurch			Southchurch 0.24			Drain	HEA108
Site Catego	Permission:	None			` '	25.39	- 3		RCHER AVENUE	
Potential (NOI	Gross	Net	Proposed	Residential				HEA232
Housing:			6	6	Use:	1100100111101	書	ALL TOP	道	
Potential I Floorspace	Net Employn e (sqm):	nent	N/A	N/A	Existing Use:	Greenfield			terre, SHI 1995	HEA253
Context ar surrounding Summary constraint	of	of the resident There the a	e Royal Arti lential with e are some e is a Sub-Si adjacent A1:	illery Way (A two storey I mature tree tation to the 159. There is	A1159). In term housing border sto the west on the west of the wes	Archer Avenue as of the surrou ring the site to of the site. If the site. Pote memorial tree p reding to the Call	nding area the south, ntial noise anted in t	east and wo	inly est. from f the site.	Southend
		tree		, also poten		officer who ad anting along hig				Complete Com
۵	4-1-2	- 11 - 1	Criteri	ia						Score/Qualitative Assessment
Deliverab ility	1.1 Site Av		Ly							Site is confirmed to be available by landowner
Deli	1.2 Achieva									Site is likely to be viable based on current market conditions
	2.1 Flood R		ago Area							Majority of site within Flood Zone 1 (100% of site) The Majority of the site is not in a critical drainage area (100% of site)
	2.2 Critical		ige Area							The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green I									Site not located in the Green Belt
	2.4 Landsca	<u> </u>								Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact	of dev	elopment o	n Ancient W	oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)
antal	2.6 Impact	of dev	elopment o	n SPA, SAC,	Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
ronme	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 habits site (100% of site)	
Enviror	2.8 Impact of development on LWS, LNR									Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact on Open Space									Majority of site is not designated as protected open space (100% of site). Although site is classified as greenfield.
	2.10 Impac	t on TI	°O							Site does not contain protected trees
	2.11 Impac	t on M	linerals Safe	guarding Zo	ne					Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impac	t on A	ir Quality							Majority of site not within an Air Quality Management Area (100% of site)
			gricultural La	and						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
<u> </u>	3.1 Impact	on sch	eduled mor	nument						Majority of site > 50m from a scheduled monument (100% of site)
ımen	3.2 Impact	on cor	nservation a	rea						Majority of site >50m from conservation area (100% of site)
Environment	3.3 Impact	on list	ed building							Majority of site >50m from listed building (100% of site)
ric Er	3.4 Impact	on loc	al listed buil	ding						Site does not contain a locally listed building
Historic	3.5 Impact	on arc	haeological	assets						Site unlikely to contain archaeological assets
	4.1 Distanc	e to ne	earest bus st	top						Site is less than 400m from a bus stop
ro t	4.2 Freque	ncy of	bus service							>10 Number of bus services received per hour (stops within 400m)
Fransport	4.3 Distanc	e to ne	earest train :	station						Site is between 800m and 1150km from a train station
F	4.4 Perforn	nance	of existing h	nighway netv	vork					Performance of existing highway network <40th percentile
			esidential u	<u> </u>						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	F 2-D	00 of	over!	nula -						
ards	5.2 Present		ower lines /	pylons						Site does not contain any overhead power lines or pylons Site does not contain gas pipelines
5. Hazards	5.3 Gas Pip 5.4 Waste	eiine								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works
		Safat	Zone for Le	ndon South	and Airport					(100% of site) Majority of site not within LSA public safety zone (100% of site)
+ 10	(LSA)			ndon Southe	na Airport					
Regeneration 4 ole Settlements	6.1 Depriva									Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
generation Settlemen			<u> </u>	oyment land						No loss of designated employment land
Reg			ssets on site							No loss of asset of community value (ACV)
Sustaina			ole and Hier							Site within existing settlement
Su				tion of the u	rban area				1	Site is greenfield land (% of site)
			earest prima						1	Site is between 800m and 1150km from a primary school
				ndary school					1	Site is between 800m and 1150km from a secondary school Site is between 800m and 1150km from a healthcare facility
				hcare facility nated open :						Site is less than 400m from a designated open space
χ										
Facilities and Services	7.5 Distanc	e to ne	earest built l	leisure facilit	ty					Site is between 400m and 800m from a built leisure facility
nd Se	7.6 Distanc	e to ne	earest town	centre						Site is more than 2.3km from town centre
ies aı	7.7 Distanc	e to ne	earest town	and district	centre				1	Site is more than 2.3km from a town and district centre
acilit	7.8 Distanc	e to ne	earest town,	/ district/ loc	cal centres					Site is between 400m and 800m from a town/ district/ local centres / parade
	/ parade			nated emplo						Site is between 1150km and 2.3km from a designated employment site
										Site is between 1130km and 2.3km from a designated employment site
	7.10 Proxir	nity to	small-scale	retail <280n	n2					(> 0 - ≤ 5) small scale retail uses within 2.3km
	7440								1	Number of commercial uses within 2.2km, 20th persentile, 40th persentile

Number of commercial uses within 2.3km. 20th percentile – 40th percentile

7.11 Proximity to commercial uses

Site Refe			4.43							
A -l -l		HEA		F	Callana Cau	th abab				
Address:	School bui Boulevard	dings a	and land, fo	rmer Future	es College, Sou	thchurch	1		CARL	AND THE PERSON OF THE PERSON O
								SOUTHCHU 13m	ACH BOULEV	
Neighbour			hchurch			Southchurch		W. T.	THE STATE OF THE S	
Site Catego		URBA			, ,	1.53		A	XX	REA142
Potential (Permission:	None	Gross	Net		13.06 Residential		1		
Housing:			20	20	Proposed Use:	Residential			Future	
Potential I Floorspace	Net Employn e (sam):	ent	N/A	N/A	Existing Use:	School buildings		ge and designed upon the first service for	hord specimen	
Context ar		Site i	ncludes sch	ool building		ed to the rear by	residentia	l gardens.		southend
surroundii Summary constraint	of	The s	oined for ed	ucation pur	poses, with th	est. It forms part is part of the sit e Development tected Green Sp	e intended Managemo	to be rele	ased.	SERVICION COMPANY CONTRACTOR CONT
<u> </u>	4.4.63	. 11 - 11 - 11 - 11 - 11 - 11 - 11 - 11	Criteri	a						Score/Qualitative Assessment
Deliverab ility	1.1 Site Av		У							Site is confirmed to be available by landowner
Deli	1.2 Achieva									Site is likely to be viable based on current market conditions
	2.1 Flood R		go Aros							Majority of site within Flood Zone 1 (100% of site) The Majority of the site is not in a critical drainage area (100% of site)
	2.2 Critical		_{Be Area}							The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green I									Site not located in the Green Belt
	2.4 Landsca	<u> </u>	alonment e	n Ancient M	loodland					Majority of site within high-capacity area or is located within existing settlement boundary. Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.5 impact	oi dev	elopment oi	n Ancient W	oodiana					Majority of site not within 50m buffer of Ancient Woodland (100% of site)
ntal	2.6 Impact	of dev	elopment o	n SPA, SAC,	Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
onme	2.7 Impact	of dev	elopment o	n SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habita
invironn	2.8 Impact	of dev	elopment o	n LWS, LNR						site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)
_	2.9 Impact									Majority of site is not designated as protected open space (99% of site)
	2.10 Impac									Site does not contain protected trees
	2.11 Impac	t on M	inerals Safe	guarding Zo	ne					Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impac	t on Ai	r Quality							Majority of site not within an Air Quality Management Area (100% of site)
			gricultural La	and						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
<u>+</u>	3.1 Impact	on sch	eduled mon	ument						Majority of site > 50m from a scheduled monument (100% of site)
nmen	3.2 Impact	on con	servation a	rea						Majority of site >50m from conservation area (10% of site)
Environment	3.3 Impact	on liste	ed building							Majority of site >50m from listed building (100% of site)
oric E	3.4 Impact	on loca	al listed buil	ding						Site does not contain a locally listed building
Historic	3.5 Impact	on arc	haeological	assets						Site unlikely to contain archaeological assets
	4.1 Distanc	e to ne	arest bus st	юр						Site is less than 400m from a bus stop
port	4.2 Freque	ncy of I	ous service							>10 Number of bus services received per hour (stops within 400m)
Transport	4.3 Distanc	e to ne	arest train s	station						Site is between 800m and 1150km from a train station
	4.4 Perforn	nance (of existing h	ighway netv	work					Performance of existing highway network <40th percentile
	5.1 suitabil	ity of r	esidential u	ses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the
	F 2 P			m. Jan						suitability of residential uses.
ards	5.2 Present		ower lines /	pylons						Site does not contain any overhead power lines or pylons Site does not contain gas pipelines
5.Hazards	5.4 Waste	eiiile								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works
		- 6 - to			and Alamant					(100% of site)
	5.5 Public S (LSA)	arety z	one for Lon	idon Southe	nu Airport					Majority of site not within LSA public safety zone (100% of site)
ion + ients	6.1 Depriva	ition In	dex							Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)
generation + Settlements	6.2 Area or	ı desigi	nated emplo	yment land						No loss of designated employment land
Regeneration - ble Settlement	6.3 Commu	ınity A	ssets on site	!						No loss of asset of community value (ACV)
	6.4 Settlen	ent Ro	le and Hiera	archy						Site within existing settlement
Sustaina	6.5 Contrib	ution t	o regenerat	ion of the u	rban area					Site is previously developed land (% of site)
	7.1 Distanc	e to ne	arest prima	ry school						Site is between 1150km and 2.3km from a primary school
	7.2 Distanc	e to ne	arest secon	dary school						Site is less than 400m from a secondary school
				ncare facility						Site is between 400m and 800m from a healthcare facility
	7.4 Distanc	e to ne	arest desigi	nated open	space					Site is between 400m and 800m from a designated open space
vices	7.5 Distanc	e to ne	arest built l	eisure facili	ty					Site is between 400m and 800m from a built leisure facility
Facilities and Services	7.6 Distanc	e to ne	arest town	centre						Site is more than 2.3km from town centre
es an				and district	centre					Site is more than 2.3km from a town and district centre
aciliti	7.8 Distanc	e to ne	arest town	district/ lo	cal centres					Site is between 800m and 1150km from a town/ district/ local centres / parade
굓	/ parade									
	7.9 Distanc	e to ne	arest desigi	nated emplo	oyment site					Site is more than 2.3km from a designated employment site
		7.9 Distance to nearest designated employment site 7.10 Proximity to small-scale retail <280m2								
	7.10 Proxir	nity to	small-scale	retail <280n	n2					(> 0 - ≤ 5) small scale retail uses within 2.3km

 - ·			242													
Site Refe		HEA				l. D J										
Address:	Car Park, c	orner o	of lifracomb	oe Avenue ar	nd Southchurd	n Road	13			HT A220						
Neighbou	rhood:	South	nchurch		Ward:	Kursaal		HE	T TH	EA218						
Site Categ		URBA				0.075	PW			THOUSE						
	Permission:	No			, ,	106.78		UE PL C								
Potential (Capacity		Gross	Net	Proposed	Residential	LEV	PI								
Housing: Potential I	Net Employm	nent	N/A	8 N/A	Use: Existing			11		THEFT						
Floorspace			-		Use:	Car Park		ngt I success (ngto: 2821 Ordeance S	ml-III							
Context ar surroundir Summary constraint	of	In a n	nixed area,	generally lo	w-rise with re	ted adjacent to a stail, services and instraints with No e site may also be	residentia designate	l uses. ed use. May	У	Southend On Sea BRIGGET COARCO.	Commence of the first and a standard in the constraint of the cons					
			Criter	ia							Score/Qualitative Assessment					
Deliverab ility	1.1 Site Ava		У							Site is confirmed to be avai						
Deli	1.2 Achieva	<u> </u>								-	ble based on current market conditions					
	2.1 Flood R		~ A × o o							Majority of site within Floor						
	2.2 Critical		se Area								not in a critical drainage area (100% of site)					
	2.3 Green E							1		Site not located in the Gree	en Belt n-capacity area or is located within existing settlement boundary.					
		<u> </u>	elonment o	n Ancient W	oodland						1-capacity area or is located within existing settlement boundary. 50m buffer of Ancient Woodland (100% of site)					
	2.5 impact	or acve	ziopiniciit o	TAICETT VV	ocalaria											
ental	2.6 Impact	of deve	elopment o	n SPA, SAC, I	Ramsar					Majority of site not within b	buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
no n	2.7 Impact	of deve	elopment o	n SSSI, NNR						, ,	buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habit					
Envi	2.8 Impact of development on LWS, LNR							site (100% of site) Majority of site not within o	or adjacent locally protected habitat site (100% of site)							
	2.9 Impact on Open Space							Majority of site is not design	gnated as protected open space (100% of site)							
	2.10 Impact on TPO 2.11 Impact on Minerals Safeguarding Zone								Site does not contain protec	ected trees						
	2.11 Impac	ct on Mi	inerals Safe	guarding Zoi	ne					Majority of site not within n	minerals safeguarding zone (100% of site)					
	2.12 Impac	t on Aiı	r Quality							Majority of site not within a	an Air Quality Management Area (100% of site)					
	2.13 Impac	ct on Ag	ricultural L	and						Majority of site (>50%) pote	entially does not contain agricultural land (100% of site)					
nment	3.1 Impact	on sch	eduled mor	nument						Majority of site > 50m from a scheduled monument (100% of site)						
	3.2 Impact										conservation area (100% of site)					
Historic Enviro	3.3 Impact										listed building (100% of site)					
storic	3.4 Impact									Site does not contain a loca						
<u> </u>	3.5 Impact									Site unlikely to contain arch						
	4.1 Distanc			тор						Site is less than 400m from						
Transport	4.2 Freque										s received per hour (stops within 400m)					
Tra	4.3 Distanc									Site is less than 400m from						
	4.4 Perforn 5.1 suitabil			nighway netw	vork						ghway network <40th percentile ntains no known historic land use where further investigation/ assessment is required on the					
	5.1 Sultabil	iity or re	esidentiai u	ises						suitability of residential use						
rds	5.2 Present		ower lines /	pylons						,	overhead power lines or pylons					
5.Hazards	5.3 Gas Pip	eline								Site does not contain gas pi						
ις	5.4 Waste									(100% of site)	in 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works					
	5.5 Public S (LSA)	Safety Z	one for Lor	ndon Southe	nd Airport					Majority of site not within L	LSA public safety zone (100% of site)					
on +	6.1 Depriva	ation In	dex							Majority of site within LSOA	A in 20 -50% most deprived national deprivation decile (% of site)					
Regeneration ble Settlement	6.2 Area or	n desigr	nated empl	oyment land						No loss of designated emplo	loyment land					
egen e Set	6.3 Commu		· ·	<u> </u>						No loss of asset of commun						
	6.4 Settlem	nent Ro	le and Hier	archy						Site within existing settleme	nent					
Sustaina	6.5 Contrib	oution t	o regenerat	tion of the ui	rban area					Site is previously developed	d land (% of site)					
	7.1 Distanc	e to ne	arest prima	ary school						Site is less than 400m from	a primary school					
	7.2 Distanc	e to ne	arest secor	ndary school						Site is between 400m and 8	800m from a secondary school					
				hcare facility							800m from a healthcare facility					
	7.4 Distanc	e to ne	arest desig	nated open s	space					Site is less than 400m from	a designated open space					
vices	7.5 Distanc	ce to ne	arest built	leisure facilit	EY					Site is between 400m and 8	800m from a built leisure facility					
and Services	7.6 Distanc	e to ne	arest to <u>wn</u>	centre						Site is between 1150km and	nd 2.3km from town centre					
				and district	centre						d 2.3km from a town and district centre					
Facilities	7.8 Distanc	ce to ne	arest town	/ district/ loc	cal centres						a a town/ district/ local centres / parade OR is of a scale (define?) that could deliver a new local					
Ϋ́,	/ parade									centre / parade						
	7.9 Distanc	e to ne	arest desig	nated emplo	oyment site					Site is between 1150km and	d 2.3km from a designated employment site					
	7.10 Proxin	nity to	small-scale	retail <280m	12					(> 5 - ≤ 10) small scale retail	il uses within 2.3km					
	7.11 Proxin	nity to	commercia	l uses						Number of commercial uses	es within 2.3km. 40th – 60th percentile					

ddress:	Bronte Mev	/S					HEA061		
	-					V	HEA 125		
leighbou	rhood:	Southchurch		Ward:	Victoria	=1	RUS	KIN AVENU	HEA241
ite Categ		REGEN		Size (ha):	0.13		H	EA225	TEA223
	Permission: Capacity	No Gross	Net	Density:	52.40 Residential	#		TIPE	CHES
ousing:		7	0	Proposed Use:	Residential		HEAD		
otential loorspac	Net Employme e (sqm):	ent N/A	N/A	Existing Use:	Sheltered housing		and season to proof	祖里	
ontext a				erties current	ily occupied as sh d to Ruskin Aven				HEA242 HEA223
ummary onstraint	ts:	from constraint	s. Access is put could grea	provided but tly limit deve	is in a residentia is limited. Potent lopment potenti v capacity.	tial overlo	ooking issues	to	HEA225
	1.1 Site Avai	Criter	ia						Score/Qualitative Assessment Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing esta
Deliverability	1.2 Achieval								public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the ar providing new and better quality homes for local people. To gain a comprehensive understanding of development poten all existing housing estates in public ownership have been included for comment. At the time of publication of this docur no Council decision has been made on redeveloping this site. Site is likely to be viable based on current market conditions
	2.1 Flood Ris	•							Majority of site within Flood Zone 1 (100% of site)
		rainage Area							The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Be	elt							Site not located in the Green Belt
	2.4 Landsca					+			Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact c	f development c	on Ancient W	oodland/		_			Majority of site not within 50m buffer of Ancient Woodland (100% of site)
<u></u>	2.6 Impact o	f development c	on SPA. SAC	Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
mental									
viron		f development c	,						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected has site (100% of site)
Envir		f development c	on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
		n Open Space							Majority of site is not designated as protected open space (100% of site)
	2.10 Impact	on TPO on Minerals Safe	oguarding Zo	200					Site does not contain protected trees Majority of site not within minerals safeguarding zone (100% of site)
			eguarding zo	one					
		on Air Quality on Agricultural L	and						Majority of site not within an Air Quality Management Area (100% of site) Majority of site (>50%) potentially does not contain agricultural land (100% of site)
		n scheduled mo							Majority of site > 50m from a scheduled monument (100% of site)
Environment		n conservation a							Majority of site >50m from conservation area (100% of site)
viron	· ·	n listed building							Majority of site >50m from listed building (100% of site)
oric Er	3.4 Impact o	n local listed bui	ilding						Site does not contain a locally listed building
Historic	3.5 Impact o	n archaeologica	assets						Site unlikely to contain archaeological assets
	4.1 Distance	to nearest bus s	stop						Site is less than 400m from a bus stop
sport	4.2 Frequen	cy of bus service							>10 Number of bus services received per hour (stops within 400m)
Transport	4.3 Distance	to nearest train	station						Site is between 400m and 800m from a train station
	4.4 Perform	ance of existing I	highway net	work					Performance of existing highway network <40th percentile
	5.1 suitabilit	y of residential ι	ises						The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
6	5.2 Presence	e of power lines ,	/ pylons						Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pipe								Site does not contain gas pipelines
5.H ₂	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Wo
		fety Zone for Lo	ndon Southe	end Airport					(100% of site) Majority of site not within LSA public safety zone (100% of site)
ts +	(LSA) 6.1 Deprivat	ion Index							Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
kegeneration + ole Settlements		designated empl	lovment les	1					No loss of designated employment land
		designated empl nity Assets on site				-			No loss of designated employment land No loss of asset of community value (ACV)
Ke Sustainable		ent Role and Hier							Site within existing settlement
Susta		tion to regenera		ırban area					Site is previously developed land (% of site)
	7.1 Distance	to nearest prim	ary school						Site is between 400m and 800m from a primary school
	7.2 Distance	to nearest seco	ndary school						Site is between 1150km and 2.3km from a secondary school
		to nearest healt							Site is between 1150km and 2.3km from a healthcare facility
	7.4 Distance	to nearest desig	nated open	space					Site is between 400m and 800m from a designated open space
rvices	7.5 Distance	to nearest built	leisure facili	ty					Site is between 400m and 800m from a built leisure facility
nd Se	7.6 Distance	to nearest town	centre						Site is between 1150km and 2.3km from town centre
Facilities and Services	7.7 Distance	to nearest town	and district	centre					Site is between 1150km and 2.3km from a town and district centre
Facilit		to nearest town	n/ district/ lo	cal centres					Site is between 400m and 800m from a town/ district/ local centres / parade
	/ parade 7.9 Distance	to nearest desig	gnated emplo	oyment site					Site is between 800m and 11150km from a designated employment site
		ity to small-scale							(> 5 - ≤ 10) small scale retail uses within 2.3km
	7.10 FIUXIIII	ty to siliali-scale	- retair <200f	nz					(5 5 2 20) Sitian Scale (ctain 0363 Within 2.3Kill

ite Ref	erence:	HEA225							
Address:	1-29 Cedar	Close, Southend				DE IN	A125 H	A242	HEA242
leighbou	rhood:	Southchurch		Ward:	Victoria	RSTR	HEA2	25	PIEA223
ite Categ	gory:	REGEN		Size (ha):	0.27			EA NOR	
		No		Density:	103			S STATE	BROWNING AVENUE CT
otential lousing:	Capacity	Gross 28	Net 0	Proposed Use:	Residential	VAL	EAVENUE	7 6	HEA225
	Net Employme e (sqm):		N/A	Existing Use:	Sheltered housing ed as sheltered ho	using with	8 1	nark In	MAPLE SO THE REPORT OF THE PARTY OF THE PART
urroundi ummary onstrain	of	a residential are Brownfield site overlooking issu	currently in uues to nearby	d by low-rise se. No fund which could also runs thr		ts to develo	pment. Po	otential a small	HEA098 Cream copyrights and Mark Line and Line
		Criter	ia						Score/Qualitative Assessment
Deliverability	1.1 Site Ava	ilability							Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estat public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the are providing new and better quality homes for local people. To gain a comprehensive understanding of development potentiall existing housing estates in public ownership have been included for comment. At the time of publication of this documno Council decision has been made on redeveloping this site.
۵	1.2 Achieval	bility							Site has potential to be viable based on current market conditions
	2.1 Flood Ri								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 B								Site not located in the Green Belt
	2.4 Landsca	·	on Anciont M	odland					Majority of site within high-capacity area or is located within existing settlement boundary. Majority of site not within 50m buffer of Ancient Woodland (100% of site)
		of development o							
mental		of development o		amsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
Environm		of development of development of							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected ha site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)
	·	on Open Space	, ii Evv3, Eivit						Majority of site is not designated as protected open space (100% of site)
	2.10 Impact	<u> </u>							Site does not contain protected trees
		on Minerals Safe	eguarding Zon	e					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 L	and.						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Ħ	3.1 Impact of	on scheduled mo	nument						Majority of site > 50m from a scheduled monument (100% of site)
Historic Environment	3.2 Impact of	on conservation a	area						Majority of site >50m from conservation area (100% of site)
Envir	·	on listed building							Majority of site >50m from listed building (100% of site)
storic		on local listed bui							Site does not contain a locally listed building
<u> </u>	·	on archaeological							Site unlikely to contain archaeological assets Site is less than 400m from a bus stop
ť		e to nearest bus s acy of bus service							>10 Number of bus services received per hour (stops within 400m)
Transport		e to nearest train							Site is between 400m and 800m from a train station
T I		ance of existing h		ork					Performance of existing highway network <40th percentile
		ty of residential u		OIK					The majority of the site contains no known historic land use where further investigation/ assessment is required on the
	5.2 Presence	e of power lines ,	/ nylons						suitability of residential uses. Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pipe								Site does not contain gas pipelines
5.Ha	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Wo
		afety Zone for Lo	ndon Southen	ıd Airport					(100% of site) Majority of site not within LSA public safety zone (100% of site)
ion +	(LSA) 6.1 Deprivat	tion Index							Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
Kegeneration ole Settlemen	6.2 Area on	designated empl	loyment land						No loss of designated employment land
Rege ble S	6.3 Commu	nity Assets on site	е						No loss of asset of community value (ACV)
Regeneration 4 ustainable Settlements		ent Role and Hier							Site within existing settlement
Sus		ution to regenera		ban area					Site is previously developed land (% of site)
		e to nearest prima e to nearest seco							Site is between 400m and 800m from a primary school Site is between 1150km and 2.3km from a secondary school
		e to nearest secon	<u> </u>						Site is between 1150km and 2.3km from a secondary school Site is between 1150km and 2.3km from a healthcare facility
		e to nearest desig							Site is less than 400m from a designated open space
ices	7.5 Distance	e to nearest built	leisure facility	/					Site is between 400m and 800m from a built leisure facility
d Services		e to nearest town							Site is between 1150km and 2.3km from town centre
ss and		e to nearest town		entre					Site is between 1150km and 2.3km from a town and district centre
Facilities and		e to nearest town							Site is between 400m and 800m from a town/ district/ local centres / parade
Ę	/ parade								
		e to nearest desig							Site is between 400m and 800m from a designated employment site
		ity to small-scale		2					(> 5 - ≤ 10) small scale retail uses within 2.3km
	7.11 Proxim	ity to commercia	il uses						Number of commercial uses within 2.3km. >80th percentile

6:+		1154335				Ţ				
Site Refo		HEA227	nend				П			
, .uui C33.	_ 33 DICKEI	5103E, 30uti								
Neighbou	rhood:	Southchurch		Ward:	Victoria		ROYST	ON AVENUE		
Site Categ		REGEN		Size (ha):	0.32					
	Permission:	No		Density:	99.48			S	TUART ROAD	
Potential	Capacity	Gross	Net	Proposed	Reside	ential				HEAZZA SECTION OF THE
Housing:	Net Employm	32 nent N/A	0 N/A	Use:	Chalka		中中中	研院	到層	
Floorspace		iene inyra	14/7	Existing Use:	Shelte housii		E Cope coperate	and account of the last of the		
Context a			nd 3 storey build k fronting Ruski						area.	southend
Summary	of	Brownfield si	ite currently in uissues to nearby Accessed via a sr	use. No funda / residential p	amental co	nstraints which co	to devel	lopment. P upward		Sittle on Copyright and stratum of golds. 2021 Ordinary Surjey 1000 (CO).
			teria							Score/Qualitative Assessment
Deliverability	1.1 Site Ava						_			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 Achieva	<u> </u>								Site has potential to be viable based on current market conditions
	2.1 Flood R									Majority of site within Flood Zone 1 (100% of site) The Majority of the site is not in a critical drainage area (100% of site)
		Drainage Area								The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green E							1		Site not located in the Green Belt
	2.4 Landsca	<u> </u>	nt on Ancient Wo	oodland						Majority of site within high-capacity area or is located within existing settlement boundary. Majority of site not within 50m buffer of Ancient Woodland (100% of site)
	2.5 impact	or developmen	TO A A HEIGHT WO	odiand						
ımental	2.6 Impact of development on SPA, SAC, Ramsar 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) Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat	
Enviror										site (100% of site)
ŭ			nt on LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact	on Open Space	2							Majority of site is not designated as protected open space (100% of site)
			Safeguarding Zor	ne						Site does not contain protected trees Majority of site not within minerals safeguarding zone (100% of site)
		t on Air Quality t on Agricultura							Majority of site not within an Air Quality Management Area (100% of site) Majority of site (>50%) potentially does not contain agricultural land (100% of site)	
<u> </u>	·	on scheduled r								Majority of site > 50m from a scheduled monument (100% of site)
Historic Environment		on conservatio								Majority of site >50m from conservation area (100% of site)
nviro	3.3 Impact	on listed buildi	ing							Majority of site >50m from listed building (100% of site)
oric E	3.4 Impact	on local listed l	building							Site does not contain a locally listed building
Hist	3.5 Impact	on archaeologi	ical assets							Site unlikely to contain archaeological assets
	4.1 Distance	e to nearest bu	ıs stop							Site is less than 400m from a bus stop
port	4.2 Frequer	ncy of bus servi	ice							8-10 Number of bus services received per hour (stops within 400m)
Transport	4.3 Distance	e to nearest tra	ain station							Site is between 400m and 800m from a train station
	4.4 Perform	nance of existir	ng highway netw	vork						Performance of existing highway network <40th percentile
	5.1 suitabili	ity of residentia	al uses							The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
sp		ce of power line	es / pylons							Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pip	eline								Site does not contain gas pipelines Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works
ľ										(100% of site)
	(LSA)	·	London Souther	nd Airport						Majority of site not within LSA public safety zone (100% of site)
tion + nents	6.1 Depriva	ition Index								Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
Regeneration Sustainable Settlemen			nployment land							No loss of designated employment land
Rege ble S	6.3 Commu	ınity Assets on	site							No loss of asset of community value (ACV)
staina		ent Role and H	<u>'</u>							Site within existing settlement
Sus			eration of the ur	rban area						Site is previously developed land (% of site)
		e to nearest pr								Site is between 400m and 800m from a primary school
			econdary school							Site is between 1150km and 2.3km from a secondary school Site is between 800m and 1150km from a healthcare facility
			ealthcare facility esignated open s							Site is between 800m and 1150km from a healthcare facility Site is between 400m and 800m from a designated open space
vices			uilt leisure facility							Site is between 400m and 800m from a built leisure facility
d Sen	7.6 Distance	e to nearest to	wn centre							Site is between 1150km and 2.3km from town centre
es and			wn and district o	centre						Site is between 1150km and 2.3km from a town and district centre
Facilities and Services			own/ district/ loc							Site is between 400m and 800m from a town/ district/ local centres / parade
Ϋ́,	/ parade		esignated emplo							
										Site is between 800m and 11150km from a designated employment site
		nity to small-sc nity to commer	reial uses	IZ						(> 5 - ≤ 10) small scale retail uses within 2.3km Number of commercial uses within 2.3km. 60th percentile – 80th percentile
	7.11 Proxin	mty to commer	reiai uses							radinaer of commercial uses within 2.5km, both percentile – both percentile

Site Ref	erence:	HEA230					
Address:	Keats Hou	se, Shelley Square, Southend				ON AVENUE	
					Emy		
Neighbou	ırhood:	Southchurch	Ward:	Victoria		SHELLEY SO	
Site Cate	gory:	REGEN	Size (ha):	0.25			
	Permission:	No	•	229.56	A BYRONAL	ENUE	
Potential Housing:	Capacity	Gross Net 57 0	Proposed Use:	Residential			
Potential Floorspace	Net Employr	ment N/A N/A	Existing	Sheltered	型图影	Sch	
Context a		Part 1 and 2 storey sheltered	Use: I housing build	housing ing with car park.	In a residential se	tting	southend
Summary constrain	of	Brownfield site currently in coverlooking issues to nearby	ing. use. No fundan	nental constraints	to development.		Some that the country t
		Criteria					Score/Qualitative Assessment
Deliverability	1.1 Site Av	vailability					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 documen
Deliv	1.2 Achiev	vahility					no Council decision has been made on redeveloping this site. Site has potential to be viable based on current market conditions
	2.1 Flood F	<u> </u>					Majority of site within Flood Zone 1 (100% of site)
		l Drainage Area					The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green						Site not located in the Green Belt
	2.4 Landso						Majority of site within high-capacity area or is located within existing settlement boundary.
		t of development on Ancient Wo				Majority of site not within 50m buffer of Ancient Woodland (100% of site)	
ental		t of development on SPA, SAC, F					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
Environme		t 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)
ū		t of development on LWS, LNR					Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 impact	t on Open Space					Majority of site is not designated as protected open space (100% of site) Site does not contain protected trees
		ct on Minerals Safeguarding Zor	ne				Majority of site not within minerals safeguarding zone (100% of site)
		ct on Air Quality ct on Agricultural Land					Majority of site not within an Air Quality Management Area (100% of site) Majority of site (>50%) potentially does not contain agricultural land (100% of site)
	· ·	t on scheduled monument					Majority of site > 50m from a scheduled monument (100% of site)
Historic Environment		t on conservation area					Majority of site >50m from conservation area (100% of site)
viron		t on listed building					Majority of site >50m from listed building (100% of site)
ric En	3.4 Impact	t on local listed building					Site does not contain a locally listed building
Histo	3.5 Impact	t on archaeological assets					Site unlikely to contain archaeological assets
	4.1 Distance	ce to nearest bus stop					Site is less than 400m from a bus stop
roc T	4.2 Freque	ency of bus service					>10 Number of bus services received per hour (stops within 400m)
Transport	4.3 Distan	ce to nearest train station					Site is between 800m and 1150km from a train station
-	4.4 Perfori	mance of existing highway netw	rork				Performance of existing highway network <40th percentile
	5.1 suitabi	ility 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.
Ş		nce of power lines / pylons					Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pip	<u> </u>					Site does not contain gas pipelines
r,	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 (LSA)	Safety Zone for London Souther	nd Airport				Majority of site not within LSA public safety zone (100% of site)
n +		ration Index					Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
Regeneration Sustainable Settlemen	6.2 Area o	on designated employment land					No loss of designated employment land
egen le Set		unity Assets on site					No loss of asset of community value (ACV)
Riinabl	6.4 Settler	ment Role and Hierarchy					Site within existing settlement
Susta	6.5 Contrib	bution to regeneration of the ur	ban area				Site is previously developed land (% of site)
	7.1 Distance	ce to nearest primary school					Site is between 400m and 800m from a primary school
	7.2 Distanc	ce to nearest secondary school					Site is between 1150km and 2.3km from a secondary school
		ce to nearest healthcare facility					Site is between 800m and 1150km from a healthcare facility
	7.4 Distance	ce to nearest designated open s	pace				Site is between 400m and 800m from a designated open space
vices	7.5 Distance	ce to nearest built leisure facilit	y				Site is between 400m and 800m from a built leisure facility
Facilities and Services	7.6 Distance	ce to nearest town centre					Site is between 1150km and 2.3km from town centre
es an		ce to nearest town and district o	centre				Site is between 1150km and 2.3km from a town and district centre
aciliti		ce to nearest town/ district/ loc					Site is between 400m and 800m from a town/ district/ local centres / parade
ŭ	/ parade						
		ce to nearest designated emplo					Site is between 800m and 11150km from a designated employment site
		mity to small-scale retail <280m	2				(> 5 - ≤ 10) small scale retail uses within 2.3km
		mity to commercial uses				_	Number of commercial uses within 2.3km. 60th percentile – 80th percentile

Site Ref	erence:	HEA233							
Address:	1-11 Lincoln	Chase, Souther	nd			P	1 454		
						9	引星		
Neighbou		Southchurch		Ward:	Southchurch		引牌	HEA283	
Site Cate		REGEN		Size (ha):	0.32		出量	NCOLN CHA	
	Permission: Capacity	No Gross		Density: Proposed	50.06 Residential	_	HIL	出。	
Housing:		16	5	Use:		In	is E		SHEARS AND
Potentiai Floorspac	Net Employme e (sqm):	ent N/A	1	Existing Use:	Sheltered housing	1/1	nee copyright and database rights 222 (可制作	
Context a					nspace. Located there is a high ris				southend on sea
surrouna	ings:	to the north wi				e tower	to the sou	m. A1159	SMILOH CUACL
Summary	of	Brownfield site	currently in us	so comprisir	g bungalows in	an evicti	na residen	tial area	
constrain	ts:	Site is relatively	y free from cor	nstraints. Ho	wever, Lincoln (lential homes co	hase is r	narrow and		
		Criter	ria	·					Score/Qualitative Assessment
	1.1 Site Avai		ı id						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estat
ability									public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the are providing new and better quality homes for local people. To gain a comprehensive understanding of development potent
Deliverability									all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site.
De	1.2 Achieval	oility							Site is likely to be viable based on current market conditions
	2.1 Flood Ris								Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical D	Prainage Area							The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Be								Site not located in the Green Belt
	2.4 Landscap		on A.	م مالم سال					Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact o	of development o	on Ancient Wo	odland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)
ental	2.6 Impact o	of development o	on SPA, SAC, Ra	amsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
Ĕ	2.7 Impact o	of development o	on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected hab
Environ	2.8 Impact o	of development o	on LWS, LNR						site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact o	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 Safe	eguarding Zone	e					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 I	Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
ent		on scheduled mo							Majority of site > 50m from a scheduled monument (100% of site)
ironn		on conservation a on listed building							Majority of site >50m from conservation area (100% of site) Majority of site >50m from listed building (100% of site)
c Env		on local listed bu							Site does not contain a locally listed building
Historic Environment		on archaeologica							Site unlikely to contain archaeological assets
	· ·	to nearest bus							Site is less than 400m from a bus stop
ţ	4.2 Frequen	cy of bus service	<u> </u>						>10 Number of bus services received per hour (stops within 400m)
Transport	4.3 Distance	to nearest train	station						Site is between 800m and 1150km from a train station
-	4.4 Perform	ance of existing	highway netwo	ork					Performance of existing highway network <40th percentile
	5.1 suitabilit	y of residential ι	uses						The majority of the site contains no known historic land use where further investigation/ assessment is required on the
	F 2 D		/ d						suitability of residential uses.
ards	5.2 Presence 5.3 Gas Pipe	e of power lines	/ pylons						Site does not contain any overhead power lines or pylons Site does not contain gas pipelines
5.Hazards	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Wor
	5 5 Public Sa	afety Zone for Lo	andon Southen	d Airport					(100% of site) Majority of site not within LSA public safety zone (100% of site)
+ 10	(LSA)		maon southern	a All port					
rtion + ment	6.1 Deprivat	ion Index							Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
Regeneration ole Settlemen		designated emp	<u> </u>						No loss of designated employment land
Reg able S		nity Assets on sit							No loss of asset of community value (ACV)
Regeneration + Sustainable Settlements		ent Role and Hier		220 270					Site within existing settlement Site is previously developed land (% of site)
Su		tion to regenera to nearest prim		ban area					Site is previously developed land (% of site) Site is between 800m and 1150km from a primary school
		to nearest prime							Site is between 800m and 1150km from a primary school Site is between 800m and 1150km from a secondary school
		to nearest heal							Site is between 800m and 1150km from a healthcare facility
		to nearest desig							Site is less than 400m from a designated open space
ices	7.5 Distance	to nearest built	: leisure f <u>acilit</u> v						Site is between 400m and 800m from a built leisure facility
d Services		to nearest towr							Site is more than 2.3km from town centre
s and		to nearest towr		entre					Site is more than 2.3km from a town and district centre
Facilities and		to nearest town							Site is between 400m and 800m from a town/ district/ local centres / parade
T.	/ parade								
	7.9 Distance	to nearest desig	gnated employ	ment site					Site is more than 2.3km from a designated employment site
		ity to small-scale		2					(> 0 - ≤ 5) small scale retail uses within 2.3km
	7.11 Proxim	ity to commercia	al uses						Number of commercial uses within 2.3km. 20th percentile – 40th percentile

Site Ref	ference:	HEA237							
Address:	Nicholson	House & The Bar	rringtons, 299 So	uthchurch F	Road	BOS	COMBE ROAD	implication	BOSCOMB CONTRACTOR OF THE PROPERTY OF THE PROP
	1								
Neighbou	ırhood:	Southchurch	V	Ward:	Kursaal				
Site Cate		REGEN		, ,	0.85	- Store	HEA237		SOURICIDINE ROAD
	Permission:	No		,	200.07	176	ALL III		ters Grange SPPW
Potential Housing:		Gross 171	75 L	Proposed Use:	Residential	YRR			ary School
Potential Floorspace	Net Employn ce (sqm):	nent N/A		xisting Jse:	Sheltered housing			and said	
Context a	and	Two 7-storey b	olocks currently i		ū	Large cer	ntral car par	·k	southend
surround Summary		fronting the A1 considered in a	wo buildings and 13. The Grade I I any developmen eld site currently	listed Porter t.	s is to the south	west and	d will need t	to be	BININGER COLAND.
onstrain	ts:	the site. Intens	tensification in a sification could a er investigation.				U		Survive, Many Only, Button On Only Selection of the Company of the
	1.1 Site Av	Crite	eria						Score/Qualitative Assessment Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate
<u>¥</u>	1.1 Site Av	allability							public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area,
Deliverability									providing new and better quality homes for local people. To gain a comprehensive understanding of development potential all existing housing estates in public ownership have been included for comment. At the time of publication of this document
Deli	1.2 Achiev	ability							no Council decision has been made on redeveloping this site. Site has potential to be viable based on current market conditions
	2.1 Flood F								Majority of site within Flood Zone 1 (100% of site)
		Drainage Area							The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green	Belt							Site not located in the Green Belt
	2.4 Landsc								Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of 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 Par	msar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
nenta				HJai					
ironn	2.7 Impact	of development	on SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habit site (100% of site)
Enviro	2.8 Impact	of development	on LWS, LNR						Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact	on Open Space							Majority of site is not designated as protected open space (100% of site)
	2.10 Impac								Site does not contain protected trees
	2.11 Impac	ct on Minerals Sat	feguarding Zone						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impac	ct on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impac	ct on Agricultural	Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
ent		on scheduled mo							Majority of site > 50m from a scheduled monument (100% of site)
Historic Environment		on conservation							Majority of site >50m from conservation area (100% of site)
Envi		on listed building							Majority of site >50m from listed building (100% of site)
storic		on local listed bu							Site does not contain a locally listed building
Ξ		on archaeologica							Site unlikely to contain archaeological assets Site is less than 400m from a bus stop
ų		ce to nearest bus ency of bus service							>10 Number of bus services received per hour (stops within 400m)
Transport		ce to nearest train							Site is less than 400m from a train station
Tra				d.					
		mance of existing lity of residential		ĸ					Performance of existing highway network <40th percentile The majority of the site has known historic land use which necessitates the need for further investigation/ assessment to
	J.I Sultabli	iity of residential	uses						determine suitability of residential uses and whether any remediation is likely
ş	5.2 Presen	ce of power lines	s / pylons						Site does not contain any overhead power lines or pylons
5. Hazards	5.3 Gas Pip	peline							Site does not contain gas pipelines
5.H	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
		Safety Zone for Lo	ondon Southend	Airport					Majority of site not within LSA public safety zone (100% of site)
+ t	(LSA) 6.1 Depriva	ation Index							Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
generation Settlemen			alauman d						
egeneration e Settlemen		n designated emp unity Assets on si	<u> </u>						No loss of designated employment land No loss of asset of community value (ACV)
Regnaple									
Re _l Sustainable		nent Role and Hie oution to regener		n area					Site within existing settlement Site is previously developed land and redevelopment would improve current adverse site conditions
22		ce to nearest prin		ar arca					Site is between 400m and 800m from a primary school
		ce to nearest seco							Site is between 1150km and 2.3km from a secondary school
		ce to nearest hea							Site is between 400m and 800m from a healthcare facility
		ce to nearest desi		ice					Site is between 400m and 800m from a designated open space
ses	7.5 Distan	ce to nearest buil	t leisure facility						Site is between 400m and 800m from a built leisure facility
Servi									
Facilities and Services		ce to nearest tow		.1					Site is between 800m and 1150km from town centre
ilities		ce to nearest tow							Site is between 800m and 1150km from a town and district centre
Fac	7.8 Distand / parade	ce to nearest tow	n/ district/ local	centres					Site is between 400m and 800m from a town/ district/ local centres / parade
		ce to nearest desi	ignated employm	nent site					Site is between 800m and 11150km from a designated employment site
	7.10 Proxir	mity to small-scal	le retail <280m2						(> 5 - ≤ 10) small scale retail uses within 2.3km
		nity to commerci							Number of commercial uses within 2.3km. 60th percentile – 80th percentile
									· · · · · · · · · · · · · · · · · · ·

··· - ·										
Site Ref	erence: Nursery Pla	HEA239 ace, 530-596 S	Southchurch Ro	ad, Southend	l .		7			
	-	,		,						
Neighbou	ırhood:	Southchurch	1	Ward:	Kursaal				29	A13 —HEA0Z3
Site Cate	gory:	REGEN		Size (ha):	0.27				HEA2	
	Permission:	No	1	Density:	128.28		H	HE	AZIS L	
Housing:	Capacity	Gross 34	0	Proposed Use:	Resid	ential	ALE ALE		RIL	
Potential Floorspac	Net Employm ce (sqm):	nent N/A	N/A	Existing Use:	Shelte housi		图		IFEEL	
Context a			itly 3 storey bui							southend
surround Summary constrain	of	The site is g to consider given to the also be cont	enerally free of overlooking to i main road the aminated: this	developmen nearby reside site fronts or	t constraint ential uses. 1 to in term	s. Any red Considera s of Noise,	evelopr	nent wou also nee	uld need	Grant Opyrolitanidae das (gilla 2021 Ordanice (anny 1101112-);
	1.1 Site Ava		iteria							Score/Qualitative Assessment Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate
Deliverability	1.2 Achieva									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 potentia all existing housing estates in public ownership have been included for comment. At the time of publication of this docume no Council decision has been made on redeveloping this site. Site viability is likely to be marginal based on current market conditions
	2.1 Flood R	isk								Majority of site within Flood Zone 1 (100% of site)
		Drainage Area	1							The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green E									Site not located in the Green Belt
	2.4 Landsca 2.5 Impact	<u> </u>	nt on Ancient W	Voodland						Majority of site within high-capacity area or is located within existing settlement boundary. Majority of site not within 50m buffer of Ancient Woodland (100% of site)
nenta	2.6 Impact	of developme	nt on SPA, SAC,	Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
Environn	2.7 Impact	of developme	nt on SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habit site (100% of site)
Ę			nt on LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact 2.10 Impact	on Open Spac	e							Majority of site is not designated as protected open space (100% of site) Site does not contain protected trees
	· ·		Safeguarding Zo	one						Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impac	t on Air Qualit	y							Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impac	t on Agricultu	ral Land							Majority of site (>50%) potentially does not contain agricultural land (100% of site)
- ut	3.1 Impact	on scheduled	monument							Majority of site > 50m from a scheduled monument (100% of site)
Environment	·	on conservati								Majority of site >50m from conservation area (100% of site)
		on listed build on local listed								Majority of site >50m from listed building (100% of site) Site does not contain a locally listed building
Historic		on archaeolog								Site unlikely to contain archaeological assets
		e to nearest b								Site is less than 400m from a bus stop
ort	4.2 Frequer	ncy of bus ser	vice							>10 Number of bus services received per hour (stops within 400m)
Fransport	4.3 Distance	e to nearest t	rain station							Site is less than 400m from a train station
	4.4 Perform	nance of exist	ing highway net	work						Performance of existing highway network <40th percentile
		ity of resident ce of power lir								The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses. Site does not contain any overhead power lines or pylons
5. Hazards	5.3 Gas Pip									Site does not contain gas pipelines
F. S.	5.4 Waste									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site)
	5.5 Public S (LSA)	Safety Zone fo	r London Southe	end Airport						Majority of site not within LSA public safety zone (100% of site)
on +	6.1 Depriva	ition Index								Majority of site within LSOA in 20 -50% most deprived national deprivation decile (% of site)
egeneration + e Settlements	6.2 Area on	n designated e	mployment land	d						No loss of designated employment land
	6.3 Commu	ınity Assets or	n site							No loss of asset of community value (ACV)
Re stainable		ent Role and	<u> </u>							Site within existing settlement
Sus			neration of the u	urban area						Site is previously developed land (% of site)
		<u> </u>	rimary school econdary school							Site is between 400m and 800m from a primary school Site is between 400m and 800m from a secondary school
			ealthcare facilit							Site is between 400m and 800m from a healthcare facility
			esignated open							Site is between 400m and 800m from a designated open space
Services	7.5 Distance	e to nearest b	uilt leisure facili	ity						Site is between 400m and 800m from a built leisure facility
and Sen		e to nearest t								Site is between 1150km and 2.3km from town centre
	7.7 Distance	e to nearest t	own and district	t centre						Site is between 1150km and 2.3km from a town and district centre
Facilities	7.8 Distance	e to nearest t	own/ district/ lo	ocal centres						Site is less than 400m from a town/ district/ local centres / parade
		e to nearest d	esignated empl	oyment site						Site is between 1150km and 2.3km from a designated employment site
	7.10 Proxim	nity to small-s	cale retail <280r	m2						(> 5 - ≤ 10) small scale retail uses within 2.3km

Site Ref	erence:	HEA241							
Address:		(14-24 Ruskin	Avenue), Sou	thend			EROAD TITE		
	-					NA PARTIES	PW	125	TEA241
Neighbou	ırhood:	Southchurch		Ward:	Victoria	4		RUSKIN AVENU	
Site Cate	gory:	REGEN		Size (ha):	0.14			1242	HEA223
Planning	Permission:	No		Density:	50.28		HEA	225	
	Capacity	Gross	Net	Proposed	Residential			HEA098	
Housing: Potential	Net Employme	7 nt N/A	1 N/A	Use: Existing	Sheltered		VALE AVENUE	HE A099	BROWNING AVENUE TO THE PARTY OF
loorspac	ce (sqm):			Use:	housing	A contract	property of the second	Sarah 833 (93 (93 (93 (93 (93 (93 (93 (93 (93 (
Context a curround Gummary constrain	of ts:	Ruskin Avenue Brownfield site elatively free	. The site is in e, tightly bound from constrain	a low rise re ded currentl nts. Potentia	caped area with passidential area on a y in use. The site is I overlooking issue to be of low capac	i tightly b s in a resi	bounded sit	a that is	Southend Semicular CEARCH Semicular CEARC
	· ·	Crite		nat appears	to be of low capac	ity.			Score/Qualitative Assessment
	1.1 Site Avail		i iu						Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate
Deliverability	1.2 Achievab	114.							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 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.
	2.1 Flood Risl	,							Site is likely to be viable based on current market conditions Majority of site within Flood Zone 1 (100% of site)
	2.1 Flood Risi								The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green Be					1			Site not located in the Green Belt Majority of site within high-capacity area or is located within existing settlement boundary.
	2.4 Landscap	development	on Ancient Wo	oodland					Majority of site within night-capacity area or is located within existing settlement boundary. Majority of site not within 50m buffer of Ancient Woodland (100% of site)
									Majority of site flot within 3011 built of Anticent Woodland (200), of site /
ental	2.6 Impact of	development	on SPA, SAC, R	lamsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
ů U O	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 habi
Enviro	2.8 Impact of	development	on LWS, LNR						site (100% of site) Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact or	Open Space							Majority of site is not designated as protected open space (100% of site)
	2.10 Impact of	on TPO							Site does not contain protected trees
	2.11 Impact of	n Minerals Saf	eguarding Zon	ie					Majority of site not within minerals safeguarding zone (100% of site)
	2.12 Impact of	on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)
	2.13 Impact of	n Agricultural	Land						Majority of site (>50%) potentially does not contain agricultural land (100% of site)
<u> </u>	3.1 Impact or	scheduled mo	nument						Majority of site > 50m from a scheduled monument (100% of site)
Environment	3.2 Impact or	conservation	area						Majority of site >50m from conservation area (100% of site)
nviro	3.3 Impact or	listed building	;						Majority of site >50m from listed building (100% of site)
	3.4 Impact or	local listed bu	ilding						Site does not contain a locally listed building
Historic	3.5 Impact or	archaeologica	l assets						Site unlikely to contain archaeological assets
	4.1 Distance	o nearest bus	stop						Site is less than 400m from a bus stop
port	4.2 Frequenc	y of bus service	2						>10 Number of bus services received per hour (stops within 400m)
Transport	4.3 Distance	o nearest trair	station						Site is less than 400m from a train station
	4.4 Performa	nce of existing	highway netw	ork					Performance of existing highway network <40th 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.
ş	5.2 Presence	of power lines	/ pylons						Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pipel	ne							Site does not contain gas pipelines
1.5	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Work (100% of site)
	5.5 Public Sat (LSA)	ety Zone for Lo	ndon Souther	nd Airport					Majority of site not within LSA public safety zone (100% of site)
n +	6.1 Deprivation	on Index							Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
egeneration le Settlement	6.2 Area on d	esignated emp	loyment land						No loss of designated employment land
gene Sett		ty Assets on sit							No loss of asset of community value (ACV)
Re _i ainable		nt Role and Hie							Site within existing settlement
Sustail		ion to regener		ban a <u>rea</u>					Site is previously developed land (% of site)
v		o nearest prim							Site is between 400m and 800m from a primary school
		o nearest seco							Site is between 1150km and 2.3km from a secondary school
	7.3 Distance	o nearest heal	thcare facility						Site is between 1150km and 2.3km from a healthcare facility
	7.4 Distance	o nearest desi	gnated open s	pace					Site is between 400m and 800m from a designated open space
ices	7.5 Distance	o nearest built	: leisure facility	/					Site is between 400m and 800m from a built leisure facility
and Services		o nearest tow							Site is between 1150km and 2.3km from town centre
s and		o nearest tow		entre		<u> </u>			Site is between 1150km and 2.3km from town centre Site is between 1150km and 2.3km from a town and district centre
Facilities						<u> </u>			
Fac	7.8 Distance / parade	o nearest tow	n/ district/ loca	al centres					Site is between 400m and 800m from a town/ district/ local centres / parade
		o nearest desi	gnated employ	yment site					Site is between 400m and 800m from a designated employment site
									(S.E. < 10) small scale rotally sees within 2.2 lim
	7.10 Proximit	y to small-scal	e retail <280m	2					(> 5 - ≤ 10) small scale retail uses within 2.3km

Site Ref		HEA242								
Address:	Kipling Me	ws, Southend					190	RUSKIN A	VHEA241	
A1 - 1 - 1 - 1 - 1		Carababasah		147I	\#		1 /9		HEA	
Neighbou Site Categ		Southchurch REGEN		Ward: Size (ha):	Victoria 0.10			HEA22	5	CHES A CHILDREN TO THE STATE OF
	Permission:	No		Density:	48.63		#		司品	
Potential		Gross	_	Proposed		dential		HEA098		
Housing: Potential	Net Employm	5 nent N/A	N1 / A	Use:	Chal			US ACCO	BRO	WNING AVENUE
Floorspac		1.47	_	Existing Use:	Shelf hous		ENUE	ПЕДОЯ	- Janes	
Context a surroundi		Group of single area accessed v	•				_			southend ones and the Control
							,			THE RESERVE AS A SECOND OF THE PARTY OF THE
C	-4	Duafield eite		an Thankai		idantial an	45-4 :-		fue	
Summary constraint		Brownfield site from constraint	ts. Access is pro	ovided but r	may be of	limited ca	pacity. P	otential		Commence of the Commence of th
		overlooking iss Accessed via a	-		_	-	-	-	ıl.	Commit copyright and distance rights 2023 Ordinance Surveys (051) 1510 Date Committee
		Crite	ria							Score/Qualitative Assessment
ΙĘ	1.1 Site Ava	ailability								Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area,
Deliverability										providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document
Delive	4.2 Ashisus	. In 11th .								no Council decision has been made on redeveloping this site.
	1.2 Achieva 2.1 Flood R									Site is likely to be viable based on current market conditions Majority of site within Flood Zone 1 (100% of site)
	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.
	2.4 Landscape 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 of	on SDA SAC Ra	amcar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
nenta				airisai						
Environn	2.7 Impact	of development o	on SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)
Ē	2.8 Impact	of development o	on LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)
	·	on Open Space								Majority of site is not designated as protected open space (100% of site)
	2.10 Impac									Site does not contain protected trees
		t on Minerals Saf	eguarding Zone	e						Majority of site not within minerals safeguarding zone (100% of site)
		t on Air Quality								Majority of site not within an Air Quality Management Area (100% of site)
		t on Agricultural I								Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Historic Environment		on scheduled mo								Majority of site > 50m from a scheduled monument (100% of site) Majority of site > 50m from conservation area (100% of site)
viron	·	on listed building								Majority of site >50m from listed building (100% of site)
ric En	3.4 Impact	on local listed bu	ilding							Site does not contain a locally listed building
Histo	3.5 Impact	on archaeologica	l assets							Site unlikely to contain archaeological assets
	4.1 Distanc	e to nearest bus s	stop							Site is less than 400m from a bus stop
port	4.2 Freque	ncy of bus service	2							>10 Number of bus services received per hour (stops within 400m)
Transport	4.3 Distanc	e to nearest train	station							Site is less than 400m from a train station
	4.4 Perforn	nance of existing	highway netwo	ork						Performance of existing highway network <40th percentile
	5.1 suitabil	ity of residential (uses							The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses.
	5.2 Present	ce of power lines	/ pylons							Site does not contain any overhead power lines or pylons
5. Hazards	5.3 Gas Pip		/ pylons							Site does not contain gas pipelines
5.На	5.4 Waste									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works
	5.5 Public S	Safety Zone for Lo	ondon Southen	d Airport						(100% of site) Majority of site not within LSA public safety zone (100% of site)
+ 0	(LSA)									
rtion - ment	6.1 Depriva	ition Index								Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
egeneration . e Settlement		n designated emp								No loss of designated employment land
		ınity Assets on sit								No loss of asset of community value (ACV)
Re stainable		ent Role and Hie	<u> </u>							Site within existing settlement
Sui		ution to regenera		oan area						Site is previously developed land (% of site)
		e to nearest prim e to nearest seco								Site is between 400m and 800m from a primary school Site is between 1150km and 2.3km from a secondary school
		e to nearest seco								Site is between 1150km and 2.3km from a healthcare facility
		e to nearest desig		oace						Site is between 400m and 800m from a designated open space
Ses		e to nearest built								Site is between 400m and 800m from a built leisure facility
Facilities and Services										
and		e to nearest town		ontro						Site is between 1150km and 2.3km from a town and district control
ilities		e to nearest towr								Site is between 1150km and 2.3km from a town and district centre
Fac	/ parade	e to nearest towr								Site is between 400m and 800m from a town/ district/ local centres / parade
	7.9 Distanc	e to nearest desig	gnated employ	ment site						Site is between 400m and 800m from a designated employment site
	7.10 Proxin	nity to small-scale	e retail <280m2	2						(> 5 - ≤ 10) small scale retail uses within 2.3km
	7.11 Proxin	nity to commercia	al uses							Number of commercial uses within 2.3km. >80th percentile
								Ī		

Site Re	ference:	HEA247											
Address:		les, 20 Eastern	Avenue, South	nend									
Neighbou					- -	The Victory Sports Ground							
	Permission:	No	T	Density:	142.01			25m					
Housing:		Gross 39	Net 0	Proposed Use:	Residential	Pav	ATTURE OF THE PARTY OF THE PART	No. 10	WEN THE RESERVE TO TH				
Potential Floorspace	l Net Employm ce (sqm):	ent N/A	N/A	Existing Use:	Sheltered housing	Copaling Copaling	AND SPRING TURN 2227 OTTOWN SA	18/EF					
Context a surround	lings: y of	prominent loc industrial use The site is cur While access	rently in active	ly in use as sh undabout from e use and is re s to the rear v	neltered accommonting the A1159. Note that the A1159 is a smaller low control of the control of	develop	ment constr	and raints.	Closes copyright and databases (No.2) 10 cm/s (1021262) (S. P. M. 124 Control of the Control of				
		Crit	eria						Score/Qualitative Assessment				
Deliverability	1.1 Site Availability								Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area, providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document no Council decision has been made on redeveloping this site. Site has potential to be viable based on current market conditions				
	2.1 Flood R	isk							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 E	Belt							Site not located in the Green Belt				
	2.4 Landsca	<u> </u>							Majority of site within high-capacity area or is located within existing settlement boundary.				
	2.5 Impact	of developmen	t on Ancient W	oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)				
mental		of developmen							Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site) Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat				
Enviror		of development of development							site (100% of site)				
ū		on Open Space							Majority of site not within or adjacent locally protected habitat site (100% of site) Majority of site is not designated as protected open space (100% of site)				
	2.3 Impact								Site does not contain protected trees				
		t on Minerals Sa	afeguarding Zo	ne					Majority of site not within minerals safeguarding zone (100% of site)				
	2.12 Impac	t on Air Quality							Majority of site not within an Air Quality Management Area (100% of site)				
		2.13 Impact on Agricultural Land							Majority of site (>50%) potentially does not contain agricultural land (100% of site)				
¥	3.1 Impact on scheduled monument								Majority of site > 50m from a scheduled monument (100% of site)				
Environment	3.2 Impact on conservation area								Majority of site >50m from conservation area (100% of site)				
Enviro	3.3 Impact	on listed buildir	ng						Majority of site >50m from listed building (100% of site)				
Historic I	3.4 Impact	on local listed b	ouilding						Site does not contain a locally listed building				
His		on archaeologio							Site unlikely to contain archaeological assets				
		e to nearest bus							Site is less than 400m from a bus stop				
Fransport		ncy of bus servi							8-10 Number of bus services received per hour (stops within 400m)				
Trar		e to nearest tra							Site is between 400m and 800m from a train station				
		nance of existing		work					Performance of existing highway network <40th percentile				
		ity of residentia ce of power line							The majority of the site contains no known historic land use where further investigation/ assessment is required on the suitability of residential uses. Site does not contain any overhead power lines or pylons				
5.Hazards	5.3 Gas Pip		S / Pylons						Site does not contain gas pipelines				
5.На	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works				
	5.5 Public S	afety Zone for I	London Southe	end Airport					(55% of site) while 45% of the site is within the 250m buffer. Majority of site not within LSA public safety zone (100% of site)				
ion +	(LSA) 6.1 Depriva	tion Index							Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)				
egeneration e	6.2 Area or	6.2 Area on designated employment land							No loss of designated employment land				
Rege ble Se	6.3 Commu	ınity Assets on s	site						No loss of asset of community value (ACV)				
Re tainable	6.4 Settlem	ent Role and Hi	ierarchy						Site within existing settlement				
Sust		ution to regene		rban area					Site is previously developed land (% of site)				
		e to nearest pri							Site is between 800m and 1150km from a primary school				
		7.2 Distance to nearest secondary school 7.3 Distance to nearest healthcare facility							Site is between 800m and 1150km from a secondary school Site is between 1150km and 2.3km from a healthcare facility				
		7.3 Distance to nearest healthcare facility 7.4 Distance to nearest designated open space							Site is less than 400m from a designated open space				
Ses		e to nearest bui							Site is between 400m and 800m from a built leisure facility				
and Services				- γ									
and		e to nearest tov e to nearest tov		centro					Site is more than 2.3km from town centre Site is between 1150km and 2.3km from a town and district centre				
Facilities													
Fac	/ parade	e to nearest tov							Site is less than 400m from a town/ district/ local centres / parade				
	7.9 Distanc	e to nearest des	signated emplo	oyment site					Site is between 400m and 800m from a designated employment site				
	7.10 Proxin	nity to small-sca	ale retail <280n	n2					(> 5 - ≤ 10) small scale retail uses within 2.3km				
	7.11 Proxin	nity to commerc	cial uses						Number of commercial uses within 2.3km. 60th percentile – 80th percentile				
					<u> </u>	1		<u>.</u>					

Address:	Trevett Hou	HEA249	Chase South	nend				POFE		
633.	s: Trevett House, 19a Rectory Chase, Southend							RESILIUM	HI.	
Nois-L	ighbourhood: Southchurch Ward: Southchurch							PW	3CH ROAD	
Neighbourhood: Southchurch Site Category: REGEN								SOUTH	A BILLIN	
				Size (ha):	0.25			雷目皇	AFRIL	EAAAR TO THE TOTAL THE TOTAL TO THE TOTAL TOTAL TO THE TO
				Density:	118.07			相當曲		
otential C ousing:	Capacity	Gross 29	Net 0	Proposed Use:	Resi	idential	E	間間	自用	
	Net Employm	ent N/A	N/A	Existing	She	ltered			中国	Lifstan Walk H
oorspace				Use:		sing	and a second	A COLUMN	·	
ontext an irroundir ummary o	ngs:	Part 2 & 3 store Lifstan Way wit residential, and The site is curre south. This coul	th main acces public house ently in active	ss from the re e. e use on a rai	ear. Surro	ounding ar	ea is mixe	ed with ret n Lifstan W	ail, /ay	Southend Crises Senting Charles
		Rectory Chase on the slope lin	⁄ia a small re king to a yοι	sidential roa	d. There i	s access to				© Crewn copyright and database rights 2021 Ordinance Convey 100010500 Eart Hattadam, Ordin, Darking Organic According Uses, Used, According Self-accident Convey (Convey Convey C
	1 1 Sito Ava	Criter	ia							Score/Qualitative Assessment Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing esta
Deliverability	1.1 Site Availability									public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the are providing new and better quality homes for local people. To gain a comprehensive understanding of development potent all existing housing estates in public ownership have been included for comment. At the time of publication of this document council decision has been made on redeveloping this site.
	1.2 Achieva	<u> </u>								Site has potential to be viable based on current market conditions Majority of site within Flood Zono 1 (100% of site)
	2.1 Flood Ri									Majority of site within Flood Zone 1 (100% of site) The Majority of the site is not in a critical drainage area (100% of site)
		Orainage Area								The Majority of the site is not in a critical drainage area (100% of site)
	2.3 Green B	elt								Site not located in the Green Belt
	2.4 Landsca									Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact of	of development o	on Ancient W	oodland/						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
ם	2.6 Impact	of development o	on SPA, SAC,	Ramsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
meni										
/iron	2.7 Impact o	of development o	on SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected ha site (100% of site)
Envir	2.8 Impact of	of development o	on LWS, LNR							Majority of site not within or adjacent locally protected habitat site (100% of site)
	2.9 Impact of	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 Safe	eguarding Zo	ne						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)
	· ·	on Agricultural L	_and							Majority of site (>50%) potentially does not contain agricultural land (100% of site)
		on scheduled mo								Majority of site > 50m from a scheduled monument (100% of site)
men	·	3.2 Impact on scrieduled monament 3.2 Impact on conservation area								Majority of site >50m from conservation area (100% of site)
viron									Majority of site >50m from listed building (100% of site)	
ric En	· ·	3.3 Impact on listed building 3.4 Impact on local listed building								Site does not contain a locally listed building
Histor	3.5 Impact (on archaeologica	l assets							Site unlikely to contain archaeological assets
		to nearest bus s								Site is less than 400m from a bus stop
ť		cy of bus service								>10 Number of bus services received per hour (stops within 400m)
nspo		<u> </u>								
Tra		to nearest train								Site is between 400m and 800m from a train station
		ance of existing I	<u> </u>	work						Performance of existing highway network <40th percentile
	5.1 suitabili	y of residential ι	ıses							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
Hazards		5.2 Presence of power lines / pylons 5.3 Gas Pipeline								Site does not contain gas pipelines
5.Haz	5.4 Waste									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Wo
										(100% of site)
	5.5 Public Sa (LSA)	afety Zone for Lo	end Airport						Majority of site not within LSA public safety zone (100% of site)	
on +	6.1 Deprivat	ion Index							Majority of site within LSOA in 20 -50% most deprived national deprivation decile (100% of site)	
eratik Ileme	6.2 Area on	6.2 Area on designated employment land								No loss of designated employment land
sgene Sett		nity Assets on sit								No loss of asset of community value (ACV)
Re nable										, , ,
Sustain		ent Role and Hier		irhan area						Site within existing settlement Site is previously developed land and redevelopment would improve current adverse site conditions
S		ition to regenera		rbair area						
		to nearest prim								Site is between 400m and 800m from a primary school
		to nearest seco								Site is less than 400m from a secondary school Site is less than 400m from a healthcare facility
		to nearest healt								Site is less than 400m from a healthcare facility Site is less than 400m from a designated open space
v	7.4 Distance	tance to nearest designated open space								one is less than 400m from a designated open space
rvices	7.5 Distance	to nearest built	leisure facilit	ty						Site is less than 400m from a built leisure facility
nd Ser	7.6 Distance	to nearest towr	n centre							Site is more than 2.3km from town centre
В		to nearest towr		centre						Site is more than 2.3km from a town and district centre
Facilities										
Ē	/ parade	to nearest towr								Site is between 400m and 800m from a town/ district/ local centres / parade
		to nearest desig	gnated emplo	oyment site						Site is more than 2.3km from a designated employment site
									1	
	7. <u>10 Proxim</u>	7.10 Proximity to small-scale retail <280m2								(> 0 - ≤ 5) small scale retail uses within 2.3km

	Γ														
	te Reference: HEA253 Iddress: Longbow and Sherwood Way														
Address:	thbourhood: Southchurch Ward: Southchurch						IEA233		EA025/21 HEA219/21						
		Southchurch REGEN			Southch 1.49	urch	t Gdns		HEA253						
Site Catego	ory: Permission:	No		Size (ha):	200.17		2	THE REPORT OF THE PERSON OF TH							
Potential (No Density: Gross Net Proposed			L.,	dential	101 II	- Gdns							
Housing:	Net Employm	299 ent N/A	147 N/A	Use:			ONAVEN	OE THE PARTY OF TH							
Floorspace		ent N/A	N/A	Existing Use:	Residential				The street of	EA256					
Context ar		Large area of Co		_		-			_	southend					
Sarrounan	65.	block with car p	•	matted deve	opeu sur	ounuing (a central	10 310.07	.04461	and the same of th					
Summary constraints		The site is curre There may be o	•		•		-								
								Open two referred policy to provide injury and the provided policy and the same of the sam							
		Crite	ia							Score/Qualitative Assessment					
<u>5</u>	1.1 Site Ava	ilability								Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area,					
Deliverability										providing new and better quality homes for local people. To gain a comprehensive understanding of development potential, all existing housing estates in public ownership have been included for comment. At the time of publication of this document					
Delive	1 2 A a b i a v a	la tita.								no Council decision has been made on redeveloping this site.					
_	1.2 Achieva 2.1 Flood Ri									Site has potential to be viable based on current market conditions Majority of site within Flood Zone 1 (100% of site)					
		Drainage Area								The Majority of the site is not in a critical drainage area (100% of site)					
	2.3 Green B									Site not located in the Green Belt					
	2.4 Landsca									Majority of site within high-capacity area or is located within existing settlement boundary.					
		of development of	on Ancient W	oodland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)					
_	2.6 Impact	of development of	on SDA SAC I	Pamear						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
nental	2.6 impact (or development (JII 3PA, 3AC, 1	Natitisat						ivajority of site flot within burier zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)					
Environn	2.7 Impact	of development o	on SSSI, NNR							Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat site (100% of site)					
En	2.8 Impact	of development o	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									Site does not contain protected trees					
	2.11 Impact	t on Minerals Saf	eguarding Zor	ne						Majority of site not within minerals safeguarding zone (100% of site)					
		t on Air Quality								Majority of site not within an Air Quality Management Area (100% of site)					
	2.13 Impact							Majority of site (>50%) potentially does not contain agricultural land (100% of site)							
nent	3.1 Impact on scheduled monument 3.2 Impact on conservation area									Majority of site > 50m from a scheduled monument (100% of site) Majority of site > 50m from conservation area (100% of site)					
vironr		on listed building								Majority of site >50m from listed building (100% of site)					
Historic Environment		on local listed bu								Site does not contain a locally listed building					
Histor	3.5 Impact	on archaeologica	l assets							Site unlikely to contain archaeological assets					
	4.1 Distance	e to nearest bus s	stop							Site is less than 400m from a bus stop					
ort	4.2 Frequer	ncy of bus service	<u> </u>							>10 Number of bus services received per hour (stops within 400m)					
Transport	4.3 Distance	e to nearest train	station							Site is between 800m and 1150km from a train station					
_	4.4 Perform	nance of existing	highway netw						Performance of existing highway network 40th – 60th percentile						
	5.1 suitabili	ty 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.					
	E 2 Drocono	o of nower lines	/ pylons												
5. Hazards	5.2 Presence	e of power lines	, pylons							Site does not contain any overhead power lines or pylons Site does not contain gas pipelines					
5.На	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works						
	5.5 Public S	afety Zone for Lo	ndon Southe						(100% of site) Majority of site not within LSA public safety zone (100% of site)						
4 (A	(LSA)		- Souther												
tion +	6.1 Depriva	tion Index							Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)						
Regeneration + ole Settlements		designated emp								No loss of designated employment land					
Reg ble		nity Assets on sit								No loss of asset of community value (ACV)					
Sustaina		ent Role and Hie								Site within existing settlement					
Su:		ution to regenera						Site is previously developed land (% of site)							
		e to nearest prime to nearest seco						Site is between 400m and 800m from a primary school Site is between 800m and 1150km from a secondary school							
		e to nearest seco							Site is between 800m and 1150km from a secondary school Site is between 400m and 800m from a healthcare facility						
		e to nearest desig							Site is less than 400m from a designated open space						
ces		e to nearest built								Site is between 800m and 1150km from a built leisure facility					
Facilities and Services				1											
and		e to nearest town		contre						Site is more than 2.3km from town centre Site is more than 2.3km from a town and district centre					
illities		e to nearest towr													
<u> </u>	7.8 Distance / parade	e to nearest towr								Site is between 400m and 800m from a town/ district/ local centres / parade					
G										Site is between 1150km and 2.3km from a designated employment site					
Ē	7.9 Distance	e to nearest desig	gnated emplo	yment site						Site is between 1130km and 2.5km from a designated employment site					
E.		e to nearest designity to small-scale								(> 0 - ≤ 5) small scale retail uses within 2.3km					

Site Ref	erence:	HEA256								
Address: Bewley Court										
PHILE							AVEN	JE PHILP	HEA266	
	eighbourhood: Southchurch Ward: Southchurch					hurch	Han	nstel	Pav	
ite Categ	gory: Permission:	REGEN No		Size (ha): Density:	0.37 204.94		Jul Sci	nior_	St Nicholas	
	Capacity	Gross		Proposed Proposed		idential	- =		School amstel	
lousing: otential	Net Employm	76 nent N/A	N1 / A	Use:			7		hool	
	e (sqm):	iciic i i i i i i i i i i i i i i i i i		Existing Use:	Res	idential	B Craws copyright	The state of the	PILLIP	
ontext a urroundi		11 storey tower						. Resident	ial	Southend On Sea
		_								
	of.	The site is curre	unthe in actions		مامدنندا.	fuo o fuo un	dovolono		uainta	
ummary onstrain		There may be o	verlooking issu	ues to nearl	by reside	ntial uses	. Consider	ation also	to	
		daylight/sunlight the southern bo		roperties No	ortn and	overlooki	ng to resid	ientiai bui	liaing on	Committee Commit
		Criter	ia							Score/Qualitative Assessment
<u>1</u>	1.1 Site Availability									Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate public ownership that may benefit from some renewal, redevelopment or expansion to help assist in regenerating the area
Deliverability										providing new and better quality homes for local people. To gain a comprehensive understanding of development potentiall existing housing estates in public ownership have been included for comment. At the time of publication of this document
Deliv	1.2 Achieva	ahility								no Council decision has been made on redeveloping this site. Site has potential to be viable based on current market conditions
	2.1 Flood R									Majority of site within Flood Zone 1 (100% of site)
	2.2 Critical 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 Landsca	ape								Majority of site within high-capacity area or is located within existing settlement boundary.
	2.5 Impact	of development c	on Ancient Woo	odland						Majority of site not within 50m buffer of Ancient Woodland (100% of site)
Ta Ta	2.6 Impact	of development c	on SPA, SAC, Ra	amsar						Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)
nmental	2.7.Impact	of development o	on SSSL NNP					1		Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected hab
Environ										site (100% of site)
		of development of	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) Site does not contain protected trees
		t on Minerals Safe	eguarding Zone	e						Majority of site not within minerals safeguarding zone (100% of site)
		t on Air Quality								Majority of site not within an Air Quality Management Area (100% of site)
		.13 Impact on Agricultural Land								Majority of site (>50%) potentially does not contain agricultural land (100% of site)
Ħ	3.1 Impact	.1 Impact on scheduled monument								Majority of site > 50m from a scheduled monument (100% of site)
Historic Environment	3.2 Impact	on conservation a	area							Majority of site >50m from conservation area (100% of site)
Enviro	3.3 Impact	on listed building								Majority of site >50m from listed building (100% of site)
toric	3.4 Impact	on local listed bui	ilding							Site does not contain a locally listed building
H		on archaeological								Site unlikely to contain archaeological assets
		e to nearest bus s	<u> </u>							Site is less than 400m from a bus stop
Transport		ncy of bus service								>10 Number of bus services received per hour (stops within 400m)
Tra		e to nearest train								Site is between 800m and 1150km from a train station
		nance of existing l ity of residential u		ork						Performance of existing highway network 40th – 60th percentile The majority of the site contains no known historic land use where further investigation/ assessment is required on the
	J.1 Sultabil							suitability of residential uses.		
sp	5.2 Presence of power lines / pylons									Site does not contain any overhead power lines or pylons
5.Hazards	5.3 Gas Pipeline									Site does not contain gas pipelines
r,	5.4 Waste	5.4 Waste								Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Work (100% of site)
	5.5 Public S (LSA)	Safety Zone for Lo	d Airport						Majority of site not within LSA public safety zone (100% of site)	
on +	6.1 Depriva	ation Index								Majority of site within LSOA in top 20% most deprived national deprivation decile (100% of site)
egeneration e Settlemen	6.2 Area or	n designated empl	loyment land							No loss of designated employment land
	6.3 Commu	unity Assets on site							No loss of asset of community value (ACV)	
Re Sustainable	6.4 Settlem	nent Role and Hier							Site within existing settlement	
Sust	6.5 Contrib	ution to regenera	oan area						Site is previously developed land (% of site)	
		e to nearest prim								Site is between 400m and 800m from a primary school
		e to nearest seco								Site is between 800m and 1150km from a secondary school
		e to nearest healt		200						Site is between 400m and 800m from a healthcare facility
S		tance to nearest designated open space								Site is less than 400m from a designated open space
ervice	7.5 Distanc	tance to nearest built leisure facility								Site is between 800m and 1150km from a built leisure facility
s pue	7.6 Distanc	stance to nearest town centre								Site is more than 2.3km from town centre
Facilities and Services	7.7 Distanc	e to nearest town	and district ce	entre						Site is more than 2.3km from a town and district centre
Facil	7.8 Distanc	e to nearest town	n/ district/ loca	l centres						Site is between 400m and 800m from a town/ district/ local centres / parade
		e to nearest desig	gnated employ	ment site						Site is between 1150km and 2.3km from a designated employment site
	7.10 Proxin	nity to small-scale	e retail <280m2	2						(> 0 - ≤ 5) small scale retail uses within 2.3km
		7.10 Proximity to small-scale retail <280m2 7.11 Proximity to commercial uses								

Site Refe		HEA25					4						
Address: Cluny Square and Environs													
Neighbourhood: Site Category:		Southchurch REGEN			Ward:	St Lukes							
					Size (ha):	4.36		a F					
Planning P Potential C Housing:	Permission:	No Gr 36	ross 61	Net 95	Proposed Use:	Residential (including retention of		Primary School HEQ258					
						local green space and re- provision of retail)		UNY SQUARE					
Potential N	Net Employm	ent N/	/A	N/A	Existing	Residential	SI	I FI					
Context ar surroundir Summary (constraint:	nd ngs:	Large br	quare wh ownfield	ich includes I site that is I growth (Po space. There	play spaces currently in u	w rise units and hi and a shopping fro use. Forms part of cludes secondary s ntial contaminatio	ontage. Priority Uishopping for	rban Area 1 rontage an	for	Score/Qualitative Assessment			
	1.1 Site Ava	ilability								Site is confirmed to be available for development by landowner but is subject to Council resolution. Existing housing estate in			
Deliverability										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 Achieva									Site has potential to be viable based on current market conditions			
	2.1 Flood Ri		٨							Majority of site within Flood Zone 1 (100% of site)			
	2.2 Critical I	Drainage /	Area							The Majority of the site is not in a critical drainage area (100% of site)			
	2.3 Green B									Site not located in the Green Belt			
	2.4 Landsca	·								Majority of site within high-capacity area or is located within existing settlement boundary.			
	2.5 Impact	of develor	pment or	Ancient Wo	oodland					Majority of site not within 50m buffer of Ancient Woodland (100% of site)			
垣	2.6 Impact	of develor	pment or	n SPA, SAC, R	Ramsar					Majority of site not within buffer zone of 50m, 100m and 200m of internationally protected habitat site (100% of site)			
Environmental	2.7 Impact	of develor	pment or	n SSSI, NNR						Majority of site not within buffer of 50m,100m and 200m from a nationally designated site for biodiversity protected habitat			
nviro										site (100% of site)			
ū	2.8 Impact			1 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 (86% of site)			
	2.10 Impact		vala Cafac	rusudina 7au						Site does not contain protected trees			
	· ·			guarding Zor	ie					Majority of site not within minerals safeguarding zone (100% of site)			
	2.12 Impact									Majority of site not within an Air Quality Management Area (100% of site)			
	2.13 Impact									Majority of site (>50%) potentially does not contain agricultural land (100% of site)			
nent	3.1 Impact of									Majority of site > 50m from a scheduled monument (100% of site) Majority of site >50m from conservation area (100% of site)			
ironr	3.3 Impact			еа						Majority of site >50m from listed building (100% of site)			
Historic Environment	3.4 Impact			ding						Site does not contain a locally listed building			
listor	3.5 Impact	on archae	ological a	assets						Site unlikely to contain archaeological assets			
	4.1 Distance									Site is less than 400m from a bus stop			
tro	4.2 Frequer	ncy of bus	service							>10 Number of bus services received per hour (stops within 400m)			
Transport	4.3 Distance	e to neare	est train s	tation						Site is between 800m and 1150km from a train station			
F	4.4 Perform	nance of e	xisting hi	ghway netw	vork					Performance of existing highway network 40th – 60th percentile			
	5.1 suitabili									The majority of the site contains no known historic land use where further investigation/ assessment is required on the			
										suitability of residential uses.			
rds	5.2 Presence		er lines /	pylons						Site does not contain any overhead power lines or pylons			
5.Hazards	5.3 Gas Pipe	eline								Site does not contain gas pipelines			
5	5.4 Waste 5.5 Public Safety Zone for London Southend Airport (LSA)									Majority of site is not within 250m of a waste allocation, safeguarded waste site, or 400m of Wastewater Treatment Works (100% of site) Majority of site not within LSA public safety zone (100% of site)			
on + ents	6.1 Depriva	tion Index	Κ.							Majority of site within LSOA in top 20% most deprived national deprivation decile			
Regeneration + ble Settlement	6.2 Area on	designate	ed emplo	yment land						No loss of designated employment land			
Reger le Set	6.3 Commu	nity Asset	ts on site							Loss of community asset			
a	6.4 Settlem	ent Role a	and Hiera	irchy						Site within existing settlement			
Sustain	6.5 Contrib	ution to re	egenerati	ion of the ur	ban area					Site is previously developed land (% of site)			
	7.1 Distance	e to neare	est prima	ry school						Site is between 400m and 800m from a primary school			
	7.2 Distance	e to neare	est secon	dary school						Site is between 800m and 1150km from a secondary school			
	7.3 Distance	7.3 Distance to nearest healthcare facility								Site is less than 400m from a healthcare facility			
	7.4 Distance	e to neare	est design	nated open s	pace					Site is less than 400m from a designated open space			
rices	7.5 Distance	e to neare	est built le	eisure facility	у					Site is between 400m and 800m from a built leisure facility			
Serv	7.6 Distance									Site is more than 2.3km from town centre			
and S				and district o	centre					Site is more than 2.3km from a town and district centre			
is ar	/ . / D/31.000	Care								Site is less than 400m from a town/ district/ local centres / parade			
cilities ar		o to poore	st town	district/les	al contros	II.				and a real trian 400m from a rown/ district focal cellifes / Ddfdde			
Facilities and Services	7.8 Distance / parade												
Facilities ar	7.8 Distance / parade			district/loc						Site is between 1150km and 2.3km from a designated employment site			
Facilities an	7.8 Distance / parade	e to neare	est design	nated emplo	yment site								